Town of Sudbury
Community Preservation Committee

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PROJECT SUBMISSION FORM

Applicant: Chris Hagger, Chair, Historical Commission

Submission Date: October 8, 2020

Group or Committee Affiliation (if any): Historical Commission

Applicant Address:

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Sudbury, MA 01776

Applicant Email & Phone Number:

CLDH7@aol.com
508-314-1364

Purpose (please select all that apply):

___ Open Space & Recreation
___ Community Housing
X Historic Resource

Project Manager Email & Phone Number: CLDH7@aol.com 508-314-1364

Project Name: Town of Sudbury Historic Preservation Plan

Project Description: See Attachment A.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (Amount and Source)
2022	$35,000	100%	None
2023			
2024			
2025			
2026			
Total			

How does this project meet the General Criteria and Category Specific Criteria for Community Preservation Committee projects (see attached)?

See Attachment A.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees, Commissions, or Departments? If so, please list the boards, committees, commissions, or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

See Attachments A and B, and examples of Historic Preservation Plans for the Towns of North Attleborough and Lenox, MA.

For Community Preservation Committee Use:

Form Received On: _____ Project Presented to CPC On: _____

Reviewed By: _____ Determination: _____

Attachment A

Town of Sudbury

Historical Commission CPC Application

Town of Sudbury Historic Preservation Plan

Project Description

The Historical Commission seeks funding for a town-wide Historic Preservation Plan modeled after the Massachusetts Historical Commission's sample plan as outlined in Attachment B. A Historic Preservation Plan is the foundational planning document for a community's historic preservation goals and efforts. It offers a comprehensive review of existing preservation conditions, and a proactive collaborative approach to protecting the community's historical and archaeological resources. It is the road map for preservation policies and activities for town boards as well as the community. It is a standalone document that focuses on making history, heritage and historic character strong building blocks for revitalization, growth, and tourism. It is developed with input from residents, property owners, town boards, committees and commissions, and interested town preservation organizations.

Although many (but not all) of the town's historic resources have been identified and inventoried, no "master plan" for the town's historical or archaeological resources has ever been formulated - unlike other historic communities in Massachusetts, including neighboring Concord.

Specific project objectives of the Historic Preservtion Plan would include:

- An assessment of Sudbury's historic and cultural resources, (including buildings, structures, objects, areas, landscapes, burial grounds and sites), including their current level of identification and general state of preservation;
- Identification of issues and opportunities pertinent to preservation of the town's historic and cultural resources;
- An assessment of the status of historic preservation in the community, including existing preservation mechanisms, and the present integration of historic preservation activities into the town's broader planning, environmental, social, economic, and sustainability goals and procedures;
- Identification of historic preservation priorities and the development of an action plan to ensure implementation of priority historic preservation goals;
- Identification of ways to further integrate current historic preservation activities with broader planning, environmental, social, economic and sustainable goals and procedures;
- Encouragement of activities that identify, document, preserve and promote historic and cultural resources associated with diverse minority, ethnic, social and cultural groups who have played a role in the history of the Town of Sudbury;
- Encouragement of communication and cooperation between existing groups engaged in historic preservation.

Statement of Need

Sudbury's historic resources including some of the town's oldest structures - continue to be under threat of being loss through demolition. There is no Town-wide overall plan for historic resource protection in Sudbury as there is for many of our neighboring communities. There are several Town commissions/committees, groups and individuals with narrow responsibilities engaged in historic preservation but overall community focus on historic preservation is lacking. This weakness was identified in the recently proposed Town Master Plan.

The proposed Town Master Plan Volume III Action Plan identifies a Town-wide Historic Preservation Plan as a "Critical Path" Action Item – a "keystone for implementation" that "should be considered a high priority". The scope of the proposed Historic Preservation Plan would cover preservation issues outlined in the Master Plan Action Plan as well as additional topics and issues. It would be prepared by a Preservation Expert with input from the community.

Some questions the Historic Preservation Plan would address are:

- Has Sudbury identified and documented our historic and cultural resources adequately on Massachusetts Historical Commission inventory forms?
- What historical resources should be nominated to the National Register of Historic Places?
- What financial resources could best assist our town's preservation goals and efforts?
- What tools will help protect our significant historical resources?
- Do our existing regulation, like zoning, need improvement so that our resources will be better protected?

A Town-wide preservation plan would be a "Public Benefit" as listed in the Historic Resources Specific Criteria category for CPC consideration. The "Public Benefit" is a historic preservation plan that would include a road map and guidance on achieving common preservation goals and how these could be coordinated and accomplished among many different Town commission/committees, groups and individuals.

As you have heard from Sudbury's residents, many residents have made a statement that one of the reasons they moved to Sudbury and remain in Sudbury is its historic charm and character. Without a Town-wide historic preservation plan, this historic charm and character remains at risk over time. A much needed "Public Benefit" would be the development of a Town-wide Historic Preservation Plan with achievable goals aimed at maintaining the Town's historic character.

CPC General Criteria

This proposal:

- Under General Criteria, the proposed Historic Preservation Plan Is consistent with the town's recently proposed Master Plan as stated above.
- Under the General Criteria, the proposed Historic Preservation Plan will protect and preserve the essential Historic Character of the Town by protecting its historical resources and historic neighborhoods through the creation of policies and goals, and actionable plans. It will provide a blueprint for preserving town owned historic structures, buildings, objects and sites.

- Under General Criteria, the proposed Historic Preservation Plan is URGENTLY needed because historic resources are increasingly being lost – in particular some of Sudbury's oldest 17th Century structures - and a pro-active vs. reactive approach to historic preservation is desperately needed to stem this loss and negative impact on town character.

Category Specific Criteria

The development of a Town-wide Historic Preservation Plan as described in the proposed Master Plan would definitely yield "Public Benefits" as stated in the Category Specific Criteria.

The "Public Benefit" in a historic preservation plan would include a road map and guidance on achieving common preservation goals and how these could be coordinated and accomplished among many different Town commissions/committees, groups and individuals.

As you have heard from Sudbury's residents, many residents have made the statement that one of the reasons they moved to Sudbury and remain in Sudbury is its historic charm and character. Without a Town-wide historic preservation plan, this historic charm and character remains at risk over time. A much needed "Public Benefit" would be the development of a Town-wide Historic Preservation Plan with achievable goals aimed at maintaining the Town's historic character.

CPA funds may be used on the preservation of historic resources – and a historic preservation plan is the primary tool for preservation. A historic preservation plan will aid the town in protect and preserving Sudbury's historic, archaeological, cultural and architectural resources of significance, especially those that are threatened.

As a CPC Historic Resources Category Specific Criteria, the Historical Commission will seek the endorsement of town boards.

Town Interest

Historical and Archaeological resources, and historical landscapes can be a source of pride for our community, serve as a tangible link to our past, serve to educate the community about our history, and provide a visual landscape of Sudbury's development over time. Various town boards and commissions have a vested interest in, oversight of and/or statutory jurisdiction to protect and preserve Sudbury's historic sites, objects, buildings, structures, and landscapes.

A Partial List of Communities with Historic Preservation Plans

Framingham, Medfield, Concord, Barnstable, Sandwich, Salem, Randolph, and Dracut

Sample Historic Preservation Plans:

Town of North Attleborough Historic Preservation Plan prepared by historic preservation cultural resource consultant, Public Archaeology Lab (PAL). See attachment document.

Town of Lenox Historic Preservation Plan. See attachment documents.

Attachment B
Municipal Historic Preservation Plans

Prepared by Chris Skelly, Massachusetts Historical Commission. Comments and

A Sample Outline

May 22, 2020

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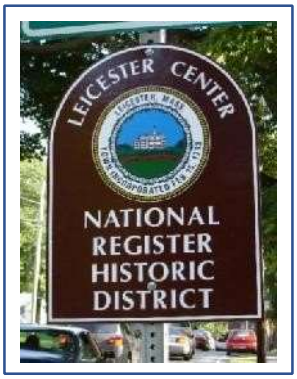

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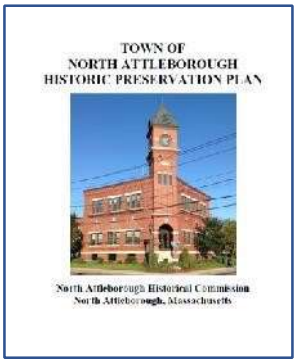

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HISTORIC PRESERVATION PLAN

TOWN OF LENOX

Lenox, Massachusetts

Prepared for the

Land Use Department

and Lenox Historical Commission

Town of Lenox

Prepared by

Heritage Strategies, LLC

Birchrunville, Pennsylvania

September 2018

The activity that is the subject of the Town of Lenox Historic Preservation Plan has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior, through the Massachusetts Historical Commission, Secretary of the Commonwealth William Francis Galvin, Chairman. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior, or the Massachusetts Historical Commission. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240.

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ACKNOWLEDGEMENTS

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Heritage Strategies, LLC

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CHAPTER 1 – EXECUTIVE SUMMARY

The Town of Lenox is located in the heart of the Berkshires of western Massachusetts and, along with its immediate neighbors Lee and Stockbridge, is known for its natural beauty, cultural amenities, and quality of life. Lenox has undertaken preparation of a Historic Preservation Plan that examines the role of historic and cultural resources in the Town and how those resources can be preserved and enhanced as Lenox continues to grow and evolve.

The Historic Preservation Plan for Lenox reviews the types of historic resources that were developed during various periods of the Town's evolution, the degree to which they remain and contribute to the life of the Town, and how public and private actions can contribute positively to their preservation.

The plan takes a landscape approach, looking at landscape patterns and features—including but not limited to buildings—with an eye to understanding how landscape context has changed over time and continues to be a primary determinant of Town character. The plan identifies a broad range of tools and activities that influence historic resources and landscape character, including those traditional to the field of historic preservation but also those related to other disciplines and interests.

To that end, the process of developing the Historic Preservation Plan involved reaching out to a variety of stakeholders in Lenox to engage them in discussions about how historic resources relate to their interests. Focus groups were organized around four principle topics:

- History and Historic Preservation – individuals and organizations that study and research the history of Lenox and/or are involved in activities seeking their preservation;
- Town Committees and Commissions – residents engaged in Town governance as volunteers, serving on various committees and commissions whose interests and activities may touch on or relate to historic resources and landscape character;

- Lenox Planning Board and Zoning Board of Appeals – whose members are specifically engaged in planning for and reviewing development and physical change within Lenox; and
- Cultural Attractions and Heritage Businesses – that are the economic base of the Town, occupy and maintain many of the Town's premier historic resources, and recognize the importance of historic character to Lenox's appeal and quality of life.

The most active participation and enthusiastic support for the preservation plan came from the Town's cultural attractions, who were eager to engage with each other and the Town in collaborative endeavors to make Lenox a better place to live and work. Their enthusiasm helped shape the plan's strategies and are a key to its successful implementation.

The Historic Preservation Plan for Lenox was funded through a grant provided by the Massachusetts Historical Commission, whose staff provided guidance and support throughout the project. The plan was a project of the Lenox Historical Commission and the Town's Land Use Department and was coordinated by a Steering Committee made up of Historical Commission members and others with historic preservation interests.

FOUNDATION OF THE PLAN

Strategies for promoting historic preservation in the plan were founded upon three considerations that are reflected in Chapters 2 through 4 of the preservation plan: (1) understanding of the **types of historic resources** in Lenox and the degree to which they have been identified, recognized, and preserved; (2) the **planning context** for the Town—how change is occurring, its impact on historic resources, and how it can be used to further preservation interests over time; and (3) **preservation approach**—what is historic preservation, what are its principles, and how can they be applied to the range of activities and initiatives that shape change in Lenox.

In examining Lenox's history and how change has occurred over time, eight historic contexts have been identified through the work of local historians, each with its own set of historic resources that have influenced the Town's landscape and character. They include:

- **Native Landscape and Pre-Settlement (11,700 BP-1750)** – the landforms and ecology of the landscape that provide the setting, context, and natural resources influencing the Town's cultural development;
- **Agricultural Development and County Seat (1750-1870)** – the period during which Lenox was primarily an agricultural community and during which its primary landscape patterns—roads, boundaries, land uses, and many types of agricultural buildings and landscape features—were established;
- **Early Industry (1783-1877)** – part of the agricultural landscape, the mills, iron works, and other industries supporting the regional farm economy and dependent upon water power, wagon transport, and local natural resources;

- **County Seat – Lenox Becomes a Shire Town (1784-1868)** – the influence of Lenox's designation as a county seat, attracting lawyers and prominent families and setting the stage for profound changes later in the century;
- **Arrival of Culture and Beginnings of a Summer Resort (1821-1870)** – how educated and affluent individuals and families were drawn to Lenox for its culture and beauty and began to shape its image and identity;
- **The Cottage Era (1870-1930)** – the profound impact of The Gilded Age on Lenox and its surroundings as wealthy and influential families from Boston, New York, and elsewhere used Lenox as a seasonal retreat and dramatically reshaped its landscape and economy through construction of ever more extravagant mansions and estates;
- **Mid-Twentieth Century Transition (1930-1970)** – transition, reinvention, and change as The Gilded Age was eclipsed, the extravagant seasonal estates were no longer economically sustainable and seeking new uses, and Lenox became a suburban enclave to Pittsfield, the Berkshire's industrial center;
- **Cultural Attraction and Suburbanization (1970-Present)** – the Town's present context with a focus on heritage tourism as the basis of the regional economy and a place attracting affluent middle class retirees as second home buyers, supplementing the local full time resident population.

Each of these periods or contexts had its own set of historic building and landscape resources and impacted the Lenox landscape in dramatically different ways. The result was a layering of resources and conditions that give Lenox its distinctive character today and enrich local quality of life. Planning and growth management in Lenox takes advantage of these resources in guiding and implementing future change.

Preservation Approach

The preservation approach for Lenox's Historic Preservation Plan is to be as broad as possible in considering what historic assets are; the roles they play in the community; and the ways in which they can be recognized, preserved, and enhanced. We will strengthen partnerships and use whatever tools are available to achieve our goals of community enhancement through historic preservation.

The preservation plan emphasizes the central role that heritage, historic buildings, and landscapes play in the Town's quality of life. It recognizes the natural and cultural landscape as the context in which individual resources exist and how assets are inter-related. In short, we view the Town's entire landscape as significant—a product of human interactions with the environment—and we focus upon the historic attributes of community character townwide as valued by residents and visitors.

With this in mind, eight broad goals have been identified that together express the ways in which historic preservation can be incorporated into the strategies and initiatives shaping Lenox's future:

GOAL 1: Make historic preservation and community character central to Lenox's quality of life.

GOAL 2: Use Lenox's historical identity as a core element of the Town's economic development strategy.

GOAL 3: Make Lenox's historic preservation program a model of best practices.

GOAL 4: Fully integrate historic preservation into Town programs and processes.

GOAL 5: Use planning and growth management as a means of enhancing community character and strengthening preservation of historic resources over time.

GOAL 6: Strengthen the relationships between historic preservation and land conservation, environment, and sustainability.

GOAL 7: Heighten public appreciation of Lenox's history and historic resources through storytelling and other means.

GOAL 8: Make full use of programs available for historic preservation and community enhancement.

To achieve these goals, it is important that preservation principles be incorporated into the plan and into the actions of public and private entities. Summarized in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, preservation principles have developed and honed over decades of experience. They emphasize the identification, preservation, and appropriate treatment of the authentic character defining features of the historic resources. The Standards, discussed in Chapter 4 of the preservation plan, are a series of "best practices" for planning and preservation that can inform decision making about future change.

Applying these principles, the Historic Preservation Plan for Lenox outlines strategies and actions under the following topics, discussed further below.

- Lenox's economic strategy,
- Planning, land use, and growth management,
- Land conservation and recreation,
- Traditional historic preservation programming, and
- Interpretation and public outreach.

THE CREATIVE ECONOMY AND HISTORIC PRESERVATION

Lenox is a leading center of the region's creative community as evidenced through the range and quality of cultural organizations and attractions located within the Town. The creative economy yields substantial economic and quality of life benefits to Lenox through cultural heritage tourism—heritage visitors who come to Lenox for its cultural amenities, natural beauty, fine lodging and restaurants, and community character.

The Mount, home of renowned American author Edith Wharton, is among Lenox's premier cultural attractions.

Heritage visitors are among the most desirable leisure and tourism travelers—they tend to stay longer and spend more. They want to experience authentic places. Historic preservation is an essential strategy in establishing the authenticity and sense of place that heritage visitors value.

Lenox can continue to strengthen its economy by embracing the idea of The Creative Economy and taking measures that support heritage and community character through historic preservation. Recommendations include:

- **Using *The Creative Economy* as the principal concept in developing and refining the economic strategy for Lenox.**
- **Recognizing the central role of historic buildings and character in the Lenox economy.**
- **Continuing to market Lenox's cultural attractions and quality of life.**
- **Supporting Lenox's cultural institutions and attractions as central to the Town's economy, character, and well-being.**
- **Establishing a Cultural District in accordance with the program requirements of the Massachusetts Cultural Council as a vehicle for the collaboration and promotion of cultural attractions.**
- **Using the master planning process to create a forum for heritage businesses for discussion of business interests and community character townwide.**

Heritage businesses adaptively reusing historic buildings and promoting their historic character are appealing to visitors and central to the Town's economy.

- **Preparing a townwide wayfinding plan that identifies sites to be included, locations for signage, and a system of graphically appealing sign types.**
- **Using the master planning process to identify the physical goals and needs of each of Lenox's different landscape areas to strengthen and enhance character and sense of place.**

Placing heritage tourism and historic preservation interests at the center of Lenox's economic development strategy will underscore the wisdom of applying historic preservation principles to every Town initiative.

Shakespeare and Company is one of several creative attractions that provide vitality, quality, and vibrancy to Lenox.

PLANNING AND LAND USE

Planning is critical to the potential future preservation and treatment of historic resources in Lenox. Through a variety of different planning documents, Town policies and procedures are established that influence how historic resources are treated as development and change take place.

To preserve the historic building and landscape resources that are central to Lenox's identity, historic preservation values and methodologies must be incorporated into the Town's planning policies and documents in as many ways as possible.

Second homes purchased for the enjoyment of Lenox's cultural, historic, natural, and lifestyle amenities are a large part of the market for new subdivisions.

Central to planning in Lenox is the role of the Planning Board, which is responsible for leading planning initiatives that affect growth management and protect and enhance community character. Additionally, the Planning Board reviews proposed subdivision projects and can advise the Zoning Board of Appeals on land development applications. The Planning Board is currently undertaking preparation of a new Master Plan for Lenox which should be a vehicle through which historic preservation principles are recognized and applied to future growth management.

This preservation plan suggests that the Planning Board be considered the design review entity for all new development submissions in Lenox, serving in an advisory capacity to the Zoning Board, Select Board, and other committees and commissions.

Through quality planning and design, character defining features will be identified, preserved, and incorporated into new development projects, preserving and adaptively reusing historic building and landscape resources. Supporting this concept, the preservation plans recommends:

- **Incorporate the Historic Preservation Plan into the new Master Plan for Lenox as a supporting Historic Preservation Element. Incorporate the vision,**

goals, guiding principles, and recommendations of the Historic Preservation Plan into the various elements of the Master Plan.

- **State clearly that it is Town policy that historic building and landscape resources should be preserved, appropriately treated, and incorporated into new land development projects as future development occurs.**
- **Specifically address master planning for each of the distinctive landscape areas within Lenox. Identify their character defining features, including historic building and landscape resources. Develop Town policies and planning guidelines that enhance the distinctive character and potential of each landscape.**

Planning for new development should incorporate the adaptive reuse of existing historic buildings and landscape features into their designs such as these examples in Lenox.

- **Following completion of the Master Plan, update the Town's Zoning Bylaw and Rules and Regulations Governing the Subdivision of Land to strengthen historic preservation provisions.**
- **Use the Special Permit process and bylaw provisions related to C-1A/C-3A, Estate Preservation, Open Space, and Gateway Overlay zoning to encourage the preservation and appropriate treatment of historic buildings and their landscape contexts.**
- **Build public support for the adoption of a demolition delay bylaw and scenic roads bylaw that will support the preservation of historic resources.**
- **Work with the Lenox building code officials on appropriate levels of mitigation for historic buildings that enhance public safety while preserving historic character and integrity.**

Historic preservation interests and principles should be incorporated into Lenox's planning documents, bylaws, and project review processes in as many ways as possible.

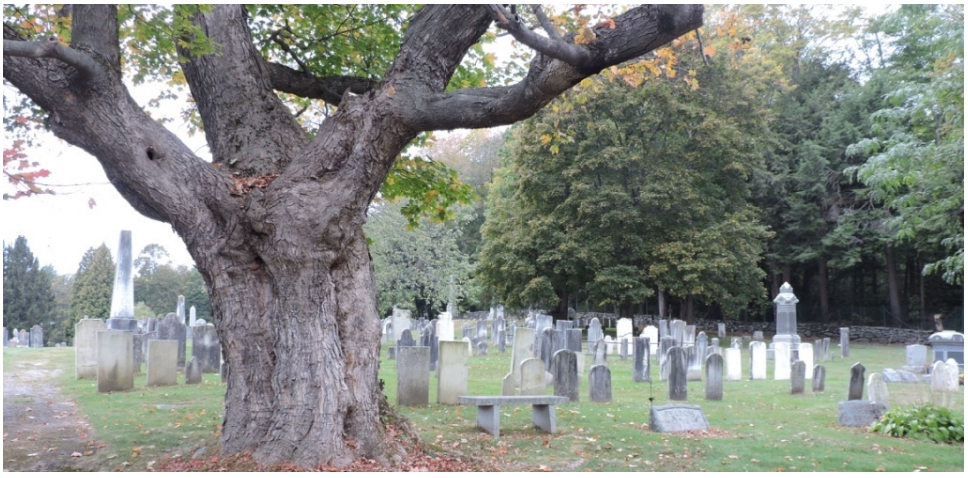
LAND CONSERVATION AND TRAILS

Land conservation has been an important community initiative in Lenox and supports historic preservation by preserving historic landscapes and the historic resources that are present on conserved lands. Land conservation and historic preservation are complementary activities with a common philosophy and perspective.

The preservation plan encourages a cultural landscape approach to historic preservation in Lenox, emphasizing the relationship of historic buildings and other features to their surrounding landscape contexts. The plan promotes appreciation of landscape and *community character* as a means through which the Town's cultural landscape will be recognized. Historic resources are character defining features of the landscape.

Lenox's natural landscape is the foundation for understanding its evolving cultural landscape. Natural and cultural features are inextricably intertwined.

The Massachusetts Department of Conservation and Recreation (DCR) has developed a program for the identification of Heritage Landscapes, specific landscape areas within a community of distinctive quality, significance, and integrity. Lenox can use the methodologies established through the DCR program to identify and preserve its special places.



Church on the Hill Cemetery, a premier Heritage Landscape in Lenox.

More broadly, land conservation is a means through which historic resources can be preserved and is an important tool supporting a landscape approach to historic preservation. While the primary impetus for many land conservation initiatives

has been based on ecological and environmental values, cultural and historic landscape values are important as well.

Several of Lenox's leading historic and cultural institutions have developed plans for land conservation, open space, and trails through innovative partnerships. Similarly, Lenox is in the process of developing a townwide trail network that has broad public support. The trail system will link historic villages centers, historic sites, and conserved natural landscapes. Such public/private initiatives can incorporate historic preservation interests and be used to build public awareness and support for conservation and historic preservation.

Conservation/preservation recommendations include:

- **Use a cultural landscape approach in assessing Lenox's identity and historic character. For each of the Town's landscape areas, identify the character defining features of the landscape—including buildings—and work toward their preservation and enhancement.**
- **Undertake a reconnaissance survey of potential Heritage Landscapes in Lenox using methodologies outlined by the Massachusetts Heritage Landscape Inventory Program. Identify Heritage Landscapes that may be threatened for potential preservation action.**
- **Support land conservation efforts that help preserve and connect historic landscapes and landscape resources.**
- **Incorporate historical and cultural values into the criteria used to assess and prioritize land for conservation initiatives.**
- **Support specific projects enhancing community open space, providing trail linkages, and supporting historic interpretive sites.**
- **Participate in and support development of a townwide trail network in Lenox. Use the trail to link the regional trail network to Lenox Village, Lenox Dale, New Lenox, and historic and cultural attractions.**

Land conservation and historic preservation are mutually supportive, can be combined in interesting ways, have broad community support, and enhance community character.

Historic resources are found throughout Lenox's cultural landscape. Some have been neglected and overgorwn, but remain to be discovered.

HISTORIC PRESERVATION PROGRAM

Though not presented first, discussion of Lenox's local historic preservation program is the heart of the Historic Preservation Plan. The local historic preservation program is responsible for identifying and documenting historic resources and working with all of the other Town entities in their preservation and appropriate treatment.

Chapter 8 of the plan reviews measures specific to historic preservation in Lenox, including the identification and recognition of historic resources, role and responsibilities of the Historical Commission, administration of the Lenox Village Historic District, and stewardship of historic properties owned or managed by the Town.

The most important historic preservation activity happens at the local level, where local residents, officials, and volunteers know their communities, histories, and historic resources best. Local government plays a critical role in the identification of resources and in providing protections through the administration of routine governmental regulatory and planning processes. A key goal is to to fully integrate historic preservation values and considerations into every aspect of Town programs and processes.

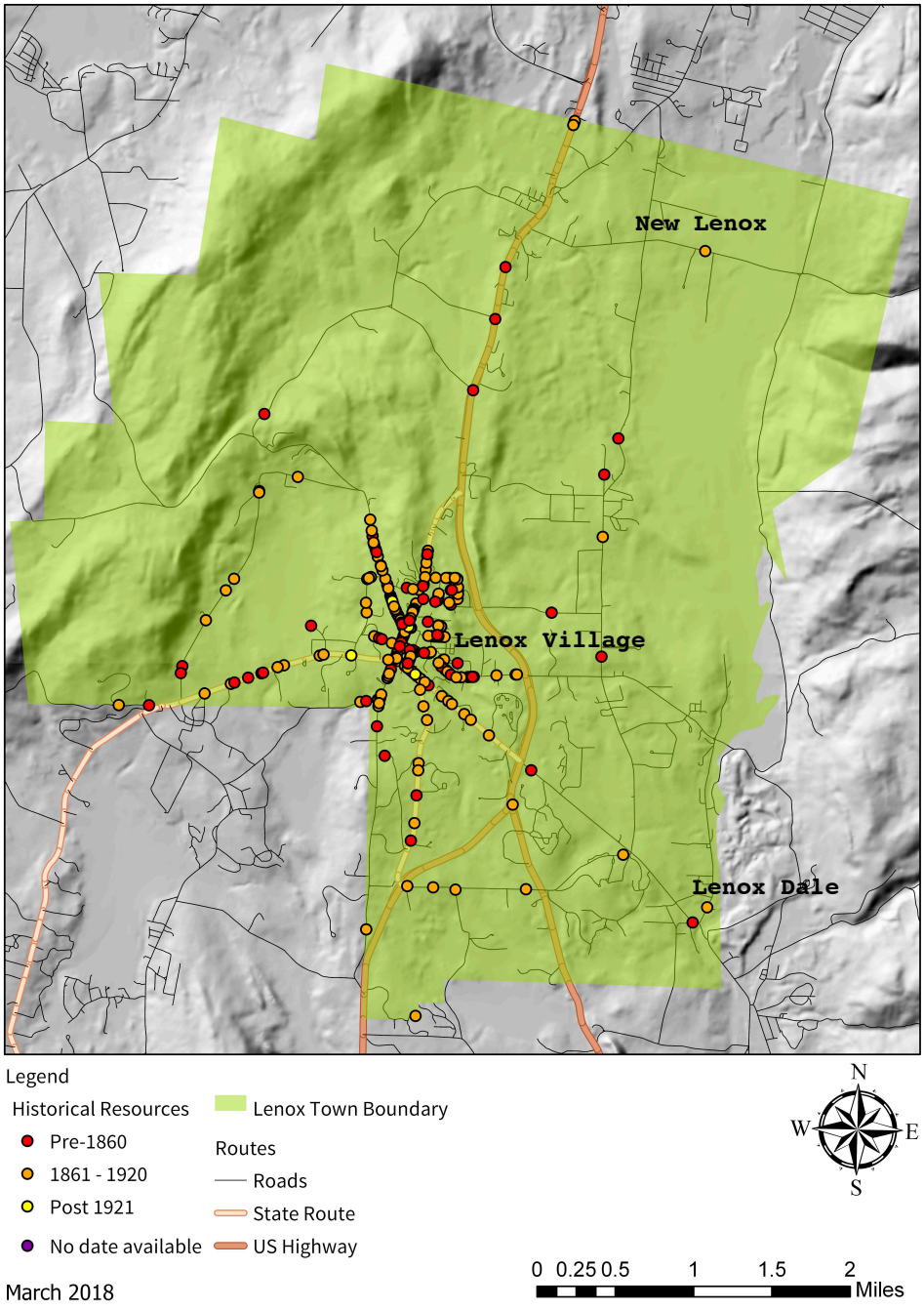
Historical Commission

The Lenox Historical Commission is responsible for leading and orchestrating the local historic preservation program for the Town. It should participate actively in Town governance and be integral to Town activities, policies, and programs. As an advisory body, the Historical Commission should make sure that other Town entities have the information and guidance they need to make informed decisions about actions that may have an impact upon historic buildings, structures, landscapes, and sites.

Lenox's Historical Commission has had a strong group of volunteers, appointed by the Select Board, with interest in history, historic preservation, and community character. However, the Town's volunteer corps and staff have limited capacity and time such that the tasks being undertaken by boards, commission, and committees must be organized, prioritized, and targeted to what can reasonably and realistically be achieved. Historical Commission members should be expected to participate in the monitoring of historic resource issues and conditions, to be engaged in Town affairs, and to be effective ambassadors and advocates for preservation and the appropriate treatment of Lenox's historic resources.

The Town's historic resource inventory is an essential historic preservation tool in support of community planning in Lenox. Lenox's historic resource inventory should continue to be upgraded and improved as an ongoing priority.

Past inventories focused on resources in and around Lenox Village and included most of the Cottage Era resources in the southern portion of the Town. A number of resources in the eastern and northern portions of Lenox were not included, many of which relate to Lenox's early nineteenth century agricultural era. Lenox Dale has also not surveyed, with only a few key buildings included in the existing inventory. These significant gaps in the Town's inventory should be addressed.



Map of inventoried historic resources in Lenox. Historic resources in the east and north of the Town as well as in Lenox Dale have yet to be inventoried.

In the short term, approval of the recently submitted National Register Historic District nomination for Lenox Village should be completed. In the future, following completion of the inventory work outlined above, the preparation of National Register Historic District nominations for Lenox Dale and for Cottage Era resources should be considered.

Many of the historic resources that have not been inventoried are related to Lenox's early-to-mid-19th century agricultural era.

Recommendations include:

- **Organize the Lenox Historical Commission to take responsibility for the overall leadership and coordination of the Town's historic preservation program as outlined in this preservation plan.**
- **Continue to inventory and improve documentation on historic resources in Lenox. Maintain physical and digital files with survey information and photographs for each historic property in Lenox. Make available and integrate the Town's historic resource inventory into Town planning documents and Geographic Information System by lot number.**
- **As a long term project, continue to upgrade older survey forms in the Town's historic resource inventory in accordance with the standards established for survey forms for Lenox Village in 2011/12.**
- **As a short term priority, undertake a reconnaissance survey of historic resources in the eastern and northern portions of Lenox to identify resources that have not previously been inventoried. Create files with photographs for each resource and link the reconnaissance survey to the Town's GIS database. Prepare MHC survey forms for each resource as a longer term project.**
- **As a short-to-mid-term priority project, undertake a comprehensive inventory of historic resources in Lenox Dale by qualified professional consultant.**
- **As a short term priority, complete the approval process for the National Register Historic District nomination for Lenox Village by the Massachusetts Historical Commission and National Park Service.**
- **Undertake a systematic, long term program of monitoring the condition of historic resources throughout Lenox.**

- **Provide information, guidance, and advice to the Select Board and other Town boards, commissions, and committees on issues related to historic preservation and community character.**

Historic residentially scaled and adaptively reused commercial buildings along Church Street.

Historic District Commission

The Historic District Commission in Lenox reviews proposed construction projects, improvements, and new signage requiring building permits within the Lenox Historic District. Differences of opinion have existed in the review of some projects, pitting the need for flexibility for business uses against the preservation of historic buildings and building fabric. Both perspectives are important, and they need not be in conflict. These difficulties should be addressed by providing assistance, support, and training to Commission members.

- **Retain a professional historic preservation consultant to assist the Historic District Commission in the review of projects involving changes to historically significant buildings within the Lenox Village local historic district.**
- **Provide periodic workshops on historic preservation principles and treatments to members of the Historic District Commission and property owners.**
- **The Town of Lenox should be a model for the stewardship of its historic buildings and landscapes. Incorporate historic preservation principles, processes, and conservation treatments into capital planning projects, site management, and site maintenance.**

In summary, townwide, the Lenox Historical Commission must maintain a proactive stance in taking responsibility for the leadership of historic preservation initiatives in Lenox. In undertaking this task, the Historical Commission must have members who are willing and able to be active participants in Town affairs.

INTERPRETATION AND OUTREACH

Lenox history and character are central to the Town's appeal to heritage visitors and to the concept of The Creative Economy discussed in Chapter 5. The authenticity and complete experience that heritage visitors seek includes an interest in learning about the places they are visiting. In Lenox such experiences are available at attractions such as The Mount, Ventfort Hall, Pleasant Valley Nature Center, Lenox Historical Society, and others.

Place-based interpretation and storytelling is a way to engage visitors with a richer, in-depth experience that reinforces Lenox's identity and quality of life. It supports historic preservation by highlighting historic buildings and landscapes, encouraging their recognition and appreciation, and building support for their stewardship and care.

Attractions such as Ventfort Hall are experienced in interpretive presentation.

Interpretation of Lenox and its partner sites can be coordinated and developed into a townwide program and network that educates visitors and residents while providing rewarding experiences that they will find engaging and that will encourage them to stay and to return. Recommendations for a townwide interpretive presentation include:

- **Continue to undertake research on Lenox history, places, and people.**
- **Make research results and stories available online, through publications, and through interpretation in Lenox.**
- **Plan and implement a townwide interpretive program building on and coordinating with the existing interpretation presented by the Town's historic sites, cultural attractions, and heritage businesses.**
- **Present the townwide interpretive presentation online and through a limited family of published materials.**
- **Support the programming of Lenox's historic sites and cultural attractions as part of a townwide interpretive presentation.**

A townwide interpretative program for Lenox should be an initiative of the proposed Lenox Cultural District, including potential use of state Cultural District Program grant funding.

PRIORITIES FOR IMPLEMENTATION

Priorities for implementation of strategies and actions outlined in the preservation plan include:

1. Incorporate historic preservation principles into Town policy and planning in as many ways as possible as outlined in recommendations of the Historic Preservation Plan.
2. Organize the Lenox Historical Commission to take responsibility for the overall leadership and coordination of the Town's historic preservation program as outlined in the preservation plan.
3. Continue to inventory and improve documentation on historic resources in Lenox. Maintain physical and digital files with survey information and photographs for each historic property in Lenox. Make available and integrate the Town's historic resource inventory into Town planning documents and Geographic Information System by lot number.
4. Undertake a reconnaissance survey of historic resources in the eastern and northern portions of Lenox to identify resources that have not previously been inventoried, and undertake a comprehensive inventory of historic resources in Lenox Dale.
5. Update the Town's Zoning Bylaw and Rules and Regulations Governing the Subdivision of Land to strengthen historic preservation provisions.
6. Recognize the central role of historic buildings and character in the Lenox economy. Support Lenox's cultural institutions and attractions as central to the Town's economy, character, and well-being.
7. Be a model for the stewardship of its historic buildings and landscapes.

TOWN OF
NORTH ATTLEBOROUGH
HISTORIC PRESERVATION PLAN

North Attleborough Historical Commission
North Attleborough, Massachusetts

Prepared by:
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September 2017

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Equal Opportunity Compliance Statement

This program receives federal financial assistance for identification and protection of historic properties. All activities pursuant to this agreement shall be in compliance with the requirements of Executive order 11246, as amended; Title VI of the Civil Rights Act of 1964, as amended, (78 Stat. 252; 42 U.S.C. §§2000d et seq.); Title V, Section 504 of the Rehabilitation Act of 1973, as amended, (87 Stat. 394; 29 U.S.C. §794); the Age Discrimination Act of 1975, (89 Stat.728; 42 U.S.C. §§6101 et seq.); the U.S. Department of the Interior prohibits discrimination on the basis of race, color, sexual orientation, national origin, disabilities, religion, age, or sex in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street NW, Washington, DC 20240."

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Executive Summary

The Town of North Attleborough, Massachusetts, is a vibrant community with an exceptional wealth of historic, archaeological, and cultural resources that document more than 9,000 years of human habitation. North Attleborough's history is visible throughout the community. "Attleboro Red" felsite rock outcrops that are visible throughout the Town were quarried by Native Americans for thousands of years, and chipped-stone tools made from this distinctive material have been found throughout New England. John Woodcock was one of the area's first English settlers. His original house, built in 1669, served as a garrison during King Philip's War and was near the ca. 1715–1720 Woodcock-Hatch-Maxcy House (aka the Woodcock Garrison House) that still stands today near the cemetery where John Woodcock and his family are buried. The house and cemetery make up the Woodcock-Hatch Maxcy House Historic District, one of ten historic districts in North Attleborough that are listed in the National Register of Historic Places (National Register).

Woodcock Garrison House, ca. 1715–1720

Wallace G. Franklin House, 249 South Washington Street (NAL.129) and Elton Ira Franklin House, 255 South Washington Street (NAL.1430) (R-L) in the South Washington Street Historic District (NAL.C).

By the late 1700s, clusters of industrial development were located at Old Town and Attleborough Falls, and in 1780 a Frenchman, known in local histories only as the "foreigner," began manufacturing jewelry in Attleborough. As industry grew, so did the population. Capitalists from Pawtucket and Providence, Rhode Island seeking to expand their businesses, made extensive purchases of mill privileges throughout Attleborough. Between 1809 and 1813, five major cotton mills were built along the Ten Mile River and, by 1858, jewelry was a booming industry. North Attleborough and Attleborough boasted 23 jewelry manufactories that supplied wares to both domestic and foreign markets. This part of North Attleborough's history is visible in the many factory buildings throughout Town, including the Barrows Building that now serves as the Police Department headquarters. The large Queen Anne-style homes of factory owners and managers homes and the clusters of workers' housing have been preserved and form some of North Attleborough's National Register historic districts.

North Attleborough's twentieth-century history is exemplified by the many ballfields, parks, and monuments that are enjoyed by residents and visitors throughout all sections of the Town. The World War II Memorial Pool is a popular recreational facility and is one of eight built in the United States with funds provided by veterans to honor those who served in the war. There are several of these unique pools still open today, and this Town-owned historic resource is one of them.

World War II Memorial Pool, main entrance

This Historic Preservation Plan is the first formal plan prepared by the Town, under the guidance of the North Attleborough Historical Commission (NAHC), and reflects nearly 100 years of local private and public efforts to preserve, interpret, and advocate for these important resources. The Plan also fulfills the first priority under the Historic Preservation section of the 2014 Town of North Attleborough Master Plan. The Plan was developed through a review and analysis of the Town's existing inventory of historic structures, archaeological sites, and National Register properties; meetings with members of Town boards and commissions and a review of local regulations; and outreach to the public, including two public forums where issues regarding historic preservation were discussed by community members and the project team.

Why Does North Attleborough Need a Historic Preservation Plan?

Historic preservation issues are involved every day in the actions and decisions of North Attleborough's elected officials, departments, boards, and commissions, as well as those of property owners. Historic preservation concerns need immediate action and long range planning, whether in the protection of individual buildings or open space, land-use plans for older neighborhoods, street and sidewalk improvements in historic districts, redevelopment projects in the industrial and commercial sectors, or planning and maintenance of Town-owned historic buildings, sites, and parks. Activities and coordination among Town boards and with the public are conducted within the Town's regulations and on an ad hoc basis.

For just over 40 years, the NAHC has played a proactive role in identifying and protecting historic and cultural resources and helping shape the distinctive historic character of the Town. The NAHC maintains an inventory of historic properties and sites, sponsors nominations to the National Register of Historic Places, reviews applications for demolition to explore all options before a building is torn down, monitors Town-owned historic properties, educates the public about the Town's heritage, and undertakes special restoration and stewardship projects.

This Historic Preservation Plan

- serves as a planning document for Town boards and commissions and community residents for cultural and historic preservation and planning projects;
- provides a clear mission statement for the NAHC; and

- provides guidance for public and private stakeholders seeking to recognize, preserve, and protect the Town's significant historic resources and archaeological sites.

Each component of the Preservation Plan provides effective guidance for protecting the Town's heritage through steps to

- assess the current status of North Attleborough's historic and cultural resources;
- identify pertinent issues, opportunities, and priorities for preservation;
- identify and encourage collaboration and integration of historic preservation with other Town planning activities and entities;
- recognize the diverse minority, ethnic, social, and cultural groups who have played a role in the history of the Town of North Attleborough and Massachusetts; and
- develop an Action Plan with short and long-term recommendations.

In completing and implementing a Historic Preservation Plan, the Town of North Attleborough will expand policies and opportunities for protection and preservation of buildings, structures, sites, and districts that reflect elements of local, state, or national cultural, social, economic, political, archaeological, and architectural history for public benefit.

What are the Issues and Challenges Facing North Attleborough?

People are drawn to North Attleborough for many reasons: its location along major transportation corridors, its beautiful historic residential neighborhoods and public spaces, and its sense of community. **Like many communities, however, the Town struggles to provide the highest quality of local government services with available funds.** Preserving and maintaining Town-owned historic properties like the Codding Farm require allocation of financial resources which also are used for public safety, education, and infrastructure improvement.

The boom of the nineteenth century industrial economy is visible today in the form of factory and office **buildings that are in danger of demolition by neglect** if developers are not attracted and engaged to repurpose and rehabilitate the buildings for economically viable new uses. **Examples of adaptive reuse** of these significant historic resources is on prominent display at the beautifully restored Barrows Manufacturing Company Building on South Washington Street, which serves as the Town's Police Department headquarters. Finding local funding and private business and property owners to save other historic properties in North Attleborough is a challenge.

North Attleborough has a **strong record of documenting and recording its historic assets** that dates back over 100 years, but these efforts have focused largely on the central section of Town and its surrounding residential neighborhoods. **Many of the Town's outlying agricultural areas and smaller neighborhoods have not been systematically surveyed** to identify historic properties and landscapes. Many of these remaining undeveloped and open spaces are also areas where new development may be proposed. North Attleborough's local review and permitting boards need updated and accurate information about both known and expected historic and archaeological resources in these areas so they can consider the effects of development projects on non-renewable cultural resources.

Finally, the NAHC cannot be an effective advocate for historic preservation without the **support of other preservation groups** like the North Attleborough Historical Society and the North Attleborough Fire Barn Preservation Society, Inc. and **awareness by community members**, including residents and business owners. North Attleborough's commitment to educational outreach is highlighted by the annual Third Grade local history school program and, recently, several Eagle Scout projects have focused on historic preservation projects in Town. Maintaining enthusiasm and public support for historic preservation is a challenge, but one that can be met by keeping local history front and center in community activities.

How Can North Attleborough Meet These Challenges?

An important part of the Preservation Plan was the development of the following recommendations for short- and long-term actions that can address the issues and challenges in North Attleborough:

1. Update and expand the North Attleborough Inventory of Historic and Archaeological Resources.

The Town's current inventory includes 429 individual properties and 11 areas, but unsurveyed properties include twentieth-century resources and outlying sections of Town. Some of the existing survey forms were prepared in the 1970s and 1980s and should be updated with current property information. Archaeological resources are also underrepresented in North Attleborough and there has been no Town-wide survey of known sites and archaeologically sensitive areas or private historic cemeteries associated with religious institutions or small family plots. In addition, several Town-owned historic properties like the World War II Memorial Pool have not been documented and possibly considered for eligibility to be listed in the National Register. Efforts could be focused on properties that are in danger of demolition or alteration so that their historic attributes can be recorded.

2. Prepare and submit new National Register of Historic Places individual and district nominations.

North Attleborough's National Register-listed districts and individual properties are concentrated in the central part of Town and reflect primarily eighteenth- through twentieth-century residential, civic, and industrial development. To date, no archaeological sites or districts have been listed in the National Register. Areas that should be evaluated for National Register eligibility include Adamsdale and the mid-nineteenth- and twentieth-century neighborhoods around Pleasant, Grove, and Broad streets and Broadway. As noted above, significant Town-owned properties like the World War II Memorial Pool, Columbia Field, and the Falls Elementary School may be eligible for listing in the National Register. Commercial and income-producing properties that might benefit from the honorary recognition of the federal registration would be good candidates for evaluation and registration.

3. Adopt the Community Preservation Act.

Adoption of the Community Preservation Act (CPA) by ballot referendum allows communities to raise monies for a local Community Preservation Fund through a surcharge of 0.5–3 percent on real property taxes. The CPA can be used to generate town funding and access to matching state funds to preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities.

4. Provide assistance and support to home and business owners to maintain the historic character of their properties.

Owners of commercial and income-producing buildings outside of existing National Register-listed historic districts may be able to take advantage of the state and federal historic tax credit programs. These types of properties are available for projects that meet the Secretary of the Interior's Standards for Rehabilitation. The Town, through the NAHC, could sponsor speakers or links to web-based resources for information about various types of historic preservation financial incentives. Workshops that provide technical assistance with rehabilitation and/or history property maintenance and focus on the value of preserving open agricultural land could also be organized based on topics of interest to residents.

5. Promote public awareness of North Attleborough's unique history and character.

The Town has a demonstrated commitment to educating its school children about local history through a dedicated program, but efforts to engage the adult members of the community have been more sporadic. Tours of historic houses in the past were extremely successful, and they should be promoted again as an opportunity to showcase well-maintained historic residences throughout Town. The program could be expanded to include churches, schools, parks, and other groupings of historic resources. These tours bring together knowledgeable members of the community who can talk about the history of these resources with community members who may not know about their significance in Town. Twenty-first-century technology can also bring history to residents and visitors through social media sites and self-guided tours that can be downloaded to a smart phone. Collaborative projects with the Town's other historic preservation groups, students, and volunteers can help develop and launch these types of digitally based programs.

6. Improve communication and protocols between municipal departments and between local and state historic preservation agencies.

Currently, the Demolition Delay By-law is the only municipal regulation with a specific action role for the NAHC. Improved and regular communication between the NAHC and boards and commission in North Attleborough that are charged with oversight and management of Town-owned historic properties or reviewing and permitting projects that may affect historic resources is critical to insuring that significant cultural resources are not inadvertently altered or destroyed. Developing and maintaining a Town-wide geographic information system (GIS) that includes data available from the Massachusetts Historical Commission's inventory of aboveground resources

will give up-to-date locational information to assist with planning review and to identify areas with known historic resources.

7. Make the best use of available resources for municipal policy decisions.

It is extremely important to prioritize historic preservation projects for the Town's maximum benefit. These projects include maintaining Town-owned historic properties in good condition for public use. The Town should consider municipal incentives to encourage preservation and/or rehabilitation that might take the form of tax increment financing (TIF) and explore options for public/private partnerships for specific properties and projects that may benefit both the Town and business owners. The Town should consider the establishment of local historic districts that would protect important clusters of historic resources.

I. Introduction

Why Prepare a Historic Preservation Plan?

The Town of North Attleborough, Massachusetts (Town) is a vibrant community with an exceptional wealth of historic, archaeological, and cultural resources. Completion of this first Historic Preservation Plan for the Town reflects nearly 100 years of local private and public efforts to preserve, interpret, and advocate for these important resources. For just over 40 years, the North Attleborough Historical Commission (Historical Commission) has played a proactive role in identifying and protecting historic and cultural resources and helping shape the distinctive historic character of the Town. The Commission maintains an inventory of historic properties and sites, sponsors nominations to the National Register of Historic Places (National Register), reviews applications for demolition, explores all options before a historic building that it determines significant is torn down, monitors Town-owned historic properties, educates the public about the town's heritage, and undertakes special restoration and stewardship projects.

Historic preservation issues are involved every day in the actions and decisions of North Attleborough's elected officials, departments, boards, and commissions as well as those of property owners. Historic preservation concerns require immediate action and long-range planning, whether in the protection of individual buildings or open space, land-use plans for older neighborhoods, street and sidewalk improvements in historic districts, redevelopment projects in the industrial and commercial sectors, or planning and maintenance of Town-owned and state-owned historic buildings, sites, and parks. Activities and coordination among Town boards and with the public are conducted within the framework of Town's regulations and on an ad hoc basis.

In 2017, the Town has using grant funding to prepare this action-oriented community-wide Historic Preservation Plan designed to improve the preservation of historic and cultural resources within the Town as part of comprehensive planning. The Preservation Plan fulfills the first priority under the Historic Preservation section of the 2014 Town of North Attleborough Master Plan.

Master Plan guiding principle:
Committed to our future; inspired by our past

> Historic Resources Recommendation 1: The community should prepare and adopt a Historic Preservation Plan in order to determine new and update old priority projects

(2014 Town of North Attleborough Master Plan)

This Historic Preservation Plan:

- serves as a planning document for town boards and commissions and community residents for cultural and historic preservation and planning projects;
- provides a clear mission statement for the Historical Commission; and
- provides guidance for public and private stakeholders seeking to recognize, preserve, and protect the Town's significant historic resources and archaeological sites.

Each component of the Preservation Plan fulfills an objective to provide effective guidance for protecting the Town's heritage through steps to:

- assess the current status of North Attleborough's historic and cultural resources;
- identify pertinent issues, opportunities, and priorities for preservation;
- identify and encourage collaboration and integration of historic preservation with other town planning activities and entities;
- recognize the diverse minority, ethnic, social, and cultural groups who have played a role in the history of North Attleborough and Massachusetts; and
- develop an Action Plan with short and long-term recommendations.

In implementing this Historic Preservation Plan, the Town of North Attleborough will expand policies and opportunities for protection and preservation of buildings, structures, sites, and districts that reflect elements of local, state, or national cultural, social, economic, political, archaeological, and architectural history for public benefit.

Purpose of a Historic Preservation Plan

- Identify and articulate community preservation goals
- Let current and future property owners know how the community intends to grow
- Help eliminate confusion about the purpose of local preservation by-laws and regulations
- Educate the public about the community's history and heritage
- Create an agenda for future preservation work and way to measure the community's preservation progress

(National Alliance of Preservation Commissions 2017)

The protection of historic buildings, districts, landscapes, sites, and other cultural resources preserves a community's unique historical character and enhances quality of life for its residents, businesses, and visitors. The character of individual communities is preserved through tax incentives, grants, technical assistance, research, planning, design review, education, and advocacy.

Historic preservation strengthens local economies, stabilizes property values, fosters civic beauty and community pride, and encourages appreciation of local, state, and national history. Historic preservation planning benefits the whole community by serving a public purpose that advances the education and welfare of citizens, while providing economic, environmental sustainability, and cultural benefits.

In terms of economic and fiscal value, historic designation can stabilize property values and offer financial incentives to owners who rehabilitate their historic property. In Massachusetts, the State Historic Preservation Office (SHPO) administers the historic rehabilitation tax credit program, the nation's largest federal incentive through private investment in the revitalization and reuse of historic buildings. This program allows the owner of an income-producing historic structure to receive 20% of the amount spent on qualified rehabilitation costs as a federal income tax credit.

Benefits of Historic Preservation Planning

Economic and Fiscal

- Stabilize or increase property values
- Support downtown revitalization
- Offer financial incentives to owners who rehabilitate their historic property through historic tax credit programs
- Increase tourism and visitation

Environmental (Sustainability)

- Promote adaptive reuse of existing buildings
- Reduce carbon footprint by limiting disposal of demolition debris and extraction and transporting new construction materials
- Reduce negative effects of sprawl growth
- Promote energy conservation

Cultural and Educational

- Promote survival of tangible reminders of historic buildings, places, and archaeological sites, that increase community sense of pride and awareness of distinct "cultural identity"
- Retain community character as a cultural landscape
- Support historical interpretation and understanding of the past for all ages

In terms of environmental benefits, the preservation of existing buildings promotes the adaptive reuse of existing infrastructure and reduces the carbon footprint associated with extracting and transporting new construction materials. Reusing historic buildings also lessens the amount of demolished building materials in landfills, which nation-wide comprises 25 to 40% of total waste. The preservation of older buildings also reduces negative effects of sprawling growth and promotes energy conservation. Contrary to general misperceptions, the substantial "built to last" construction and design elements of older buildings can be energy efficient, due to wall and roof materials, building orientation, and window size and location. Preservation planning seeks to achieve a balance between property improvements that will achieve desired energy efficiency and local and state preservation design guidelines.

The presence of visual, aesthetic landmarks in a community give people an emotional anchor and a sense of orientation to what is around them and educates them to what was there before. Places like Codding Farm, the Angle Tree Stone, the Falls Fire Station (Fire Barn), and the Barrows Building in North Attleborough provide inspirational models of excellence for today's youth and adults and give visitors a glimpse of the Town's people, places, events, and successes. Historic buildings and archaeological sites teach about populations who lived here thousands of years ago and more recent ancestors and what was important to them in their use of the land and way of life.

Historic Context for the Town of North Attleborough

Historic contexts provide an organizational framework that groups information about related historic properties based on a theme, geographic limits, and chronological periods. A historic context is related to the developmental history of an area, region, or theme (e.g., agriculture, transportation, and waterpower). Contexts can be developed for local, state, and national geographic levels of scales. A local historic context represents an aspect of the history of a town, city, county, cultural area, or region, or any portions thereof. The historic context developed for cultural resources in North Attleborough encompasses pre-contact to present day periods, spanning nearly 12,500 years of human occupation in the greater Taunton and Ten Mile rivers drainages and the incorporated town boundaries.

Pre-Contact Period (12,500–450 B.P.)

The earliest human occupation of southeastern New England occurred during the *PaleoIndian Period (12,500–10,000 B.P. [years before present])* when humans moved into the region after the retreat of the glaciers. Little is known about settlement patterns and land use during this period, but it is believed that settlement would have occurred along the margins of glacial wetland features. There are no known PaleoIndian sites in North Attleborough, but archaeological resources dating from this period have been found elsewhere in eastern Massachusetts, including in the Taunton River drainage, indicating that the region contained a wide range of available floral and faunal resources used by human populations during this period. During the subsequent *Early Archaic Period (ca. 10,000–8000 years before present)* human populations continued to occupy southern New England and one site from this period has been documented within the modern-day boundary of North Attleborough.

***Cushman II Site**: Lithic debitage and bifaces littering a trail surface in the northern section of the Attleboro Red felsite quarry.*

The **Cushman I Site (MHC #19-BR-631)** near the Ten Mile River has produced cultural deposits, including a bifurcate base projectile point associated with a lithic workshop and campsite near an Attleboro Red felsite quarry **(Cushman II Site, MHC #19-BR-632)** where raw material was extracted for chipped-stone tool production.

The *Middle Archaic Period (ca. 8000–5000 B.P.)* is characterized by a general warming trend reflected by an increased diversification in ecosystems. Subsistence activities included plant

gathering and hunting. Middle Archaic sites are generally found on high ground characterized by well-drained soils and in environmental settings such as bogs, swamps, lakes, and ponds. There are no known Middle Archaic sites in North Attleborough, but Middle Archaic components have been identified at sites in the greater Taunton and Ten Mile river drainages in Attleboro, Sharon, Rehoboth, Raynham, and Norton. Attleboro Red felsite was recovered from almost all these sites, indicating that the populations of this area "had a technology that was strongly tied to locally available materials." Several recorded archaeological sites in North Attleborough contain *Late Archaic Period (ca. 5000–3000 B.P.)* components, which is by far the most archaeologically visible throughout New England and especially the southeastern region. The **Showcase 4 Site (MHC #19-BR-389)** near the Seven Mile River represents a small lithic workshop that produced four complete Brewerton-eared projectile points and a variety of lithic debitage, including Attleboro Red felsite. Both the Cushman I and Cushman II sites contained Transitional Archaic Susquehanna Tradition artifacts around a large Attleboro Red felsite quarry.

The *Woodland Period (ca. 3000–450 B.P.)* in southeastern New England is divided into three temporal/cultural subdivisions called the Early Woodland, Middle Woodland, and Late Woodland, each with their own distinctive cultural aspects. Little information exists about the *Early Woodland Period (ca. 3000–2000 B.P.)* throughout the region, best explained by the overlapping of Late Archaic cultural materials into the period.

Early Woodland sites are represented most often as minor components of sites dating to the previous or following period. Ceramic technology was introduced in the form of thick-walled, grit-tempered, and cord-marked pottery known as Vinette I. There are no known Early Woodland Sites in North Attleborough.

***Cushman I Site**: Hornfels Jack's Reef projectile point.*

The Middle Woodland Period (ca. 2000–1000 B.P.) is characterized by the presence of large base camps in riverine and coastal settings and the establishment of regional trade networks. Middle Woodland assemblages frequently contain a substantial percentage of non-local lithic materials. Diagnostic artifacts for the period include Fox Creek and Jack's Reef projectile points. Increasing sedentism appears to have played a greater role in settlement and subsistence patterns. The frequency of storage pit features at sites suggests increased processing and storage of bulky foods, a characteristic of more sedentary settlement patterns. The Cushman I Site is the only known site in the town with a Middle Woodland Component.

The Late Woodland Period (ca. 1000–450 B.P.) was a time of year-round site occupations. Local populations practiced a combined economy consisting of hunting, plant gathering and cultivation, shellfishing, and other coastal and estuarine resource use. Horticulture, including maize, is believed to have been introduced into the New England region during this period. There are numerous Late Woodland sites identified in the Taunton River drainage, but none have been identified in North Attleborough.

Contact and Plantation Periods (A.D. 1500–1675)

Patterns of land use and settlement that were present in the North Attleborough area during the Contact Period have been derived from ethnohistoric sources and the distribution of late pre-contact sites. During the early seventeenth century, the Pokanoket or Wampanoag Indians inhabited the greater Attleboro area. Little is known or understood about the locations of their settlements and the nature of their subsistence. By the mid-nineteenth century, there was one recorded village near the northern edge of "Attleborough Cove," now known as Cumberland (Hurd 1883). There are no documented Contact Period sites recorded for the North Attleborough area, although one large village site near the North Attleborough/Attleboro town line and Abbott's Run Brook has been alluded to in secondary sources and is possibly identified as the **Slaughter House Field Site (MHC #19-BR-2)**, represented in the John and Clarence Richardson collection held at the Haffenreffer Museum in Bristol, Rhode Island. Native American subsistence during this period likely focused on hunting, fishing, and agriculture, particularly along the Ten Mile and Seven Mile rivers.

Archaeological evidence indicates the Attleborough area was as a local core, where a small population nucleus lived and specialized activities occurred. The latter would have included hunting, fishing, and quarrying for lithic materials. Most importantly, the area was a part of an extensive network of regional and local trails radiating out from the present downtown Attleboro area. A primary north–south trail ran from Massachusetts Bay, along the Neponset, Bungay, and Ten Mile rivers in Attleboro to Narragansett Bay. The Ten Mile River may have been a major Native water transportation route between the Narragansett and Massachusetts bays. Smaller trails extended off larger ones, providing access to secondary campsites, resource areas, and quarry sites. The importance of the Native trail systems continued into the seventeenth century. Ethnohistoric sources recorded that John Winthrop used a Native trail when traveling from Providence to Boston in 1644. Called the "Bay Path," this trail closely paralleled the course of the Ten Mile River.

English settlement, near what is now North Attleborough, began with the organization of the Weymouth Company in 1643. Led by the Reverend Samuel Newman, this group made the Rehoboth Purchase, a vast tract spanning much of the modern towns of Rehoboth, Seekonk, and parts of Attleboro. Although the population density of the original settlements in the grant was quite low, a second acquisition, the Wamsutta or Rehoboth North Purchase (1661) added approximately 10,000 acres, of what are now North Attleborough and Plainville, to the original tract. According to local histories, the area encompassing Attleboro, North Attleborough, and Cumberland, Rhode Island had nearly no Native occupants by that time, with only a small Native village in present Cumberland. In 1662, John Woodcock was granted two rods of land from the town founders to "build a small house on for himself and his family.". He also established a tavern ca. 1669, known then as an "ordinary," near the junction of Elmwood and Washington streets along the Bay Road (the former Bay Path). The tavern was known as Woodcock's garrison.

Colonial Period (1675–1775)

In April 1676, Woodcock's garrison was attacked in during King Philip's War (1675–1676). The Indians "killed one man and one of Woodcock's sons, and wounded another, and burnt the son's house." Woodcock's ca. 1669 garrison house was a well-known rendezvous point, part of a chain of fortifications between Boston and Rhode Island during the war that provided Colonial soldiers a place to rest on long marches. The Woodcock garrison house survived the war and served as a public house/tavern for nearly 150 years, until about 1806 when the owner, Israel Hatch, razed the old house to build a new inn (called the Steamboat Hotel, not extant) in its place. In 1676 John Woodcock established a burial ground (Woodcock Garrison Burial Ground) just south of the garrison house site across North Washington Street at the site where Nathanial Woodcock was killed. It is mentioned in the deed when the property was sold in 1694. The cemetery was used by Woodcock's children and neighbors and later by the Hatch and Maxcy families until. In total, there are 112 gravestones in the cemetery.

***Woodcock-Hatch-Maxcy House (or Woodcock Garrison House)**, 362 North Washington Street, was constructed ca. 1715–1720 by John Daggett about 30 feet from the original ca. 1669 garrison structure. The Woodcock Garrison House and the Woodcock Burial Ground make up the **Woodcock-Hatch-Maxcy House Historic District** listed in the National Register.*

In 1694, the area encompassing North Attleborough and the City of Attleborough was incorporated as the Town of Attleborough, named for a town of the same name in Norfolk County, England. By 1699, a census of Old Town, the first settlement in the west central Attleborough, counted 133 residents. The pattern of settlement throughout Attleborough was primarily focused along the Old Post Road, then known as the Bay Road. The southeast corner of town was settled by people from Rehoboth. The drainages of the Seven Mile and Ten Mile rivers, with their links to Narragansett Bay, were important transportation corridors for both Natives and settlers.

The First Congregational Meeting House was organized and the church was built in 1710, but it was not entirely completed until 1714. The first minister was the Reverend Matthew Short (1712–1727). He was succeeded by the Reverend Habijah Weld, who lived just east of the proposed development on Old Post Road. Weld held the longest tenure of any minister in the church, serving until his death at home in 1787. The church at the north end of town near the Woodcock Garrison House, now the First Baptist Church, served as a focal point of further settlement. Land was cleared for farms and the settlers began to spread out forming other village centers, such as at Attleborough

Falls where the "natural advantages" of falling water served as a center of early industry. The economic basis of the community was agricultural, with lands near the Ten Mile and Seven Mile rivers favored for their abundance of salt marsh hay. Joseph Daggett purchased land and mill privilege at Attleborough Falls in 1686 to set up the first mill in town. Prior to 1742, a gristmill was located on Mechanic's Pond. After 1742, the complex is referred to as the Saunderson iron forge, or bloomery, which continued to operate until the first decade of the nineteenth century. Other industries included several gristmills and sawmills along the Ten Mile River and a mill on Abbott's Run near Mendon Road.

A **Powder House (NAL.909)** was constructed in 1768 on land given to the town by Jacob Newell on Mount Hope Street in the Old Town section of Attleborough. It was used to house the town's stock of ammunition during the Revolutionary War and the War of 1812. It was repaired several times in the late nineteenth century, first about 1872 and again in 1879.

*In 1965, the North Attleborough Historical Society restored the **Powder House building**, 10 Mount Hope Street, and in 1976, in preparation of the bi-centennial, the town made improvements to the building and installed a walkway and parking lot nearby.*

Federal Period (1775–1830)

During the Federal Period, Old Town and North Attleborough continued to be the focus of settlement, especially in the late 1700s. Though 50% of the Town's land was agricultural, industrial settlements began to spring up at Lanesville (Adamsdale) on Abbott's Run and at Attleborough Falls. South Street, a newly completed turnpike supplanted East Washington/Old Post Road as the major travel route through the town. The Boston and Providence Turnpike, also referred to as the Norfolk and Boston Turnpike, was constructed along what is now Washington Street ca. 1830. A Frenchman, known in local histories only as the "foreigner," began manufacturing jewelry in Attleborough in 1780. Other industries included a button manufactory (1793), and related enterprises devoted to coffin hardware and suspenders. As industry grew, so did the population. In 1790, the first United States census recorded 2,166 residents in Attleborough, which included the present-day boundaries of North Attleborough. Despite the prominence of tanning, textile mills quickly replaced the tanneries as the basis of the Town's economic landscape. Capitalists from Pawtucket and Providence, seeking to expand their businesses during the Embargo and the War of 1812, made extensive purchases of mill privileges throughout Attleborough. Between 1809 and 1813 five major cotton mills were built along the Ten Mile River, including one on its tributary, the Seven Mile River.

In the Old Town section there is **one recorded industrial site (NAL-HA-1)** on the Seven Mile River. The water privilege may pre-date a blacksmith shop established at this location, ca. 1815, which was later the site of a cotton mill and machine shop; button and jewelry manufacturer; and a bleachery and dye house as late as 1900. Only a few buildings survive from this period in Old Town. The extant **First Congregational Church, 675 Old Post Road (NAL.4)**, was constructed in the Federal style in 1828 to replace the earlier Congregational Church. Two, two-story, wood-frame Federal-style houses, the **Titus-George-Stanley House, 526 Old Post Road (NAL.18)** constructed ca. 1799 and the **Robinson-Newell House, 493 Old Post Road (NAL.19)** constructed ca. 1788, are at the north end of the village. In comparison, five Federal period houses survive in Attleborough Falls, including the one-and-one-half-story, Federal-style **M. Stanley House, 330 Mount Hope Street (NAL.366)** built ca. 1790 and two 2-story Federal-style houses at **25 Towne Street (NAL.392)** and **61 Towne Street (NAL.322)**.

First Congregational Church (NAL.4) *in Old Town, 675 Old Post Road, built in 1828, which replaced the original First Congregational Meeting House built in 1710.*

The first schoolhouses in Attleborough were built beginning in 1804; or at least the early records do not record any prior to that year. By 1827, school districts, and committees to govern them, had been established. These committees received and dispersed money for the schools, decided on a uniform list of text books, and contracted teachers to hold classes. Children from the ages of 4 to 16 years were educated. In 1800, the population in Attleborough, including North Attleborough, was 2,470 individuals, a number that jumped to 3,055 by 1820.

Holmes Schoolhouse No. 2, NAL.8*, ca. 1848, 615 Hoppin Hill Avenue, south elevation.*

Early Industrial Period (1830–1870)

Extensive industrial development was the hallmark of the Early Industrial Period in Attleborough, with the focus of development along both the Seven Mile and Ten Mile Rivers. In the North Attleborough section of the town, residential and industrial growth continued at the village centers of North Attleborough in the north and Attleborough Falls in the center, though little or no growth occurred in the Old Town area to the southwest, as depicted on the 1850 town map (map I-41). Several tanneries, nail factories, an iron ore quarry, and a cigar manufacturer also operated in the town, though it was the jewelry industry that would be the biggest success. No independent population figures are available for North Attleborough from 1830 to 1870, but the combined inhabitants in all of Attleborough nearly doubled during this period, from 3,215 in 1830 to 6,904 in 1870. Construction of the Boston and Providence (B&P) Railroad (1832–1835) provided easier access to markets than the turnpikes or rivers. The railroad traveled from Providence to Boston, entering the south end of Attleborough from Seekonk, east of Hebronville, and continuing northeast, passing west of Dodgeville, and crossing and re-crossing Ten Mile River before reaching a station at Attleborough Depot, southeast of Attleborough Falls. The railroad then

continues northeast out of Attleborough and into Mansfield. The B&P operates today as part of Amtrak's Northeast Corridor.

Jewelry was a booming industry from the 1850s through the 1870s. By 1858, North Attleborough and Attleborough boasted 23 jewelry manufactories that supplied wares to both domestic and foreign markets. All manner of gold, silver, "fire-gilt," electro-plating, and nickel jewelry; plated chain (both rolled and flat); bracelets, rings, "drops," studs, shawl and scarf pins, and sets; coin silver; sleeve and collar buttons; "curb-chain"; plated vest chains; album and Bible clasps; swivels;

> Attleborough area is one of the "chief places where [the jewelry] industry flourishes" in the country
> *(Hurd's 1883 History of Bristol County, Massachusetts)*
>
> Attleborough, Massachusetts is "the birthplace of the jewelry industry in the United States." (*Guyot Brothers Company 2017)*

novelties; "fancy brass work"; "swedged goods" (hammered into shape); and "fancy goods" were manufactured. Products were sold locally and domestically, and also exported to Europe and Japan. Some of the jewelry manufacturers were forced to close during the Civil War since they could collect no money on goods sold, while others continued working through the war by adapting to the times and making war badges, military buttons, and brass chain for the soldiers.

At least 11 cotton mills also operated in Attleborough during the Early Industrial Period. Many of these mills made the most of the power-loom (which was applied to cotton materials as early as 1815) by making "domestic braids." By 1848, cotton mills were producing not just cloth, but shoe laces, stearin candle-wicking, and braided coverings for hoop-skirts. Prior to the Civil War, the American cotton manufacturers had to compete with the superior quality of the imported German and English cotton braids. However, once the war started, the imports from Europe were cut-off, and American manufacturers of cotton braid had a much easier time selling their goods. After the war, Attleborough factories were turning out worsted, cotton, and silk braids of the finest quality that enjoyed extensive sales all over the U.S. Braided silk, linen, and cotton fish-lines and pure mohair goods made from the best imported mohair were added to the cotton industries repertoire. Although textile production, as in other Massachusetts towns, began to decline in the late 1800s, the area more than made up the difference in jewelry manufacturing.

Agriculture, while still an occupation for many townspeople, became less and less important to the local economy. An examination of the 1855 Massachusetts census suggests that the average farm size was between 30 and 40 acres, a relatively small operation oriented more toward local markets than to regional or national destinations. In 1867, the town voted to build two high schools: one at Attleborough and one at North Attleborough. Between 1867 and 1883, appropriations for schools tripled. The state abolished the old school districts and selected sites on which to construct the two new high school buildings in 1881 and 1882.

Constructed in 1849, the Richards Estate at 240 Elm Street (NAL.2), an Italianate mansion, was recorded with the MHC in 1977 The property is eligible to the National Register and also possesses a rich archaeological component (NAL-HA-4) recorded in 2002. Archaeological testing documented a cellar hole, a retaining wall, a spring, a nineteenth century artifact assemblage, a

trash mound, and as several outbuildings that included a green house, an outhouse/privy, and a barn/carriage house.

Late Industrial Period (1870–1915)

During the Late Industrial Period, there was considerable expansion of the village of North Attleborough, with almost total infill of the area bounded by Broadway/Chestnut/South and West Streets by 1895, as depicted on the 1878 bird's eye view (Appendix E). The 1880 town map depicts the four major residential, commercial, and industrial centers in the North Attleborough section of the town, including North Attleborough Village, Attleborough Falls, Old Town, and Adamsdale, with the Attleborough Branch Railroad connecting the North Attleborough and Attleborough Falls villages south to the Boston and Providence Railroad main line (Appendix E).

The Attleborough Branch Railroad opened in 1870, connecting Attleborough Depot with North Attleborough to the northwest. Several other branches soon followed, including the Boston and Providence and Taunton Branch (1871) and the Walpole and Wrentham Branch from Whiting Pond to Lanesville (later known as just Adamsdale). Street railways were also established along Elm Street and Washington Street in North Attleborough Village. The 1895 map of North Attleborough Village depicts the railroad and street railway system along with residential, commercial, and industrial infilling that had occurred by that time (Appendix E). In 1903, a rail line was constructed between North Attleborough and Adamsdale villages, and the Attleborough Branch was converted into a trolley line.

In the late 1870s or early 1880s many jewelry firms in North Attleborough moved south, and by 1895 the Attleboro jewelry production had overtaken that of North Attleborough for the first time. This expansion to the south has been attributed to the construction of the Attleborough Branch Railroad by local manufacturers.

Nevertheless, the jewelry businesses in North Attleborough continued to build important factories during this period, primarily in the downtown and Attleborough Falls areas. The **H. F. Barrows Manufacturing Company Building (NAL.62), 102 South Washington Street**, was constructed in 1905 in the Romanesque style for Henry F. Barrows, proprietor of the gold-jewelry manufacturing firm. The Barrows Manufacturing Company Building was listed in the National Register in 2001.

***H. F. Barrows Manufacturing Company Building (NAL.62)**, 102 South Washington Street, east elevation.*

In the North Attleborough Town Center Historic District, the Bosworth Machine Company constructed an **Italianate-style factory (NAP.113)** at 4 Bruce Avenue in 1877. The company was owned by Pliny Bosworth and built machinery and jeweler's tools. In Attleborough Falls, the B.S. Freeman Jewelry Company built a wood-frame, Second Empire-style factory (NAL.1) at 35 Robinson Street (NAL.1).

There are also clusters of factory owner and manager's homes and workers' housing in Attleborough Falls. Owners' and managers' houses in Attleborough Falls were typically large, wood-frame homes built in the Queen Anne style, such as the **Samuel D. Mason House, 204 Commonwealth Avenue (NAL.316;** ca. 1880); the **Edwin L. Evans House, 212 Commonwealth Avenue (NAL.317**; ca. 1890); and the **Frank M. Sturdy House, 234 Commonwealth Avenue (NAL.318**; ca. 1885). All three of these examples contribute to the Commonwealth Avenue Historic District listed in the National Register in 2003. Modest workers' housing is primarily located on Commonwealth Avenue and Towne, Freeman, and Cottage streets. These resources have been documented in the **Cottage-Freeman Historic District** and the **Commonwealth Avenue Historic District**, both listed in the National Register in 2003, and the *Attleborough Falls Historic District* listed in the National Register in 2004.

***Cottage-Freeman Historic District**: (L–R) 68 Freeman Street (NAL.354), 72 Freeman Street (NAL.355), 76 Freeman Street (NAL.356), and 80 Freeman Street (NAL.358), view southeast.*

***Commonwealth Avenue Historic District**: Samuel D. Mason – Henry J. Pontbriand House, 204 Commonwealth Avenue (NAL.316), looking northwest.*

***Commonwealth Avenue Historic District**: Richard Robinson – Robert F. Simmons House, 188 Commonwealth Avenue (NAL.315), looking northwest.*

North Attleborough became a town separate from Attleborough in 1887, by a thin margin of 23 votes (665 to 642). The residents of Attleborough were in favor of a town division because they believed:

> *"The municipal interests and prosperity of the town and the public welfare of its inhabitants on account of our greatly increased population and diverse interests cannot now be as carefully guarded and intelligently considered as in the past, therefore…we recommend that the town be divided into two parts, one of which shall include, and be known by the name of North Attleborough, and the other or remaining part as Attleborough."*

The 1895 map of North Attleborough depicts the newly formed town with its two primary village centers in North Attleborough and Attleboro Falls, and Old Town and Adamsdale to the southwest (Appendix E). Attleboro Falls had experienced substantial residential and commercial infilling along Commonwealth Avenue from Reservoir Pond east to North Avenue and the Fairgrounds near the town boundary with Attleborough by this time.

Early Modern Period (1915–1940)

In the Early Modern Period, North Attleborough's economy continued to expand, particularly in the jewelry industry. The expansion of the industry, led by Evans Case Co. (established in 1916), which later became the L. G. Balfour Co. and the Jostens Co., led to economic growth slowed only briefly by the Great Depression in the 1930s. During this period, no new jewelry plants were built, and the only other local industries of concern in the town were the Webster Co. on Broadway and the Mason Box Co. Residential constructions continued in the 1920s in the town center, especially

at Grant and Smith Streets east of Washington, south of the town center along South Washington, and along Broadway west of the town center.

Wallace D. Kenyon House (NAL.274), *233 South Washington Street, 1923, in South Washington Street Historic District (NAL.C), looking*

Institutional constructions during this period include a number of religious institutions (Sacred Heart Church and School, 1923; Grace Episcopal Church, 1931) and the North Attleborough High School (1918). East Washington Street, completed in 1931, shifted the retail trades from the old downtown area to other parts of Town, though the population centers and villages (such as downtown, Attleborough Falls, Adamsdale, and Old Town) remained much the same as in the

Grace Episcopal Church (NAL.5), *104 North Washington Street, in North Attleborough Town Center Historic District (NAL.A), looking*

eighteenth century, until after World War II. Buildings constructed in the early twentieth century represent common styles, including Colonial Revival, Classical Revival, and some Art Deco and are dominant in the downtown area. The North Attleborough Main Branch Post Office, 30 South Washington Street (MHC #NAL.75), was built ca. 1915 in the Colonial Revival style. The Colonial Revival-style Marmaduke Mackreth Building at 32 Mason Avenue (MHC #NAL.84), was built as a police facility and emergency room in 1939–1940 by the Works Progress Administration. The police facility was moved to the H. F. Barrows Manufacturing Company Building, which was renovated in 2004. One of the few Art Deco-style buildings in downtown North Attleborough is the Slotnik Building, 47 North Washington Street (MHC #NAL.80), constructed in 1927 and still exhibits cast concrete columns and stylized frieze above the storefronts.

Mid-Century Period (1940–1970)

During the Mid-Century Period, the jewelry industry in North Attleborough was comprised of fewer companies (e.g., Balfour Plant no. 2 and Jostens), but producing a much higher value of manufactured goods. The addition of public water to Kelley Boulevard after World War II opened the east area of the town to development; however, the most transformative piece of infrastructure was the construction of Interstate 95 in the early 1960s, which shifted the Town away from its agricultural roots. Construction of major transportation corridors, including Interstate Routes 95 and 295 and the commuter railroad to Boston, led to suburban development throughout the town, linking it to the greater Providence metropolitan area.

Several civic-minded projects were completed during this period, including the construction of the World War II Memorial Pool in 1951 at the northwest corner of the municipal park at the corner of South Washington and Bank streets and the development of World War I Memorial Park and Zoo on “Sunrise Hill” on the east side of Elmwood Street, dedicated in 1970.

World War II Memorial Pool, constructed in 1951, main entrance elevation, 446 Elm Street.

World War I Memorial Park and Zoo on "Sunrise Hill," 365 Elmwood Street, main entrance gate and sign, dedicated in 1970, view northeast.

Contemporary Period (1970–Present)

The Contemporary Period has included a continuation of the steady suburban development that began in the 1960s, although a suspension on adding homes to the town sewer from 1973 to 1981 caused an increase in the construction of single family homes built on septic systems, and almost no multi-family homes were built. The central core of North Attleborough has remained largely intact, but extensive highway strip development and commercial shopping centers have increasingly defined the southern and eastern portions of the town since the 1970s along South Washington Street (Route 1), including the Emerald Square Mall at the junction of Route 295 and Route 1, and extending to Route 95 along Elm Street and Commonwealth Avenue through Attleboro Falls. In other parts of the town, since 1985, suburban subdivisions and industrial parks have overtaken land once used as forest or for agriculture. Agricultural production is almost non-existent today in the town, although there are some small-scale nurseries scattered throughout the southern part of town.

As the end of the twentieth century approached, the population booms of greater than 20% in the 1960s and 1970s, dwindled to 13% by 1980, then rose 18.6% in 1990. In 2000, the town's population had increased only 8.4% and then only 5.8% in 2010. As of 2016 the town's population has decreased 8.6%, which could in part be the result of stagnating growth in the local and state economies as well as the continued downsizing of the jewelry industry in general in the Attleboroughs.

North Attleborough's Population Totals 1880–2016

Year	Population	% Change
1880	4,624	–
1887	7,100 (estimated)	53.5%
1890	(records destroyed by fire)	–
1900	7,253	2.0%
1910	9,562	31.8%
1920	9,238	-3.4%
1930	10,197	10.4%
1940	10,359	1.6%
1950	12,146	17.2%
1960	14,777	21.6%
1970	18,665	26.3%
1980	21,095	13.0%
1990	25,038	18.6%
2000	27, 143	8.4%
2010	28,712	5.8%
2016	26,282	-8.6%

A timeline of North Attleborough's history is provided as Appendix D.

Historic Preservation Planning in North Attleborough

North Attleborough has a long and rich history of historic preservation planning that began in the early twentieth century and continues today. Four groups in the Town are involved in the stewardship of historical resources: the North Attleborough Historical Society, the North Attleborough Historical Commission (Town), the Fire Barn Preservation Society, Inc., and the Mount Hope Cemetery Association. Several Town Boards and Departments also assume responsibility for Town-owned historic properties, including the Board of Selectman, the Parks & Recreation Department, and the School Department, and other Town committees and boards make decisions that affect historic properties. Below is a summary of the historical development and role of these private groups and municipal entities, along with a description of state and Town planning documents that contribute to historic preservation in the Town.

North Attleborough Historical Society

The North Attleborough Historical Society (NAHS) was established by vote of its original 21 members on November 15, 1927. Article 1 of the Society's by-laws formally identifies their main objectives to

- study, collect and preserve historical records, traditions, and relics relating to the history of North Attleborough and its people;
- promote the study of local conditions; and
- to interest and unite the townspeople in a finer, public spirit and a better social order, through a fuller understanding of the traditions and history of the community.

Early activities of the members involved preparing and presenting papers on various historical figures and places in the town and placing historical signage at the "old" Power House in Old Town. Early meetings were held at the "old Garrison House" on North Washington Street, but by 1932 the Society had moved to the "old Page House" on South Washington Street, which had been donated in 1931 by Mrs. Ellen L. Mason. The local historical building was converted to the Society's headquarters and was opened to residents and visitors in October 1933 to view collection displays donated by local families. At the same time and throughout the 1930s and 1940s, several well-known avocational archaeologists in southeast Massachusetts, including Dr. Maurice Robbins and Clarence Green, were collecting Native American artifacts throughout Attleborough and North Attleborough and were often invited to speak about their discoveries at the Society's monthly meetings.

In the 1930s and 1940s, NAHS historic preservation initiatives in the town, outside of collections management, included rehabilitating the Powder House, assembling papers related to persons and places of historical interest (most of which were presented to the members at monthly meetings), managing the grounds of the North End Burial Ground, restoring the historical Angle Tree Stone monument and place, and presenting the town with a tablet marking the site where the first jewelry was manufactured in the United States.

In 1945–1946, the NAHS collected records on two other historical buildings: Barden Hall and a house known locally as the "Lightning Splitter." In 1947, they created a questionnaire to collect

biographical data on local residents, modeled after one used by the RI Historical Society at the time. Throughout the 1950s, the NAHS focused mainly on the preservation and display of its artifact collections and on the care and maintenance of its headquarters building. In November 1960, the members renewed their interest in the Angle Tree Stone monument. Several volunteers inspected its condition and made recommendations for its preservation. Other NAHS members discussed the importance of dating old houses in the town and identifying "old jewelry factories" for possible preservation.

> "I point with satisfaction to the growth of membership which illustrates the general interest of the townspeople."
>
> *(Alfred W. Jones, President, North Attleborough Historical Society, Annual Report, June 16, 1964)*

In June 1964, the Woodcock-Garrison House, then known as the Hatch House, on North Washington Street, was offered to the NAHS for its new headquarters. The first meeting was held in the new headquarters on December 10, 1964. New collections were displayed in the house, which the Society opened to the public on holidays and certain days during the summer. Open houses were still held at the old headquarters on South Washington Street, although all Society meetings were permanently moved to the Woodcock-Garrison House by the spring of 1965. During this time, the NAHS considered purchasing the "old forge" on the east side of the railroad embankment on South Washington Street, which was scheduled to be demolished by the town, since it was reportedly used by the jeweler known only as the "Frenchman." The NAHS meeting minutes are unclear as to whether this purchase was actually made or what happened to the "old forge" site at that time. In August 1966, the NAHS donated money to the North Attleborough Jaycees to help restore historical points of interest in the town, including placing a marker leading to the Draper/Mann Burial Ground off Draper Avenue in Old Town.

In October 1966, the Nolan Property adjoining the Woodcock-Garrison House lot came up for auction and, in February 1967, the NAHS voted to purchase the land and buildings for use as a new larger assembly-meeting place. The old headquarters at South Washington Street was sold in June 1968 and plans moved forward to tear down the "old Nolan house" next to the Woodcock-Garrison House to make room for the Adamsdale schoolhouse (its current location). In the mid-1970s the NAHS membership became involved in tours of historical 'sights" in the town in conjunction with plans for the town's Bi-Centennial events, and participated in the early third grade curriculum program on local history. Students began spending one day a year at the schoolhouse and visiting the Woodcock-Garrison House (events that continue today). In 1980, the NAHS donated money to enclose the Angle Tree Stone in a bulletproof two-sided glass structure to protect and preserve it and appointed a restoration custodian to manage the donations.

Current Activities

Today, the NAHS continues to be dedicated to preserving the historic Woodcock-Garrison House and Adamsdale Schoolhouse on North Washington Street and to sponsoring local fund-raising events, including its annual May breakfast and holiday season food and crafts fair. The Woodcock-Garrison House and the Adamsdale School House are included in the town's school curriculum as part of the annual Third Grade "Tour of the Town" local history program.

North Attleborough Historical Commission

The North Attleborough Historical Commission (NAHC), with several original appointed members who were also members of the NAHS, has engaged in planning efforts to protect the town's historic character and architectural resources since the mid-1970s.

The NAHC was created by a vote of the Town Meeting on January 26, 1976, and is governed by Section 8D of Chapter 40 of the Massachusetts General Laws. Under Town By-law, Article VIII, Section 3 the Commission was established to consist of seven members appointed by the Board of Selectmen to serve overlapping terms of three years and two alternate members also appointed by the Board of Selectmen to serve terms of one year.

Local Historical Commissions are responsible for

- updating and expanding their historic property survey;
- nominations to the National Register for eligible properties;
- educating the public about historic resources;
- advocating for significant historic resources; and
- establishing and/or administering local by-laws and ordinances that protect historic resources.

Today there are over 450 local historic historical commissions and historic district commissions, operating as part of municipal government, that make up the majority of the preservation organizations in Massachusetts and are partnered with the Massachusetts Historical Commission in the management of historic resources.

The NAHC has the following mandated duties:

- to conduct research on places of historical or architectural value;
- to cooperate with the State Archaeologist in conducting surveys and reporting on sites;
- to coordinate with other preservation organizations;
- to keep accurate records of its meetings and votes, which are public information, and to file an annual report with the Town; and
- to maintain a membership of not less than three and not more than seven members, duly appointed by the Board of Selectmen.

In addition to these five responsibilities, the NAHC may undertake other activities for the purpose of preserving, protecting, and developing the historic and archaeological assets of North Attleborough.

Soon after its creation in 1976, volunteers with the NAHC began conducting the earliest formal building surveys in North Attleborough. These efforts resulted in the preparation of approximately 25 inventory forms, including some of North Attleborough's most prominent historic resources such as eighteenth- and early nineteenth-century churches, schoolhouses, cemeteries, residences, and the library. In the 1980s, NAHC volunteers and associated preservation consultants completed more than 220 inventory forms for North Attleborough properties. Between 1976 and 2009, the NAHC undertook a targeted effort to list the most valued properties and areas in the town with 15 National Register nominations, with most of the properties listed in the 1990s and 2000s. In 1979, the NAHC recorded one archaeological site as part of its inventory for the Old Town area and has

administratively supported the recordation of over two dozen additional sites as a result of state and privately funded professional archaeological investigations in the town.

As recorded in Annual Town Reports for 2006 to 2016, the NAHC has continued its diligent attention to the identification, preservation, protection, and development of the historical and archaeological assets of North Attleborough with survey and National Register nominations, guidance and comments to town boards and commissions, educational and outreach programs, and preservation of historic resources. The NAHC has worked closely with the MHC and town departments and collaborated with other historical organizations in town. To accomplish its goals, NAHC has actively sought and been assisted by many volunteers and has successfully reached out to the community for private financial sources to augment public monies.

Current Activities

Inventory and National Register Research and Nominations

These activities are ongoing, with a few properties added to the inventory (including the Central Congregational Church and the Mount Hope Cemetery) and a National Register listing (Codding Farm). Refer to *II. Investigations and Analysis*, *Inventory* and *National Register* for more information.

Preservation of Town-Owned Properties

- **Barrows Wall Clock** is the original factory clock purchased and restored with private funds, and the NAHC oversaw its reinstallation and dedication in the Barrows Building with its new use as the Town's police facility.
- **Holmes School** restoration as a "totally preserved" building has been partially MHC, Town, and privately funded and guided by architect's plans. Work on the exterior of the one-room schoolhouse has included repair and restoration of windows and the general building shell, and interior work has included wiring and lighting and finishes. Funds for the architect drawings, labor, and many items and labor have been donated by the public, including a former student at the school.
- **Holmes Memorial Hall** restoration work has been partially town-funded and included repair and restoration of windows based on architect's plans and an accessible ramp constructed in 2016 as an Eagle Scout project.
- **Powder House** roof replacement in the 1990s was done as part of an Eagle Scout project. Cleanup at this outdoor museum site was completed by NAHC members and volunteers.
- **Codding Farm** is an important historic agricultural property purchased by the Town in 2001. Refer to the description below for the *Codding Farm Barn, Reuse and Rehabilitation Feasibility Report,* prepared by The Roger Williams University Community Partnerships Center with the North Attleborough Historical Commission in 2013.
- **Draper/Mann Burial Ground**, a neglected burial ground, was considered when a private development surrounded it. With a private donation from a distant relative of the Mann family in 2009, the NAHC conducted a ground penetrating radar survey and prepared a preservation plan. The NAHC has promoted awareness and education for members, neighbors, and the media and has developed a plan for restoration work. It has recruited

volunteers for site cleanup and preservation support, and the Town-funded restoration work will begin in late 2017.

Draper/Mann Burial Ground

The NAHC has also worked on historic preservation efforts with the Massachusetts Department of Conservation and Recreation in the Angle Tree Monument Reservation, the smallest state park, to locate a sign, name the dirt access road, and host a public celebration event in 2016.

Demolition Delay Review occurs whenever the building inspector forwards a demolition permit request to the Historical Commission as required by the town's demolition delay by-law. Refer to *Chapter II. Investigations and Analysis, Demolition Delay* for a summary of activities.

Environmental Review has two components. Section 106 Review is a process triggered by Section 106 of the National Historic Preservation Act of 1966 for review of projects with federal funding, licenses or permits. Chapter 254 Review is a similar review under M.G.L. Chapter 9, sections 26–27C for projects with state funding, licenses or permits. The NAHC participates in these processes as an interested party and provides comments to the Massachusetts Historical Commission as part of the MHC's review and consultation process. The MHC considers input from local historical commissions an important part of their overall review. Project reviews have included a Chapter 40B housing project with new construction at the historic Theron Ide Smith Factory (also known as the Jeweled Cross building) on South Washington Street.

Proposed Cell Tower Construction requires approval by the Federal Communications Commission and review by the MHC. The NAHC worked with project proponents and the Zoning Board of Appeals to preserve the historic materials of the bell tower and weather vane at the First

Baptist Church and to address potential visual effects to more than 10 historic properties, including Holmes School and Holmes Memorial Hall, from a proposed installation at 493 Hickory Road. A proposed cell tower in the industrial park on John Deitsch Square that was not approved due to visual effects on historic homes on Kelly Boulevard was later approved at another nearby site, 87 John Deitsch Square. The NAHC also reviewed a proposed tower at 22 South Washington Street.

Archaeology Programming and Awareness is an ongoing activity of the NAHC tied to general education, the management of Town-owned cemeteries and historic sites, and local review of proposed projects that may affect known or potential archaeological resources. Information about the location of archaeological sites is protected by federal and state laws.

Outreach Activities have included coordinating and managing funds to beautify the downtown historic district with flowering planters hung from lamp posts. The downtown planter project known as "Flower Power" was funded and is maintained with private donations. Initially, local volunteers installed, watered, and removed the planters. This activity has been turned over to the Downtown Associates of North Attleborough, Inc. (DANA). The NAHC has also hosted information tables about its activities and ways for people to become involved at local events such as the downtown block party.

Education Programs are a key activity of the NAHC, including public presentations at major historic site in town, annual open houses at Holmes School and Holmes Memorial Hall, assembling and posting information about key historic properties on new NAHC pages on the Town's website, placement of signs at historic sites and districts, providing markers on historic houses, coordinating with an Eagle Scout project to add QR codes to National Register historic district signs, and a holiday historic house tour that helped fund restoration work at the Holmes School.

Volunteers whether recruited by the NAHC, involved through town seniors' programs, or those who come forward to assist with various activities have been essential to many projects in the NAHC offices and in the community. Knowledge of town history is not necessary to become a volunteer or member of the commission. The NAHC manages volunteers on a wide range of projects, including ongoing maintenance of historic properties, and in 2010 began the Volunteer in Preservation (VIP) Recognition Awards, although this program is no longer offered.

Codding Farm was the subject of a preservation study by the partnership of the NAHC and Roger Williams University (Bristol, RI) through the university's Community Partnership Program. The project studied the preservation of the Codding Farm barn on the 58-acre Codding Farm property at 217 High Street. In 2001, the Town purchased the Codding Farm, which was established in the early nineteenth century and remained in use until the late twentieth century. The farmhouse was built ca. 1833 and the outbuildings were built at various times in the second half of the nineteenth century and early twentieth century. The barn was built or rebuilt in 1918 for use as a dairy barn and was used until 1959 when the dairy farm ceased operations.

When the Town purchased the property in 2001, 8 of the 58 acres were set aside for recreation by the Park & Recreation Department and called Parcel A on paper (not formally recorded in land evidence records). The other 50 acres including the house and barn were designated Parcel B. A group of volunteers was organized to rebuild the barn under the non-profit name "Friends of The

Codding Farm." In 2006 the NAHC, with the support of the Board of Selectmen, applied to the MHC for a survey and planning grant for Parcel B, but it was denied because the parcel was not listed on the National Register. The MHC considered the Codding Farm and its buildings to be a "rare and remarkable example of surviving New England architecture" and they provided separate assistance and funding to the town for the preparation of the National Register nomination. In 2009 the National Park Service listed Parcel B in the National Register. Unfortunately, since that time the barn and house continues to fall into disrepair, including vandalism to historic elements in 2011.

As a step toward the historic preservation of the barn, the NAHC has been working with the Board of Selectmen to determine new uses for the land and buildings, and in 2013 the NAHC submitted a reuse and rehabilitation study of the Codding Farm barn to the Community Partnerships Center (CPC) at Roger Williams University. The Roger Williams University School of Architecture, Art History and Historic Preservation approved of the project in coordination with the Roger Williams University Community Partnerships Center. The research was completed with the full cooperation and support of the NAHC. The resulting report contains an existing conditions assessment, a scope of work for rehabilitation treatments and a suggested new design that accommodates the programming desired by the community partner. The short-term priority of the NAHC as a result of this project is to conduct selective site demolition, stabilize the structure, and seal the barn from further vulnerability to vandals and natural elements.

Town-Wide Planning Documents

The NAHC has also been involved in the preparation of several important Town-wide planning documents that involve historic preservation goals and initiatives, including short- and long-term action plan items. These documents are discussed in more detail below.

Fire Barn Preservation Society, Inc.

The North Attleborough Fire Barn Preservation Society, Inc. is a 501 (c) 3 non-profit corporation that is solely responsible for the upkeep and maintenance of the Falls Fire Barn, constructed in 1893 and added to the National Register of Historic Places in 1982 through the efforts of the NAHC. The Society depends solely on donations from the public to aid in their preservation efforts, which include accepting donations and loans of private collections for curation and display and operating the Fire Barn as a local museum. The Society also maintains a collection of historical maps, photographs, manuscripts, etc., which it makes available for local research by appointment. The Fire Barn building is located in the village of Attleborough Falls at 100 Commonwealth Avenue, and it was an active fire station until 1976, when it was replaced with a station built on Kelley Boulevard (Route 152). The Fire Barn museum is included in the town's school curriculum as part of the annual third grade "Tour of the Town" program. Each student sees first-hand the diverse culture and history of the town of North Attleborough.

Mount Hope Cemetery Association

The Mount Hope Cemetery is a private, non-sectarian, not for profit cemetery, overseen by volunteer trustees. The cemetery was consecrated in 1850 and continues in active use today. In 1999 the grounds were officially designated an Arboretum, joining the membership of the

American Association of Botanical Gardens & Arboreta (AAGBA), which sets the standard for over 400 public gardens across the country. The designation of the Cemetery as an arboretum supports the Association's commitment to preserve and protect the Cemetery's natural beauty and historic qualities. The cemetery's arboretum is maintained with the help of the North Attleborough Angle Tree Garden Club.

Town Boards and Departments

There are several Town Boards and Departments that have assumed responsibility for the preservation, management, and maintenance of Town-owned historic properties. They include: the Police Department (H. F. Barrows Building, NAL.62, current Police Station); the Board of Selectmen (Codding Farm House and Barn, NAL. 405; Powder House, NAL.909); the Library Board of Trustees (Richards Memorial Library, NAL.7); the School Department (e.g., High School, NAL. 102; the John Woodcock Administration Building, NAL. 103; and Falls Elementary School, NAL.319); and the Park & Recreation Department (e.g., the World War II Memorial Pool, Civil War Monument, World War II Memorial, Brady Field, and Simmons Memorial Park). The Park & Recreation Department is also the steward of the Woodcock Garrison House Burial Ground, NAL.800. The Planning Board, Conservation Commission, and Building Commissioner also have responsibilities in preserving North Attleborough's historic resources and character through regulatory review, as discussed in Section II. Appendix A provides a complete list of the Town-owned properties and which Town Board and Department, including the NAHC is responsible for their oversight.

Historic resources may also be affected by decisions made by Town boards and commissions that review projects on privately owned land. The Planning Board and Zoning Board of Appeals, for example, may review new construction projects in undeveloped areas that have the potential to contain archaeological resources, or redevelopment and reuse of historic buildings. As discussed in Sections II and III, the NAHC can and does provide input on how these projects may impact historic resources.

Surveys and Planning Documents

The following is an overview of the survey reports and planning studies prepared for North Attleborough, which have direct or indirect implications for historic preservation planning and include recommendations set forth specifically for historic and archaeological resources. Also discussed are statewide planning efforts that include North Attleborough. The Town has implemented some of the recommended strategies but others are outstanding and should be considered if still relevant.

Town of North Attleborough Open Space Plan, 1985

The 1985 Open Space Plan was prepared by the Town as an update to the 1977 open space plan. [1] The 1985 plan was designed to identify and plan for the conservation and recreation resources of North Attleborough. The plan included a detailed description of the town's physical characteristics, its population and the infrastructure of roads, water, and sewer lines. The plan also

[1] A copy of the town's 1977 Open Space Plan could not be located as of the writing of this document.

included an analysis of 62 public and private open space parcels. Goals for future open space planning included the protection of scenic and historic resources. The 1985 plan discussed the necessity for historical places to be included in planning for open space in recognition of the need to protect the town's link to the past. The plan contains a map and table of the 21 most significant historical resources identified in the town at that time: 12 individual buildings, 2 multiple resource areas (compound and district), 1 monument/marker, and 6 cemeteries. All 21 of the historical resources are presently included in the MHC's individual resources and historic district inventory lists for North Attleborough. The 1985 Plan also notes that this is not a complete listing of all historical resources inventoried by the town, which probably included some archaeological sites although none are called out in the 1985 plan. For example, the Old Town area contained one inventoried archaeological dam site (NAL-HA-1) recorded by the NAHC in 1979. Three of these resources had been listed in the National Register by the time the plan was prepared Angle Tree Stone [listed in 1975], Falls Fire Barn [listed in 1982], and Downtown District [listed in 1985]. There were no archaeological sites or sensitive areas mentioned, although the 1985 Open Space Plan identified the "red rock outcroppings" near Cumberland Avenue as a natural resource unique to the town and southeastern Massachusetts. The "red rock outcroppings" have since been linked to significant pre-contact Native American sites in North Attleborough where chipped-stone tool assemblages are made of the distinct "Attleboro Red" felsite volcanic rock.

The 1985 Open Space Plan goals included protecting the heritage of the town through the preservation of scenic and historical areas, with the objective to identify, protect, and where necessary, restore or rehabilitate historic buildings and areas to enhance their meaning and contribution to the quality and diversity of the community. Historical resources are not addressed, however, in the Action Plan section of the report.

Town of North Attleborough Master Plan, 1991

The 1991 Master Plan was prepared by the North Attleborough Planning Board over a period of four years as an update to the North Attleborough Comprehensive Community Plan (or Master Plan). [2] The 1991 Master Plan provided an in-depth analysis of project growth conditions, adequacy of public facilities, traffic and roadway conditions, environmental conditions, demographics, protection of important natural resources, and maintaining economically viable open land. Historical sites were addressed in the category of natural resources, with the stated goal of taking action to conserve and protect the town's natural resources, including water resources, unique nature areas, and scenic and historic sites. The 1991 Master Plan reproduced the same inventory of 21 historical resources deemed to be the most significant in the 1985 Open Space Plan, "some of which are mentioned in the 1981 MHC Reconnaissance Survey report for North Attleborough." Natural resources having pre-contact Native American site associations identified in the 1991 plan again include the "red rock outcroppings" near Cumberland Avenue that are unique in southeastern Massachusetts.

The 1991 Master Plan contained the following recommendations relating to historic resources:

- the town should consider adopting a local wetlands protection by-law with provisions for culturally and historically significant areas; and

[2] A copy of the town's first Comprehensive Community Plan could not be located as of the writing of this document.

- the town should adopt a historic district in conjunction with the ongoing efforts of the North Attleborough Historical Commission, which has been active over the past twelve years developing a site map and inventory of sites. A historic district can help to preserve the cultural integrity of the town as it continues to grow. It was noted that the Old Town district had recently been listed on the National Register.

Town of North Attleborough Conservation, Recreation, and Open Space Plan, 2000

The 2000 Conservation, Recreation, and Open Space Plan was prepared by the North Attleborough Open Space Committee over a period of three years as an update to the 1985 Open Space Plan. The plan addressed a number of items focused on the responsible management of natural resources and the conservation, preservation, and recreation needs of North Attleborough. This is the first Town-wide planning document produced by North Attleborough that addresses "cultural and historical areas" and speaks directly to the history, culture, and character of the area being reflected in its buildings, structures, and archaeological sites, the latter mentioned for the first time in a town planning document. The 2000 plan reports that the diligence of the NAHC resulted in ten individual properties and districts being listed in the State and National Registers, 332 properties in total. In the spring of 2000 the NAHC completed the National Register nomination form for the Barrows Building, located in the Town Center Historic District. The Barrows Building had been listed as one of the "Ten Most Endangered Historical Resources" in the Commonwealth. The building was purchased by the Town and at the time of the 2000 plan was being considered as a new home for the North Attleborough Police Department.

The 2000 plan recommended that the Town retain the services of a professional consultant to assist in identifying and documenting archaeological and historical sites. Technical assistance to communities was available at that time through Historic Massachusetts, with whom the Town had recently worked on the Barrows Building project. The plan addressed cultural resources in its goal to prevent the loss of the rural qualities of the Town. Specifically, the plan supported the development of regional projects that sought to "preserve historical, cultural, and natural resources, and to develop greenways and other linkages."

The 2000 Open Space Action Plan recommended establishing a regional committee to work with neighboring communities on issues of cultural, historical, geological, conservation, and archaeological importance. The responsible parties for this action were identified as the Board of Selectmen, Town Departments, and Neighboring Communities. The implementation timeframe was to be ongoing. The 2000 Open Space Action Plan also recommended the installation of educational signage along multi-use trails and at areas of historic and natural significance. The Park & Conservation Commission and the Historical Commission were designated to take the lead on this recommended action, with implementation from 1999–2002.

Town of North Attleborough Conservation, Recreation, and Open Space Plan, 2013–2020

In 2013 the Town of North Attleborough Open Space Committee updated its 2000 Conservation, Recreation, and Open Space Plan, with the assistance of Ann Chapdelaine of the NAHC and Edward Bell of the MHC for the sections pertaining to historic preservation planning and cultural resources. Since adoption of the 2000 plan, the Town had experienced significant and unprecedented growth, which according to the Mass Audubon Society, as of 2005, resulted in North Attleborough being ranked #1 in the state for acres developed per square mile. With the increasing pressure for growth into the remaining undeveloped areas, the Town realized it was important for them to take action and implement a plan for smart development and preservation of open spaces. The Town defines "Open Space" in the plan as "public and privately owned undeveloped lands which are important for a variety of reasons, including recreation, agriculture, forestry, or simply because of their scenic qualities or contribution to the overall character of the town."

With the 2013 plan update, the Town continued to recognize its growing population, fewer financial resources with which to operate, and more competition for those remaining financial resources. The Town's commitment to addressing future open space, conservation and recreation needs was confirmed through a series of Action Plan goals and objectives. While the current 2013 plan focuses primarily on the community's open space and recreational needs through the year 2020, the Town also identifies the need to prioritize areas for preservation that include both natural and historical resources. One of the stated open space, conservation, and recreational Action Plan goals is to "prevent the loss of the rural, cultural and historical qualities and assets of the Town." The following three objectives are identified as part of this goal:

- to support the preservation of open space through various traditional, innovative and creative means;
- to promote cultural and historical preservation and renovation projects; and
- to identify and preserve significant archaeological resources.

The 2013 plan provides an abbreviated list of historic resources in North Attleborough that includes individual properties, such as the Fire Barn on Commonwealth Avenue, and districts such as the Attleborough Falls Historic District at Mt. Hope and Town streets that contains 72 individual buildings. Several historic resources, including the Barrows Building on South Washington Street have been recognized as significant through the efforts of the NAHC. The 2013 plan recognizes the NAHC as very active in the community and a driving force in designating a large number of surviving structures that are of historical and architectural significance to the town. The NAHC continues to pursue State and National Register designation of historic districts and properties, most recently Codding Farm in 2009. Historic buildings, structures, and sites provide the community with a continuing sense of its past and a tangible, visual example of its heritage. The NAHC has worked with the Public Works Department to design, fabricate, and install historical signs to replace deteriorated or missing signs, and to recognize new sites: Woodcock Burial Ground, Paine Cemetery, Carpenter Cemetery, Powder House, Angle Tree Stone, boundaries of the Old Town Historic District on Old Post Road, and the Codding Farm on High Street. The NAHC would like to link trail development in the town to its many historical resources in, and

immediately around, the downtown area, in an effort to allow greater access to and increase awareness of the town's cultural and historical assets.

The 2013 plan discusses known archaeological resources and the potential for unrecorded archaeological sites to be present within North Attleborough. It emphasizes the presence of important volcanic rock outcrops of Attleboro Red Felsite, which was highly favored by Native Americans for stone tool manufacture during the Pre-Contact Period. One of the most significant archaeological sites discovered during an archaeological survey for a private development project in the town is a Native American felsite quarry that was used almost 5,000 years ago. The 2013 plan recommends that the quarry site and other significant archaeological sites should be proposed for land acquisition and preservation.

The plan also recommends a Town-wide reconnaissance archaeological survey to identify areas that are likely to contain important archaeological sites to assist town planners and residents to make informed decisions about land development or acquisition proposals. The reconnaissance survey would include a map of archaeologically sensitive areas similar to models created for other Massachusetts communities. The plan highlights the future community uses of the 58-acre Lestage Property (High Street parcel) and the consideration of potential cultural and historic interests as part of the town's planning process.

The 2013 Conservation, Recreation, and Open Space Plan contains a seven-year action plan that includes the following specific recommendations to promote cultural and historical preservation and renovation projects, identify the parties and partners responsible for implementing these recommendations, and specify the timeline for implementation:

- Action: The community should prepare and adopt a Historic Preservation Plan in order to determine new and update old priority projects.

  Local Lead & Partners: Historical Commission and other related municipal departments as necessary; federal, state, and local partners (MHC, DCR, etc.)
  Implementation Year: 2013–2014

- Action: Consider adopting the Community Preservation Act to fund potential historic restoration, acquisition, planning, preservation, and related priority projects.

  Local Lead & Partners: Selectmen, Park & Recreation, Historical Commission, Conservation Commission, Community Preservation Coalition, Trustees of Reservations

  Implementation Year: 2013–2014

- Action: Highlight the scenic, cultural, and historical assets of the Town as a true regional resource for social and cultural opportunities; look to restore and revitalize the historic and cultural core; and continue the historic signage efforts to promote and link cultural and historical assets.

Local Lead & Partners: Selectman, Conservation Commission, Park & Recreation, Historical Commission, Historical Society, Taunton Heritage River Program, DCR Heritage Landscape Program, others.

Implementation Year: 2013 and ongoing burial

- Action: Assess the feasibility of projects that retain local historical landmarks, cultural links, and regional connections (e.g., kiosk to commemorate Columbia Field and the "Little World Series"; the relocation of Adamsdale Depot building to a transportation hub; creation of a regional "Powderhouse Trail" in the Greater Attleboro Area; revisit the idea of the "Gee Whiz" trail between the Attleboros; more markers for local historical sites that are not otherwise well known).

  Local Lead & Partners: Historical Commission, Historical Society, Conservation Commission, Park & Recreation, Public Works, MHC, DCR, MassDOT, SRPEDD, GATRA, Planning Board, Selectmen, National Park Service Rivers and Trails Assistance Program, City of Attleboro, Town of Plainville

  Implementation Year: 2013 and ongoing

- Action: Adopt measures to protect areas of potential cultural and archaeological sensitivity within the town boundaries (look at the Medfield Historical Commission's Archaeological Advisory Committee's guidebook as an example).

  Local Lead & Partners: Appropriate municipal boards and commissions in conjunction with the Historical Commission, MHC, DCR, and others as appropriate and necessary

  Implementation Year: 2013 and ongoing

North Attleborough Master Plan, August 2014

North Attleborough's 2014 Master Plan prepared by VHB, Inc. focuses on seven specific "issue areas": land use and zoning; housing; economic development; open space and recreation; natural, historic, and cultural resources; transportation; and public facilities and services. Section 6 speaks directly to protecting cultural (historical and archaeological) resources, all sections of the Master Plan discuss preserving the town's historical character and heritage in some respect. As addressed in previous planning studies, the preservation of places of historical value and buildings of historical and architectural interest has consistently been considered an important attribute of living in North Attleborough. Section 6 of the Master Plan reiterates the Town's strong commitment to preserving its cultural and historic resources, reflected in its buildings, structures, and sites, and to preventing significant resources from being destroyed, changed beyond recognition, or encroached by incompatible structures as the Town grows and develops.

The 2014 Master Plan adopted the goals and objectives pertaining to cultural and historic resources that are set forth in the 2013 Conservation, Recreation, and Open Space Plan, discussed in detail above, and adopted the 2013 seven-year Action Plan recommendations for historic and cultural

resources (HR). The responsible parties list provided in the 2013 Action Plan was refined as was the time period for implementation (in years), as follows:

- HR-1: The community should prepare and adopt a Historic Preservation Plan in order to determine new and update old priority projects.

  Implementation Time Period: 1–2 years

  Responsible Party: Historical Commission

- HR-2: Consider adopting the Community Preservation Act to fund potential historic restoration, acquisition, planning, preservation, and related priority projects.

  Implementation Time Period: 3–5 years

  Responsible Party: Board of Selectmen, Conservation Commission, Historical Commission, and Planning Board/Town Planner

- HR-3: Highlight the scenic, cultural, and historical assets of the Town as a true regional resource for social and cultural opportunities; look to restore and revitalize the historic and cultural core; and continue the historic signage efforts to promote and link cultural and historical assets.

  Implementation Time Period: 2014 and ongoing

  Responsible Party: Historical Commission, Board of Selectmen, Conservation Commission

- HR-4: Assess the feasibility of projects that retain local historical landmarks, cultural links, and regional connections (e.g., kiosk to commemorate Columbia Field and the "Little World Series"; the relocation of Adamsdale Depot building to a transportation hub; creation of a regional "Powderhouse Trail" in the Greater Attleboro Area; revisit the idea of the "Gee Whiz" trail between the Attleboros; more markers for local historical sites that are not otherwise well known).

  Implementation Time Period: 2014 and ongoing

  Responsible Party: Historical Commission, Board of Selectmen, Conservation Commission, Park & Recreation, Department of Public Works, Planning Board/Town Planner

- HR-5: Adopt measures to protect areas of potential cultural and archaeological sensitivity within the town boundaries (look at the Medfield Historical Commission's Archaeological Advisory Committee's guidebook as an example).

  Implementation Time Period: 2014 and ongoing

Responsible Party: Historical Commission

- HR-6: Conduct a Town-wide reconnaissance-level archaeological assessment to identify areas that are likely to have important archaeological sites.

  Implementation Time Period: 2014 and ongoing

  Responsible Party: Historical Commission

MHC's Town Reconnaissance Survey – North Attleborough, 1981

Between 1979 and 1987 the MHC produced Reconnaissance Survey Town Reports for their Statewide Reconnaissance Survey. The 1981 North Attleborough report, like each town survey report, presents a summary of the community's historical development. The report begins with a historic overview, a description of topography, and political boundaries. For the purposes of the statewide survey, the historic period for all communities has been subdivided into seven periods: Contact (1500–1620), Plantation (1620–1675), Colonial (1675–1775), Federal (1775–1830), Early Industrial (1830–1870), Late Industrial (1870–1915), and Early Modern (1915–1940). The temporal subdivisions continue to be used today by the MHC, scholars, and researchers to describe the Commonwealth's historical development. Each survey report concludes with observations that evaluate the community's existing historic properties inventory and highlight significant historic buildings, settlement patterns, and present threats to these resources. A bibliography lists key secondary resources.

Today, the MHC instructs users of the town reports to keep in mind that these reports are now three decades or older, and the information they contain, including assessments of existing knowledge, planning recommendations, understanding of local development, and bibliographic references, all date to the time they were written. In some cases, information on certain topics was not complete and no attempt has been made at the state level to update this information. The North Attleborough report contains survey observations that highlight the Town's outstanding collection of mid-to-late nineteenth-century houses, particularly in the neighborhoods west of Washington Street at the town center and those along Elm Street. The report also calls out significant surviving examples of mid-nineteenth century factories and fragments of associated waterpower systems, and the Town's Federal and Greek Revival schools, of which there were several very good examples present in 1981. In terms of historic preservation planning, the MHC recommended that special attention be given to the surviving jewelry factories, at least 12 at that time, that represented significant aspects of the development of the industry.

MHC's Historic and Archaeological Resources of Southeastern Massachusetts, 1982

This report identified North Attleborough as being in a local core area of Contact Period Native American settlement. Seasonal movement in the region followed major river drainages because of the diverse resources they contained, including freshwater and marine food resources, proximity to good agricultural land, and accessible water routes for transportation. North Attleborough was crossed by one of six primary trail corridors that connected interior and coastal sections of Massachusetts and Rhode Island. The north–south trail ran from Massachusetts Bay along the

Neponset River then followed the Bungay and Ten Mile rivers through Attleborough and continued toward upper Narragansett Bay.

The MHC's report calls out North Attleborough in the southeastern Massachusetts study unit for its jewelry manufacture industry that began with button manufacture in the late eighteenth century and developed into over eleven individual jewelry businesses by the mid-1800s. The earliest surviving examples of jewelry factories identified in North Attleborough include the only stone factory run by William D. Whiting (1847).

The report recommends that local preservation efforts focus on the identification, evaluation, and protection of historical landscapes and streetscapes including clusters of related buildings, structures, landscape features, and archaeological sites. Specific recommendations for all of the communities in the southeast region study unit included:

- encouraging local historical commissions to expand the range of buildings, structures, and sites included in their inventories. Special attention to vernacular housing, industrial buildings, important structures such as bridges and dams, and locally known archaeological sites;
- encouraging local historical commissions to use inventory information as a basis for ongoing preservation activities such as public education, selection and nomination of properties to the national Register, preparation of local historic districts, and coordination with town planning boards and officials;
- continuing to work with cities and larger towns to find new ways to reuse existing historic buildings, especially obsolete civic and industrial structures;
- continuing to integrate archaeological and historic preservation concerns into local as well as regional planning efforts; and
- encouraging the adoption of open space plans that coordinate agricultural as well as public and private conservation policies with the protection of rural and low density historic landscapes.

Historic American Building Survey (HABS)

Historic American Building Survey (HABS) documentation of seven historic buildings in North Attleborough were completed in 1935 and 1936 by the Boston District Office of the National Park Service for five residences, one church, and one civic building (see description in Section II).

The National Park Service's HABS Program was established in 1933 and is the Federal Government's oldest preservation program, along with its companion programs: the Historic American Engineering Record (HAER) of 1969 and Historic American Landscapes Survey (HALS) of 2000. There are currently no resources in North Attleborough documented under HAER or HALS. Documentation produced through the programs constitutes the nation's largest archive of historic architectural, engineering, and landscape documentation. As a national survey, the HABS collection is intended to represent "a complete resume of the builder's art," and the building selection ranges in type and style from the monumental and architect-designed to the utilitarian and vernacular, including a sampling of our nation's vast array of regionally and

ethnically derived building traditions. The HABS/HAER/HALS Collection is housed at the Library of Congress and is available through the Library of Congress website.

Annotated Lists of Preservation Partners and Stakeholders, in North Attleborough

Organizations

The following table listingpotential partners and stakeholders is intended to serve as a resource and starting point for groups and individuals outside local government who could assist the Town and NAHC with outreach, programming, funding, and/or general support.

Town Municipal Departments, Boards, and Commissions

The following list of Town departments, boards and commissions whose activities overlap with historic preservation activities and support, as well as areas where the NAHC can integrate with project review and the management of Town-owned historic resources.

Annotated List of Preservation Partners and Stakeholders in North Attleborough: Organizations

Organization/Affiliation	Contact	Potential Area(s) of Interest/Role
Attleboro DAR	Linda Weston	Preservation projects support; Military history
Barbara Donohue	Consultant Mann Burial Ground Restoration	Historic cemetery preservation; Historic preservation consulting
Central Congregational Church	Rev. Carol Baker, Pastor	Historic church tours, Host lecture events
North Attleborough Fire Barn Preservation Society, Inc.	Nancy Campbell, Museum Director	Preservation advocacy; Collaborative student projects; Public events
Keep North Attleborough Beautiful	Marsha Goldstein	Plants and flowers in areas not maintained by Park & Recreation Department
Mann Burial Ground	Brian Crump, Abutter	Historic Cemetery Preservation
North Attleborough Historical Society	Jim Hale, President Noreen Kiff, Co-Curator	Preservation Advocacy; Collaborative Student Projects; Public Events
MA House of Representatives	State Representative Elizabeth Poirier	State preservation funding opportunities; World War II Pool preservation support
MA Dept. of Conservation & Recreation	William (Tom) Ashton	Angle Tree Stone history; Collaborative open space preservation projects
Mt. Hope Cemetery Association	Mt. Hope Cemetery Association	Historic cemetery preservation workshops; Tours
New England Gravestone Studies	Vincent Luti; John New	Lecture/Event about local gravestone carvers; Historic cemetery preservation workshops; Tours
Plainville Historical Commission	Barbara Parmenter	Preservation projects support
Southeastern Regional Planning & Economic Development District (SERPEDD)	Jeffery Walker AICP Executive Director; Bill Napolitano	Regional preservation planning projects and funding
Ten Mile River Group	Julie Boyce	Preservation/Conservation partnerships; Regional preservation efforts
Third Grade History Tour	School Department	Falls Fire Barn Museum, Adamsdale Schoolhouse, and Woodcock Garrison House

Annotated List of Preservation Partners and Stakeholders in North Attleborough: Town Municipal Departments, Boards, and Commissions

Department	Administrative Contact/Board Members	Potential Historic Preservation Role(s)
Assessors Office	Shelia Scaduto (Assistant Assessor); John V. Bellissimo (Chairman)	Tax Increment Financing (TIF) Program assistance; Provide GIS property data to NAHC for cemeteries, unimproved land etc. with Planner's Office
Board of Health	Robert Davis (Health Director & Agent)	Coordinate review of asbestos removal permits with Building Inspector and NAHC
Board of Public Works	Mark L. Hollowell (Director of Public Works)	Coordinate maintenance and other activities at Town-owned properties with NAHC, in conjunction with of Board of Selectmen
Board of Selectmen	Michael Gallagher (Town Administrator) Michael Lennox (Chairman); Keith Lapointe (Vice Chairman); Paul Belham (Member); John C. Rhyno (Member); Patrick Reynolds (Member)	Develop review/comment role for NAHC for maintenance and use activities at Town-owned properties; Coordinate project review and permitting with advisory role for NAHC;
Building Department	Russell Wheeler (Building Commissioner)	Ongoing coordination with NAHC via Demolition Delay By-law
Business and Industrial Commission	Lyle Pirnie (Chairman)	Collaboration on resources and workshops for commercial property owners about rehab, tax credits etc.
Commission on Disability	Carole Baker (Secretary); Katie Purvis (Chairperson); Robert Giers (Member); JoAnn Cathcart (ADA Coordinator); Trini Luckey (Vice Chairperson); Bruce Stewart (Member)	Public Education Opportunities; Volunteer Opportunities
Conservation Commission	Shannon Palmer (Conservation Agent); David Scanlan (Chairman)	Coordinate Project Review and Permitting with Advisory Role for NAHC; Coordinate Open Space/Historic Preservation Shared Goals
Council on Aging	Pam Hunt (Director)	Oral history projects; Volunteer or part-time assistance at NAHC
Cultural Council	Robert Deschene	Oral history projects; Publicity & coordination for tours, lectures, and events; Collaboration on grants for programming and outreach; Collaboration on school & scout projects
Department of Public Works (includes Water and Wastewater Divisions)	Mark L Hollowell (Director)	Coordinate maintenance and other activities at Town-owned properties with Historical Commission, in conjunction with of Board of Selectmen

Department	Administrative Contact/Board Members	Potential Historic Preservation Role(s)
Finance Committee	Michelle DiRenzo (Clerk)	Coordinate with NAHC regarding funding availability for Town-owned historic properties
Fire Department	Michael Brousseau (Chief)	Identification of endangered historic properties; Coordination with NAHC prior to demolition
Historical Commission	No Staff; Ann J. Chapdelaine (Chair)	Implementation of HPP
Richards Memorial Library	Frank Ward (Director)	Collaborate with NAHC to identify local history resources at library; Sponsor/host events
Park & Recreation	Steven Carvalho (Director)	Coordinate maintenance and other activities at Town-owned properties with Historical Commission, in conjunction with of Board of Selectmen
Planning Board	Michelle DiRenzo (Admin Assistant); Nancy Runkle (Town Planner)	Coordinate Project Review and Permitting with Advisory Role for NAHC; Develop and maintain GIS database of historic resources using MACRIS database
Police	John J. Reilly (Chief)	Identification of Endangered Historic Properties; Coordination with NAHC prior to demolition
Representative Town Meeting (RTM) Coordinating Committee	Julie Boyce (Chairman/RTMCC Secretary) Precinct 1: Julie Boyce (Chairman); Lucy Gilligan (Vice Chairman)	Periodic review of CPA and Local Historic District implementation, in conjunction with NAHC
School Department	James McKenna (Chairman School Committee)	Coordination with NAHC & NAHS for third grade history tour; Work with NAHC to identify potential student volunteer projects
Town Administrator	Michael Gallagher	Coordinate funding requests for capital improvements; Coordinate Board of Selectmen project review and permitting with advisory role for NAHC
Town Clerk	Kevin Poirier	Coordination with NAHC & NAHS for third grade history tour
Town Treasurer / Tax Collector	Christopher L. Sweet (Treasurer/Tax Collector); Stacy Boari (Treasurer Part-Time Office Assistant)	Tax Increment Financing (TIF) Program assistance, Coordinate information on historic tax credits
Veterans Services	Rebecca Jennings (Veterans Agent); Lyle Pirnie	Volunteer opportunities; Coordinate/Host local/regional military history events
Zoning Board of Appeals	Kerrin Billingkoff (Clerk)	Coordinate Project Review and Permitting with Advisory Role for NAHC

II. Investigation and Analysis

Historic Preservation Challenges and Opportunities

Key issues currently at the forefront of preservation planning in North Attleborough have been expressed in public forums and responses to questionnaires and by Town boards, commissions, and staff. Much progress has been accomplished, as discussed in Section I and below in this section. At the same time, the Town is experiencing challenges to the development of planning measures that would allow citizens to protect and continue to enjoy the districts, buildings, structures, and sites that comprise North Attleborough's rich heritage.

1. Identification of Short- and Long-Term Historic Preservation Goals

The North Attleborough Historic Commission (NAHC) identifies short and long-term funding needs for specific projects and programs. They prioritize requests annually to the Town in the framework of the Capital Improvement Plan (CIP) process. However, the Town lacks a comprehensive approach to defined historic preservation goals, as opposed to individual projects, making it difficult to advance community-wide preservation topics and solutions.

2. Maintenance of Existing Town-Owned Historic Properties

In the past, the Town has allocated funds through the CIP process for rehabilitating several historic Town-owned properties for new uses, such as the police facility and Holmes School. However, the time lag for funding authorization of capital projects can be years and some properties do not receive sufficient regular maintenance through the operating budget.

3. Potential Impacts from New Projects to Historic Resources

Like most communities in the region, North Attleborough has experienced significant growth and new development that has the potential to negatively impact the Town's historic resources and landscapes, and ultimately the Town's character.

4. Town-Wide Inventory of Historic Properties and Archaeological Sites

Review of the North Attleborough's historic property inventory shows that past Town-wide comprehensive historic building survey has been extensive, but that there are geographic gaps in outlying areas of the town and some time periods, such as the mid-twentieth century, are underrepresented. A Town-wide archaeological reconnaissance survey has not been completed, so sensitive archaeological areas have not been researched or mapped. The Town owns two historic cemeteries: the Draper/Mann Burial Ground and the Woodcock Garrison Burial Ground, and both are included in the state's historic inventory. The Woodcock Garrison Burial Ground is also included within the Woodcock-Hatch-Maxcy House National Register District. Historic cemeteries that are not Town-owned (e.g., Mt. Hope Cemetery) and small family plots on private property have not been inventoried, and this resource type could be included in a Town-wide archaeological reconnaissance survey.

5. Reuse and Redevelopment of Historic Properties

Developers and Town officials have considered effects to historic properties they may be reusing on a case by case basis. There is a need to find new uses for groups of underused buildings such as former mills. New development projects of historic properties, such as agricultural farms, may affect the historic character or setting of the property and have to take into account these effects.

6. Coordination between the Town and the Massachusetts Historical Commission (MHC)

The MHC reviews projects that receive federal or state funding, permits, and/or licenses and provides written comments on the potential for those projects to affect historic and archaeological resources. Some of the projects that come before North Attleborough boards and commission for local review and approval may also be reviewed by the MHC. Some proponents may seek local approval for a new project before initiating state and/or federal review for cultural resources. The NAHC should notify MHC Review and Compliance staff and request guidance on specific local review projects that will likely require state or federal cultural resources review.

Many projects under Town review also require state-level reviews, but this information is not easily accessible which may cause delay and result in the NAHC not having an opportunity to comments about taking historic properties into consideration. The development of a checklist or other mechanism by which the Town can request a project proponent to identify any state or federal permits, licenses or funding that may be required could facilitate interaction with the MHC.

7. Lack of Local Historic Districts

Currently, the Town does not have any local historic districts, wherein the historic district commission reviews applications for exterior changes to buildings that are visible from a public way. Establishment of a local historic district requires approval by the Representative Town Meeting. Local historic districts are a highly effective tool for preserving neighborhoods and downtowns.

8. Funding

Available town funds affect all areas of activity and programming, including historic preservation.

The existence of a local historic district (see above) is one of the qualifications for becoming a Certified Local Government (CLG). This program, overseen by the National Park Service through the State Historic Preservation Office, would provide opportunities for the Town to receive grants and technical assistance from the federal government. The town could consider pursuing a CLG application as a means to augment local historic preservation efforts.

9. Historic Properties and Cemeteries Management

Management and oversight of Town-owned historic properties, including cemeteries, occurs across different boards and departments, which can pose challenges in coordination.

10. Coordination Among Town Departments/Boards/Commissions on Review/Permitting

There is no current protocol for various Town boards to notify the Historical Commission about specific actions that have the potential to affect historic resources, or for the Historical Commission to invite other boards to attend their meetings. While meeting notices are published to a Town-wide electronic calendar, agendas and business items are not always circulated in advance. The Historical Commission should provide its meeting agendas to other town boards, and should request that other boards provide their agendas in advance, especially for any new development reviews or activities that affect Town-owned historic properties. If the Historical Commission is more aware of local reviews, they can be more proactive in providing their comments.

11. Generating Enthusiasm and Awareness for Historic Resources Among Town Citizens

The historic preservation organizations in North Attleborough have a commendable track record of public education and raising awareness about the Town's history and historic resources. However, additional opportunities exist that can help engage people and build further support.

12. Database and GIS Layer for Historic Properties

Currently, the Town Planner's/Planning Board Geographic Information System (GIS) database does not include data about historic properties from the statewide MACRIS Inventory, including the various resource types. Therefore, Town officials and the public do not readily have access to information about which properties have been identified as historic resources, because archaeological site location information is protected by federal and state laws and would not be included.

Historic Resource Types: Potential Threats and Losses

Archaeological Resources
Under threat from suburban sprawl and development of open space parcels.

Historic Buildings and Structures
Threatened by neglect through lack of economic development and demolition because of lack of reuse options and tax incentives, e.g., Community School, Webster Building. Vacant industrial and commercial properties are particularly vulnerable to neglect and then require demolition.

Historic Parks and Monuments
Under threat from lack of special historic status and/or consistent maintenance and repair, e.g., Columbia Field and World War II Memorial Pool.

Scenic Roads and Landscapes
As with archaeological sites under threat from suburban sprawl and development of open space parcels.

Historic Properties Inventory: Analysis of Existing Documentation and Needs

The first step in North Attleborough's preservation planning process is to identify, describe, and locate areas, buildings, structures, objects, burial grounds, landscape features, and sites that are of historical, architectural, or archaeological importance to the community, state, or nation. A comprehensive inventory of the town's diverse historic and archaeological assets is the basis for all future preservation planning and activities. The MHC maintains community's surveys in a statewide inventory, the Inventory *of the Historic and Archaeological Assets of the Commonwealth* (Inventory), and an online searchable database, the *Massachusetts Cultural Resource Information System* (MACRIS), to provide a broad context for evaluating the significance of properties. Archaeological geospatial data and attributes and site forms are the State Archaeologist's records and are not a public record pursuant to Massachusetts General Laws, Chapter 9, Sections 26(A)(1) and (5). Access to the archaeological resources component of the Inventory and MACRIS is restricted to authorized users approved by the Massachusetts State Archaeologist. All the existing North Attleborough building inventory forms are scanned and locations are mapped and can be viewed and downloaded through the MACRIS main database and map websites.

Historic Resources Inventory Status

The North Attleborough Town-wide inventory recorded in MACRIS currently includes 11 A forms (areas), and 429 individual resources recorded 405 B forms (buildings), 6 C forms (objects), 7 E forms (burial grounds), 9 F forms (structures and bridges), and 2 H forms (parks and landscapes). The Inventoried Historic Resources Map (Appendix F-1) shows the location of inventoried historic resources.

Of the 429 individual resources, 288 have individual MHC inventory forms, and the remainder are primarily properties with no individual form that are within an area or historic district. Approximately three-quarters of the individual properties (293) are in areas. The 11 areas comprise one that has only an MHC area form, eight that only have National Register nominations, and two that have both an MHC form and a National Register nomination.

Approximately 25 inventory forms were completed by NAHC volunteers in the mid-to-late 1970s for some of North Attleborough's most prominent buildings, such as the following eighteenth- and early nineteenth-century churches, schoolhouses, cemeteries, residences, and library:

- Old Town Historic District (NAL.B)
- Angle Tree Stone (NAL.916)
- Attleborough Falls Gasholder Building (NAL.26)
- Falls Fire Barn, also known as the Falls Fire Station #2 (NAL.14)

In the 1980s a series of surveys undertaken by the NAHC and preservation consultants Pamela Kennedy and Richard Greenwood produced more than 220 inventory forms, including the following:

- North Attleborough Town Center Historic District (NAL.A)
- South Washington Street Historic District (NAL.C)
- High, Church, and Gould Streets Historic District (NAL.E)
- H. F. Barrows Manufacturing Company Building (NAL.62)

Several miscellaneous inventory forms were completed in the 1990s. In 1999, a survey comprising 19 resources was conducted by preservation consultant William McKenzie Woodward in the village of Attleborough Falls in the south-central portion of town, including the following:

- The Falls (NAL.F)
- Holmes School Historic District (NAL.G)
- Commonwealth Avenue Historic District (NAL.I)
- Attleborough Falls Historic District (NAL.K)

In 2000, Boston University students documented three First Period (aka Colonial Period (1675–1775) houses as part of a First Period Buildings of Southeastern Massachusetts program. Close interior examination by the surveyors yielded no evidence of First Period construction. These buildings were assessed as of mid- or late eighteenth-century construction (Boston University ca. 2000):

- Daggett House, 74 Kelly Boulevard (NAL.22)
- Newell-Pond House, 47 Linden Street (NAL.23)
- Captain John Stearns House, 692 Old Post Road (NAL.39)

The last substantial inventory work was completed in North Attleborough approximately 30 years ago. This work, while it may have met the standards at the time, does not meet current MHC

research and documentation best practices that have evolved in the ensuing decades, and some of the information is now outdated.

Historic Resources Inventory Analysis

The existing surveys primarily cover the most developed areas of North Attleborough, including North and South Washington streets, the main commercial and civic thoroughfares; Post Road, the early town center until the mid-nineteenth century; and Commonwealth Avenue, the primary route through the village of Attleborough Falls. Approximately three-quarters of the inventoried properties (293 of 431 total) are within National Register-listed historic districts, and some are individually listed in the National Register. Overall, the Town has a good, if somewhat dated (some forms being approximately 40 years old), inventory base for its well-developed central areas.

The information provided on the existing inventory forms completed in the 1970s through 1990s varies, but typically includes photographs, maps, and a basic description and overview history of the resource. A review of the inventory forms grouped by date completed and adequacy of information shows that in general, forms dated from 1990 to present are reasonably well documented and most do not need updating to current MHC standards, while forms in the earlier time frame groups need updating. Update technical needs range from a new photograph to entirely new documentation on an individual form or as part of an area form. A few areas, that are not National Register-listed historic districts may need updated area forms. Updating inventory forms for individual properties that are outside districts would be a higher priority than updating individual forms for properties within National Register-listed historic districts. Updates may also be needed for some Town-owned properties,

Information gaps in any existing Town-wide community inventory naturally occur over time as information on forms becomes outdated and new groups of resources achieve 50 years of age. In addition, the realities of funding and time constraints along with priorities often result in survey of some areas of the community and individual properties being postponed. In North Attleborough, extensive effort and commitment is evident in the town's survey efforts over a span of 40 years. New survey of properties and areas is needed for those resources that have not been surveyed either because they were not a priority in past survey efforts or they had not reached 50 years of age. Gaps are present in the survey for the edges of town and in some of the dense residential neighborhoods. Landscapes were identified outside of the existing National Register historic districts, including agricultural areas, and certain Town-owned parks and recreational facilities. Most of the Town-owned historic properties already have a survey or National Register designation.

A large component of the unsurveyed properties are those built in the twentieth century, as earlier surveys appropriately concentrated on the town's eighteenth- and nineteenth-century built heritage and historical development. The time range for historic inventories is connected to the National Register standards, which encompass evaluation of properties that are 50 years or older. Today, that group covers all properties constructed in North Attleborough through 1968, including residential subdivisions, schools, and commercial buildings, among others.

Since the Town's Demolition Delay Ordinance references buildings 80 years or more of age, survey of buildings in this category are a high priority. For planning purposes over a 10-year time frame, this should include buildings that are currently 70 years old or older, which currently in 2017 would be those built in 1947 in the current year 2017.

Town-Owned Historic Properties

The Town of North Attleborough owns a variety of historic resources acquired over time and serving different functions ranging from town department offices to historic museums. The Town has used the identification of historic resources as a basis for National Register nominations, setting protection priorities, and establishing stewardship partnerships. The Town does not currently maintain a centralized list of Town-owned historic properties. An initial table of the approximately 45 Town-owned historic resources built from ca. 1768 through the 1960s, compiled in collaboration with the NAHC during research for this Plan, is in Appendix A. The Town-Owned Historic Resources Map (Appendix F-9) shows the locations of these properties.

Three properties are individually listed in the National Register, and seven are contributing resources in a National Register-listed historic district as follows.

- H.F. Barrows Manufacturing Company Building (now Police Facility)*
- Codding Farm–House and Barn*
- Richards Memorial Library**
- Powder House**
- Falls Fire Barn*
- Holmes Memorial Hall**
- Holmes Schoolhouse No. 2**
- Woodcock Garrison Burial Ground**
- Simmons Memorial Park**
- Barrows Park**

**individual listing; **in a historic district*

Town-Owned Historic Properties
10 Listed in the National Register
9 Included in the MACRIS Inventory

In addition to these resources, the town's inventory in MACRIS contains entries for the following three schools, one cemetery, and five monuments and memorials:

- High School (now Community Elementary School)
- John Woodcock Administration Building (Old Woodcock School; School Department)
- Falls Elementary School
- Draper/Mann Burial Ground
- Civil War Memorial Monument
- Lt. Robert F. Toner Memorial Boulder and Plaque
- World War II Memorial
- Woman's Christian Temperance Union Fountain
- Attleborough Falls Fire Barn Bell

Historic American Buildings Survey (HABS) Documentation

The Historic American Buildings Survey (HABS) is an archival documentation program within the National Park Service and maintained by the Library of Congress. The documentation provides a permanent record in written narrative, drawings, and photographs of the historic properties selected for inclusion under a variety of circumstances. The information may be viewed and downloaded through the website https://www.loc.gov/collections/historic-american-buildings-landscapes-and-engineering-records.

Seven properties in North Attleborough have HABS documentation from 1935 or 1936:

- Congregational Church, 675 Old Post Road. HABS MA-189. 6 photos, 24 measured drawings, one data page, 2 supplemental pages.
- Jabez Ellis House, Ellis Road. HABS MA-391. 4 photos, one data page.
- Stanley-Mathewson House, 526 Old Post Road. HABS MA-170. 2 photos, 9 measured drawings, one data page, 2 supplemental pages.
- Powder House, 10 Mount Hope Street. HABS MA-148. One photo, 2 measured drawings, one data page, 2 supplemental pages.
- Captain John Stearns House, 692 Old Post Road. HABS MA-165. 5 photos, 13 measured drawings, one data page, 2 supplemental pages.
- Handel Daggett House, 74 Kelly Boulevard. HABS MA-390. 4 photos, one data page, one supplemental page.
- Dr. Bezaleel Mann House, 424 Old Post Road. HABS MA-392. 4 photos, one data sheet, one supplemental page.[3]

Archaeological Resources Inventory: Analysis of Existing Documentation and Needs

Archaeological Resources Inventory Status

The MHC's Inventory of Archaeological Assets of the Commonwealth and MACRIS lists 27 archaeological sites in North Attleborough: 23 pre-contact Native American sites and 4 post-contact Euro-American sites. All of the sites are mapped in GIS and have individual MHC inventory forms. None of the sites are individually listed in the State or National Registers, but there is one site that is a contributing element of the Old Town Historic District, listed in 1991. Four other sites have been determined to be eligible for National Register listing and two sites are potentially National Register eligible. Another 13 of the sites have been determined not to be National Register eligible, and the other 7 sites are of undetermined National Register eligibility.

Five of the archaeological sites (all pre-contact) were identified and recorded in 1997 and 2002 through MHC review of local artifact collections. These collections consist of the John Richardson Collection, pre-dating the 1940s, and housed at the Robbins Museum (owned by the Massachusetts Archaeological Society) in Middleborough, Massachusetts; and the John and Clarence Richardson

[3] The Dr. Bezaleel Mann House has been demolished.

Collection, pre-dating 1927, and housed at the Haffenreffer Museum (owned by Brown University) in Bristol, Rhode Island. Neither collection has been subjected to professional study and reporting, and it is possible that they contain artifact assemblages from additional pre-contact period temporal/cultural subdivisions and geographic proveniences not currently recorded in North Attleborough.

Twenty-one of the archaeological sites (18 pre-contact and 3 pre-contact) were identified and recorded from 1977 to 2014 as a result of professional CRM surveys in North Attleborough. The 14 CRM surveys have encompassed a total of 865 acres or 1.4 square miles (7% of the town's total land area, 12,224 acres or 19.1 sq miles) and are primarily in the southwestern and eastern parts of the town. The surveys were designed to locate, identify, and evaluate historic and archaeological resources in advance of ground disturbances for private, state, and federal development projects where state and federal funding and/or permits required review by the MHC in accordance with state and federal historic preservation regulations. The most recent surveys from 2005 to 2014 have resulted in 7 of the 23 recorded sites in the town, including 2 of the 5 NR eligible sites.

National Register Eligible and Potentially Eligible Archaeological Sites

- 19-BR-253 (Railroad Grade), Probable Late Archaic camp with hearth and lithic workshops (Attleboro Red felsite)
- 19-BR-389 (Showcase #4), Late Archaic Period lithic workshop (Attleboro Red felsite)
- 19-BR-631 (Cushman I), Archaic and Woodland Period lithic workshop and camp (Attleboro Red felsite)
- 19-BR-632 (Cushman II), Late/Transitional Archaic Period Quarry and extraction areas (Attleboro Red felsite)
- NAL-HA-2 (Draper Farm), Late Eighteenth–Twentieth Century, potential district
- NAL-HA-4 (Richards Estate), Ca. 1849–present, associated with NR eligible NAL.2

The remaining archaeological site (NAL-HA-1, an unnamed dam) was identified and recorded in 1979 by the NAHC as part of its inventory for the Old Town area. The dam is part of the Newell/Robinson industrial site and mill pond, which is listed as a contributing resource in the historic district, map #35.

Archaeological Resources Inventory Analysis

As noted in the Town's 2013 Conservation, Recreation, and Open Space Plan and 2014 Master Plan, the available archaeological sites inventory and limited survey data (only 7% of the entire town; and in many cases only locational information is recorded) do not provide a representative inventory of the town's potential pre- and post-contact archaeological resource base. For that reason, both town planning documents recommend that North Attleborough undertake a Town-wide reconnaissance-level archaeological survey to identify areas that are likely to have important archaeological sites. The survey will assist town planners and residents to make informed decisions about land development or acquisition proposals. The 2013 Open Space plan also recommends that known important archaeological sites and sensitive areas be proposed for land acquisition for conservation purposes.

The 2013 Conservation, Recreation, and Open Space Plan emphasizes the importance of preserving the rural character of the western and northwestern parts of the town in the Seven Mile River Watershed. These areas remain largely agricultural and contain open space land with some large lot and preexisting single family housing, making them appealing and susceptible to development. Most of the town's Chapter 61 (tax reduction and town right of first refusal for acquisition) land and all of its Agricultural Preservation Restriction (APR) program parcels are in this area. Given the presence of several recorded pre-contact archaeological sites, it is highly likely that the largely undeveloped western and northwestern parts of the town contain additional sites of significance to the local and regional Pre-Contact Period. Evidence of eighteenth and nineteenth century rural landscapes could also contain significant post-contact archaeological resources, including residential and civic (schoolhouse) sites.

The types of pre-contact Native American archaeological resources that are expected in the town include Archaic and Woodland period lithic extraction (quarry) sites and workshops in areas of bedrock outcrops, and short- and long habitation camps where natural food resources would have been collected and processed along river drainages. The types of post-contact Euro-American archaeological resources that are expected in the town focus on seventeenth- through nineteenth-century residences, farmsteads, civic-institutional, and industrial sites in both rural areas and village centers.

National Register of Historic Places – Analysis of Existing Listings and Eligibility

The National Register is the national list of historic properties that have been identified and designated as worthy of protection. The National Park Service (NPS) has established four criteria for listing significant cultural properties in the National Register (36 CFR 60). The criteria are broadly defined to include the wide range of properties that are significant in American history, architecture, archaeology, engineering, and culture. The quality of significance may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association. The criteria (known by the letters A–D) allow for the listing of properties

- **A.** that are associated with events that have made a significant contribution to the broad patterns of our history; or
- **B.** that are associated with the lives of persons significant in our past; or
- **C.** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- **D.** that have yielded, or may be likely to yield, information important to prehistory or history.

National Register Eligibility Criteria (abbreviated)

- **A.** Historical patterns and events
- **B.** Persons of importance
- **C.** Architecture, high artistic values, or significant and distinguishable grouping (district)
- **D.** Information important to prehistory or history

Properties can be determined eligible for listing in the National Register under all four criteria, but must meet at least one. Properties listed under Criteria A or B must have a demonstrated ability to convey their associations with events, persons, or patterns significant to our history. Criterion C is intended to recognize properties that are significant expressions of culture or technology (especially architecture, artistic value, landscape architecture, and engineering). For Criterion D, under which most archaeological properties are determined eligible for listing in the National Register, only the potential to yield important information is required.

Another critical component in assessing the significance of a historic property is an evaluation of its integrity. Historic properties either retain integrity (i.e., convey their significance) or they do not. The National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity:

- **location**, the place where the historic property was constructed or the place where the historic event occurred;
- **design**, the combination of elements that create the form, plan, space, structure, and style of a property;
- **setting**, the physical environment of a historic property;
- **materials**, the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- **workmanship**, the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- **feeling**, a property's expression of the aesthetic or historic sense of a particular period of time; and
- **association**, the direct link between an important historic event or person and a historic property.

To retain historic integrity, a property will always possess several, and usually most, of these qualities. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining which of these aspects or qualities are most important to a particular property requires knowing why, where, and when the property is significant.

The National Register program identifies important historic and archaeological properties worthy of preservation and provides federal, state, and local governments and the general public the following:

- National recognition of the value of historic properties individually and collectively to the community, state, and nation;
- Eligibility for federal tax incentives and other preservation grants and technical assistance; and
- Assistance in consideration when making planning and development decisions affecting these cultural resources

National Register Status

The 10 historic districts and five individual properties listed in the National Register overlay substantial areas of the center of North Attleborough and reflect the town's eighteenth-century agricultural settlement through early twentieth-century industrial development. The locations of these historic properties are shown in the Historic Properties Listed in the National Register Map, and they are listed in Tables 1 and 2. There are no National Register nominations for archaeological sites in North Attleborough, though one recorded post-contact industrial archaeological site (NAL-HA-1) is listed as a contributing element of the Old Town Historic District. A description of each National Register-listed property appears after the tables.

Table 1. National Register-Listed Historic Districts in North Attleborough

MHC ID	Property Name	Location	Dates	Listed Date
A	North Attleborough Town Center Historic District	North Washington and South Washington streets	1670–1930	12/20/1985
B	Old Town Historic District	Old Post Road	1768–1940	5/30/1991
C	South Washington Street Historic District	South Washington Street	1720–1941	10/12/1995
D	Woodcock-Hatch-Maxcy House Historic District	362 North Washington Street	1670–ca. 1890	7/12/1990
E	High, Church and Gould Streets Historic District	High, Church, and Gould streets	1830–1949	11/12/1999
G	Holmes School Historic District	Hoppin Hill Avenue at Holmes Road	ca. 1848–1951	5/10/2001
H	Towne Street Historic District	Towne Street	ca. 1835–1953	11/26/2003
I	Commonwealth Avenue Historic District	Commonwealth Avenue	ca. 1800–1953	12/12/2003
J	Cottage-Freeman Historic District	Cottage and Freeman streets	1835–1953	12/12/2003
K	Attleborough Falls Historic District	Mt. Hope Street	ca. 1790–1953	1/6/2004

Source: MHC MACRIS.

Table 2. National Register-Listed Individual Properties in North Attleborough.

MHC Number	Property Name	Location	Construction Date	Listed Date
14	Fire Barn	Commonwealth Avenue	1893	1/28/1982
26	Attleborough Falls Gasholder Building	380 Elm Street	1882	8/2/1996
62	Barrows, H. F. Manufacturing Company Building	102 South Washington Street	1905	8/30/2001
405	Codding Farm, The	217 High Street	ca. 1833	4/22/2009
916	Angle Tree Stone	High Street	1790	10/17/1975

Source: MHC MACRIS.

All of the historic district nominations meet current NPS and MHC standards with district data sheets listing contributing and non-contributing properties, sketch maps of the district boundaries, and photographs of representative resources. Each of the individual nominations includes a location map and photographs. Some of the nominations may be candidates for updates to match the district data sheet to current conditions, update the period of significance to a more recent date, add additional information, or expand boundaries of historic districts.

Historic Districts

The 10 National Register-listed historic Districts, presented alphabetically by name, including MHC Inventory designation code, are as follows.

Attleborough Falls Historic District

The Attleborough Falls Historic District (NAL.K) lies on both sides of Mt. Hope Street, from just west of Reservoir Street to the 10 Mile River and Towne Street from Mt. Hope Street to the 10 Mile River. It is bounded roughly by 408 and 417 Mt. Hope Street to the north; Ten Mile River Pond to the east; the rear property lines of the houses along Towne Street to the south; and Falls Pond and open space abutting Falls Pond to the west. The district contains 64 contributing resources and 8 non-contributing resources representative of this part of North Attleborough's shift from agrarian society to suburban growth. The period of significance for the district is ca. 1790–1953. The district was listed in the National Register on January 6, 2004, under Criteria A and C at the local level in the areas of Architecture and Community Development (Woodward 2003).

***Benjamin Stanley House, 390 Mount Hope Street (NAL.320)**, in the Attleborough Falls Historic District (NAL.K), looking northwest.*

***Freeman House, 398 Mount Hope Street (NAL.382),** in the Attleborough Falls Historic District (NAL.K), looking northwest.*

Commonwealth Avenue Historic District

The Commonwealth Avenue Historic (NAL.I) District is situated on the north side of Commonwealth Avenue, bounded to the north 140–234 Commonwealth Avenue, to the east by 234 Commonwealth Avenue, to the south by Commonwealth Avenue and to the west by 140 Commonwealth Avenue. A section of three properties running south along Robinson Road from Commonwealth Avenue is also included in the district boundaries. There are 13 contributing resources and 2 non-contributing resources. The period of significance is ca. 1800–1953. The district, which consists of a mixture of factory and residential buildings, tells the story of industrial growth in North Attleborough during the nineteenth century. The district was listed in the National Register on December 12, 2003, under Criteria A and C at the local level in the areas of Architecture, Community Planning, Industry, and Social History (Woodward 2003).

Samuel D. Mason – Henry J. Pontbriand House, 204 Commonwealth Avenue (NAL.316), *in the Commonwealth Avenue Historic District (NAL.I), looking northwest.*

Cottage-Freeman Historic District

The Cottage-Freeman Historic District (NAL.J) is bounded roughly to the north by 185–195 Commonwealth Avenue, to the east by Freeman Street on the district's northern end and 24–80 Freeman Street on the district's southern end, to the south by the Ten Mile River, and to the west by the Ten Mile River, and an irregular boundary running east of Robinson Street. The district is comprised of 39 contributing resources. Most of the houses within the district are very simple, rectangular in shape with no ell and few ornamental details, three of which were originally identical. Although there are few, some deviations from this style are represented in the district, including houses with original ells and houses with mansard roofs. The period of significance is 1835–1953. The district was listed in the National Register on December 12, 2003, under Criteria A and C at the local level in the areas of Architecture and Community Planning and Development (Woodward 2003).

(L–R) E. A. Codding Double House, 29–31 Freeman Street (NAL.247); Ernest I. Rogers House, 21 Freeman Street (NAL.345); H. B. Davenport Double House, 13–15 Freeman Street (NAL.344); and Freeman and Company Worker Housing, 195 Commonwealth Avenue (NAL.334); *in the Cottage-Freeman Historic District (NAL.J), looking northwest.*

High, Church, and Gould Streets Historic District

The High, Church, and Gould Streets Historic District (NAL.E) is bounded roughly by Broadway to the west, High Street to the north, Church and Gould Streets to the south, and Broad Street to the east. The district is made up of 83 contributing resources and 15 non-contributing mostly residential resources that represent a wide variety of architectural styles. While most are vernacular interpretations of styles of the time, there are also high-style houses designed by prominent architects represented. As the town grew, the district evolved in response to the industrial, civic, and commercial changes. The period of significance for the district is 1830–1949. It was listed in the National Register on November 12, 1999, under Criteria A and C at the local level in the areas of Architecture and Community Planning and Development (Siergiej 1999).

95 Church Street (NAL.207) and Edwin Follett House, 101 Church Street (NAL.309) (R-L), *in the High, Church, and Gould Streets Historic District (NAL.E), looking northeast.*

(R–L) Franklin H. Gould House, 82 Church Street (NAL.208), and Alonzo F. Bennett House, 74–76 Church Street (NAL.212), *in the High, Church, and Gould Streets Historic District (NAL.E), looking southeast.*

Holmes School Historic District

The Holmes School Historic District (NAL.G) is comprised of two contributing resources situated at the junction of Holmes Road, bounded by Hoppin Hill Avenue to the south and Holmes Road to the west. The period of significance for the district is ca. 1848–1951. The Number Two School and Holmes Memorial Hall form the district. Holmes Memorial Hall, constructed in the early 1890s, is a two-story Greek-Revival style gable-end building with a south facing facade. The Hall served a variety of purposes for the community, such as a place for meetings, social gatherings, and worship. The Number Two School, built ca. 1848, is a single-story, gable-end, one-room schoolhouse with Greek Revival detail. The district was listed in the National Register on May 10, 2001, under Criteria A and C at the local level in the areas of Architecture, Education, and Social History (Woodward 2001).

(L–R) Holmes Memorial Hall (NAL.2) and Holmes Schoolhouse No. 2 (NAL.8) on Hoppin Hill Avenue, *in the Holmes School Historic District (NAL.G), looking northeast.*

North Attleborough Town Center Historic District

The North Attleborough Town Center Historic District (NAL.A) runs along North Washington Street and South Washington Street, bounded roughly to the north by 144–146 and 159 North Washington Street, to the east by an irregular boundary that roughly follows the property lines of the buildings on the east side of North Washington Street and South Washington Street, to the south by 43 and 46 South Washington Street, and to the west by an irregular boundary that roughly follows the property lines of the buildings on the west side of North Washington Street and South

Richards Memorial Library, 118 North Washington Street (NAL.7), *in the North Attleborough Town Center Historic District (NAL.A), looking northwest.*

(L–R) Manufacturers' National Bank, 67 North Washington Street (NAL.83) and Riley Building, 61–65 North Washington Street (NAL.82), *in the North Attleborough Town Center Historic District (NAL.A), looking southeast.*

Washington Street. The district has 47 contributing and 8 non-contributing resources. The period of significance is 1670–1930. The district comprises a collection of high-style late nineteenth- and early twentieth-century residential, industrial, professional, civic, and commercial buildings that represent the downtown core of North Attleborough. The district includes buildings that date to pre-Civil War development in North Attleborough. The district was listed in the National Register on December 20, 1985, under Criteria A and C at the local level in the areas of Archeology-Prehistoric, Archeology-Historic, Architecture, Commerce, Communications, Education, Exploration/Settlement, industry, Politics/Government, Religion, Transportation, and Community Development (Friedberg 1985).

Old Town Historic District

The Old Town Historic District (NAL.B) is located along Old Post Road, and also includes resources on Mount Hope Street and Stagecoach Road. It is roughly bounded by Interstate Route 295 to the north, Seven Mile River to the west, Luther Reservoir, Mount Hope Street and Allen Avenue to the south, and open land 484–778 Old Post Road to the east. There are 58 contributing resources and 36 non-contributing resources. The period of significance for the district is 1768–1940. The Old Town Historic District is composed of a mixture of architectural styles, including Georgian, Federal, Greek Revival, Queen Anne, Stick, and Classical Revival; and a mix of building types, including single-family dwellings, farmsteads, schools, and churches. It was listed in the National Register on May 30, 1991, under Criteria A and C at the local level in the areas of Architecture, Industry, and Community Planning and Development. This historic district is the only one in North Attleborough to contain a recorded archaeological site (NAL-HA-1), which is one of the listed contributing resources (Greenwood 1991).

Titus – George – Stanley House (NAL.18), 536 Old Post Road, *in the Old Town Historic District (NAL.B), looking northeast.*

South Washington Street Historic District

The South Washington Street Historic District (NAL.C) along South Washington Street is roughly bounded by Scott's Brook to the north; Ten Mile River to the east, Sutherland Road to the south, and 145–327 South Washington Street to the west. The period of significance for the district is 1720–1941. There are 59 contributing resources and 18 non-contributing resources in the district. The architectural styles most featured in the district are late nineteenth- to early twentieth-century Colonial Revival and Victorian homes, several of which were designed by prominent Boston and Providence architects. Nearly all of the district's original homeowners played a part in jewelry manufacturing, which was North Attleborough's chief industry through the mid-nineteenth and early twentieth centuries. The district was listed in the National Register on October 12, 1995, under Criteria A and C at the local level in the areas of Architecture and Community Planning and Development (Siergiej 1995).

Wallace G. Franklin House, 249 South Washington Street (NAL.129) and Elton Ira Franklin House, 255 South Washington Street (NAL.1430) (R-L), *in the South Washington Street Historic District (NAL.C), looking southwest.*

Towne Street Historic District

The Towne Street Historic District (NAL.H) is situated along Towne Street, east of Jackson Street, and is roughly bounded by 224–260 Towne Street to the north, the 260 Towne Street to the east, 251 Towne Street to the southeast, 251 Towne Street to the south, and 224 Towne Street to the southwest. There are 8 contributing resources and 1 non-contributing resource. The district is made up of single-family dwellings that display Federal, Queen Anne, Italianate, Colonial Revival, and Greek Revival styles of architecture. The grouping of houses in the district are representative of rural development on the fringes of an industrial village. The period of significance is ca. 1835–1953. It was listed in the National Register on November 26, 2003, under Criteria A and C at the local level in the areas of Architecture and Community Planning and Development (Woodward 2003).

Edwin B. Wilmarth House, 224 Towne Street (NAL.325), *in the Towne Street Historic District (NAL.H)*

Woodcock-Hatch-Maxcy House Historic District

The Woodcock-Hatch-Maxcy House Historic District (NAL.D) is situated on 2.1 acres at 362 North Washington Street near the intersection with East Washington Street. The period of significance for the district is 1670–ca. 1890. The land associated with the historic district was part of John Woodcock's original settlement in the Attleboroughs. Included in the district are 2 non-contributing resources and 2 contributing resources. The contributing resources are the Woodcock Garrison House and the Woodcock Burial Ground. The Woodcock Garrison House at 326 North

Washington Street was constructed ca. 1715–1720 and is attributed to John Daggett. It is a 2-story, 4-bay-by-2-bay wood-frame house. It has served as a private residence, an inn, and as a place for public gatherings. John Maxcy, the second president of Brown University, was born in the house in 1768. The Woodcock Burial Ground is located south of the house across North Washington Street. The cemetery has 112 stones dating from 1723 to 1825. It was listed in the National Register on July 12, 1990, under Criteria A and C at the state and local levels in the areas of Architecture, Exploration/Settlement, and Community Planning and Development (Pyne 1990).

(L–R) Adamsdale Schoolhouse (NAL.11) and Woodcock-Hatch-Maxcy House (or Woodcock Garrison House) (NAL.9), *in the Woodcock-Hatch-Maxcy House Historic District (NAL.D).*

Individual Properties

The five individual National Register-listed properties, presented alphabetically by name, are as follows.

Angle Tree Stone, off High Street

The Angle Tree Stone (NAL.916) is situated on the northernmost boundary between North Attleborough and Plainville. There are no roads to the stone, but is reached by a narrow access path off High Street in North Attleborough. The stone was erected in 1790 to mark the location of a tree that identified the original boundary between the Massachusetts Bay and Plymouth colonies. The slate stone is 10 feet long by 18 inches wide by 8 inches thick. A carved ornamental orb is at the top of the stone. The Angle Tree Stone was listed in the National Register on October 17, 1975, under Criterion A at the state level in the area of Exploration and Settlement (Boulding 1975).

In 1980, the stone was enclosed in a brick building; in 2001, the Angle Tree Stone monument site was rededicated and the stone and the brick building were cleaned and restored. The Angle Tree Stone Monument Reservation is the smallest State Park under stewardship of the Massachusetts Department of Conservation and Recreation (DCR).

***Angle Tree Stone (NAL.916)**, HABS photograph dated 1935.*

*Angle Tree Stone monument site, with brick building added in 1980, to enclose the stone **(NAL.916)**, looking north.*

Attleborough Falls Gasholder Building, 380 Elm Street

The Attleborough Falls Gasholder Building (NAL.26) is on the north side of Elm Street at the intersection with Mount Hope Street. It is a circular brick building originally constructed with one tall story, but was divided into two stories and converted into professional offices. The gasholder was built in 1882 by the North Attleborough Gas Light Company and was the third gasholder constructed in the town. The company continued to store gas in the building until 1952. The building was listed in the National Register on August 2, 1996, under Criteria A and C at the local level in the areas of Industry and Architecture (Siergiej 1996).

Attleborough Falls Gasholder Building, 380 Elm Street (NAL.26), *looking northwest.*

Codding Farm, 217 High Street

The Codding Farm (NAL.405) is 0.5 mile from the center of town on the north side of High Street. The property is approximately 58 acres and comprises a one-and-one-half-story, wood-frame, Cape Cod Cottage (ca. 1833), a one-story, wood-frame equipment shed (ca. 1940), a one-and-one-half-story, English barn (1918), and fieldstone walls that line High Street and the semicircular driveway. The farm was owned by the Codding family and their decedents for 150 years and was continually farmed until the late twentieth century. Codding Farm was listed in the National Register on April 22, 2009, under Criteria A and C at the local level in the areas of Community Planning and Development, Agriculture, and Architecture (Forbes 2009). In 2013, the English barn structure on the property was the subject of a Reuse and Rehabilitation Feasibility Study undertaken by The Roger Williams University Community Partnerships Center with the North Attleborough Historical Commission.

Codding Farm, 217 High Street (NAL.405), *looking northwest.*

Fire Barn/Falls Fire Station #2, 100 Commonwealth Avenue

The Fire Barn (NAL.14) is on the north side of Commonwealth Avenue in the village of Attleborough Falls in the south-central portion of town. It is a one-and-one-half-story, wood-frame building with a four-story hose-drying tower constructed in the Classical Revival style in 1893. In 1891, the town water supply was extended to Attleborough Falls, and the town fire district was created a year later. The fire barn was built to house the horse-drawn wagon and ladder truck. The Fire Barn was listed in the National Register on January 28, 1982, under Criteria A and C at the local level in the areas of Community Planning and Development and Architecture (Woodward 1982).

Fire Barn, 100 Commonwealth Avenue (NAL.14), *looking north.*

H. F. Barrows Manufacturing Company Building, 102 South Washington Street

The H.F. Barrows Manufacturing Company Building (NAL.62) is at the corner of South Washington and Chestnuts streets at the south edge of downtown North Attleborough. It consists of a two-story office block with a three-story clock tower and one-story manufacturing wings constructed in 1905. Henry Francis Barrows, Sr. founded the company at Attleborough Falls ca. 1851 and manufactured rolled gold chains throughout the nineteenth and into the twentieth centuries. The building on South Washington Street was constructed after Barrows' death by his sons who continued to run the company. The H. F. Barrows Manufacturing Company Building was listed in the National Register on August 30, 2001, under Criteria A and C at the local level in the areas of Architecture and Industry (Woodward 2001).

H.F. Barrows Manufacturing Company Building, 102 South Washington Street (NAL.62), *looking northeast.*

Properties Eligible for the National Register

Based on the review of the State Register, MACRIS database, and the inventory forms, there are no properties in North Attleborough that have received a formal Determination of Eligibility (DOE) from the Keeper of the National Register at NPS. MHC has issued an affirmative Staff Opinion of Eligibility for two individual properties:

- Saint Mary's Roman Catholic Church, 14 Park Street, NAL.168, MHC Opinion 1988
- Cushman Road Bridge over Abbott Run River, Cushman Road, NAL.905, MHC Opinion 1990

MHC staff has found that three bridges (NAL.906, NAL.907, and NAL.908) are not eligible for the National Register.

State Register of Historic Places

The MHC maintains a State Register of Historic Places (State Register) that contains a comprehensive listing of the buildings, structures, objects, and sites that have received local, state, or national designations based on their historical or archaeological significance. It includes all properties that are of transcendent national significance and designated as National Historic Landmarks (NHLs), listed in the National Register, formally determined eligible by the NPS for inclusion in the National Register, for which the MHC holds a preservation restriction, and local historic districts and local historic landmarks established by communities under state enabling legislation.

There are no NHLs, properties formally determined eligible for the National Register, local historic districts, or local historic landmarks in North Attleborough. The MHC holds a preservation restriction as a result of grant funding on four National Register-listed properties in North Attleborough, as follows:

- Grace Episcopal Church, 104 North Washington Street
- Richards Memorial Library, 118 North Washington Street
- Number Two School, Hoppin Hill Avenue
- Woodcock Garrison-Daggett, John House, 362 North Washington Street

Local Public Awareness Analysis

An effective Historic Preservation Plan (HPP) relies on input and support from community members. Phase II tasks included outreach to residents, organizations, and local groups and the convening of a Public Forum.

Questionnaire Outreach to Local Individuals and Groups

PAL, with input from the North Attleborough Historical Commission, developed a questionnaire that was initially distributed to individuals and groups who had been identified as potential

stakeholders during Phase I of the HPP development. The questionnaire was designed to inform members of the community about the HPP and its goals, to solicit information about historic resources and preservation efforts in North Attleborough, and to identify individuals and groups who may wish to be involved as partners in future historic preservation activities. The questionnaire included an invitation to attend the May Public Forum, so served to publicize the event.

- **What are the most important historic sites/places/structures in North Attleborough?**
- **What do you think should be preserved in North Attleborough? Please list specific properties/places/structures as well as types of properties that are important.**
- **Are there any historic properties in North Attleborough that are threatened or in danger of being lost?**
- **Can you identify any local or regional groups or organizations that would make good preservation partners?**
- **What can Town officials do to support historic preservation in North Attleborough?**
- **What can residents do to support historic preservation in North Attleborough?**

The questionnaire was sent by PAL via email to 49 individuals and groups, including historic home owners, social and business groups, educational and volunteer organizations, and regional organizations. Ann Chapdelaine also distributed the questionnaire to all town employees through the Town's internal email distribution list. Copies of the questionnaire were also distributed at the Public Forum. PAL also developed a modified stakeholder spreadsheet to document the distribution of the questionnaire as well as responses received.

The questionnaire was also sent to Nancy Campbell, Museum Director at the Falls Fire Barn Museum, operated by the 501(c)3 non-profit North Attleborough Fire Barn Preservation Society, Inc., and to Noreen Kiff and Muriel Crockett, Co-curators of the Woodcock Garrison, operated by the 501(c)3 non-profit North Attleborough Historical Society. PAL followed up in person with Nancy Campbell at the Falls Fire Barn Museum, to discuss the history of preservation efforts in the town and the roles of both the North Attleborough Fire Barn Preservation Society, Inc. and the North Attleborough Historical Society. In addition to their museum and building upkeep responsibilities, both organizations are involved in the annual Third Grade "Tour of the Town" local history program and provide educational and research assistance to the general public and private sectors. Ms. Campbell provided insight into the challenges and needs of private preservation (volunteer) groups in the Town, which assisted in the development of the HPP's Action Plan and Recommendations. PAL also followed-up in person with members of the North Attleborough Historical Society at the Woodcock Garrison House.

A second questionnaire was developed by NAHC members and distributed at the Public Forum #2 (see below).

Public Forum #1

PAL convened the first of two Public Forums on May 17, 2017, at the Amvet Elementary School in North Attleborough. The event was publicized through the distribution of the questionnaire and by members of the Historical Commission, and the entire forum was filmed by North Attleborough Community Television, Inc. (North TV) for public broadcast on the local cable access channel.

The forum was attended by members of the Historical Commission, representatives of several Town boards and commissions, other historical organizations, and the public. PAL staff presented a PowerPoint program outlining the goals of the Historic Preservation Plan project; provided a short summary of known historic and cultural resources in North Attleborough, and identified a number of historic preservation successes and challenges. Members of the Historical Commission contributed to the discussion of successes and challenges, which led to an open discussion among all attendees.

Public Forum #2

PAL convened the second Public Forum on September 25, 2017, at the North Attleborough Police Department's EOC Room in the historic Barrows Building on Washington Street. The event was publicized through the distribution of a flier, notice in the local newspaper, and by members of the Historical Commission.

The forum was attended by members of the Historical Commission and local residents. PAL staff provided a review of the town's historic preservation planning accomplishments to date, a summary of the company's public outreach efforts with stakeholders and partners during preparation of the plan, and used a PowerPoint presentation to outline the draft HPP's Executive Summary of Issues, Challenges, and Recommendations. A 50-minute questions and answers session allowed Historical Commission members and residents to discuss various preservation topics, which were integrated into the Action Plan's short- and long-term goals.

Members of the NAHC developed a second questionnaire that was distributed to attendees, who completed the form before leaving the event. The form asked respondents to answer questions and rank historic locations in the Town.

Public Outreach Analysis

Public Outreach efforts suggest that most residents feel that the Town's most important historic resources have already been identified and/or protected by the Historical Commission and/or the two other historic preservation partners in town that operate the Woodcock Garrison and the Falls Fire Barn museums, along with other Town offices and boards. The success of the Third Grade "Tour of the Town" local history program, which involves over 400 elementary children visiting the Woodcock Garrison House, the Falls Fire Barn Museum, Town Hall, the Old Town Church, Cobblestone Street/Powder House, and the Angle Tree Stone, attests to the value of these historic resources and the school department's commitment to integrating them into their core curriculum. There is also public participation in local historic preservation fundraising events, such as an annual pasta dinner to benefit the Falls Fire Barn and an annual May breakfast to benefit the

Woodcock Garrison House, which are generally well-attended and generate much-needed revenue for the museums' annual operating expenses.

The outreach also suggests that community members may not be aware of what the Historical Commission can and cannot do in terms of historic preservation. As part of the background/data collection tasks for the HPP, it is clear that North Attleborough's most prominent historic sites, including the Angle Tree Stone, the Woodcock Garrison, the Falls Fire Barn, the Holmes Schoolhouse, and many of the National Register-listed historic districts are well-known to residents, are prominent on the Historical Commission website and on the internet, and are often the site of public activities, including the Third Grade "Tour of the Town" local history program. However, there is also a sense that these resources may be simply taken for granted by residents and/or are not a priority for economic or other reasons. Recommendations for public education can be targeted to letting people know that there are other historic resources in North Attleborough that are not well-documented and/or are threatened by development or neglect.

Municipal By-Laws and Regulations Analysis

Municipal by-laws and regulations are the framework for local governance that develop over time. They are not static, but rather a dynamic network of incentives, restrictions, and guidance that shape the appearance of a community. Some of the areas most commonly covered by local by-laws are land use, natural resource protection, and the design of buildings and structures. In general, local by-laws reflect and enforce national and state laws and mandatory requirements and institute local options. Together, zoning by-laws convey the character, priorities, and even the aspirations of the community. Through the Home Rule principle, Massachusetts communities enact local by-laws through the legislative body, which in North Attleborough is the Representative Town Meeting.

In historic preservation, local by-laws and regulations are considered one of the strongest set of tools, as they are able to offer incentives and prohibitions to guide potential change. Opportunities for flexibility exist as strict adherence can be combined with advisory review and voluntary participation. Local by-laws and regulations provide support for creating and sustaining a sense of place and community appeal for residents and visitors.

North Attleborough has had a demolition delay by-law for several decades, but otherwise the Town by-laws and regulations do not have any specific sections that specifically pertain to historic preservation or historic and archaeological resources. Sections of the zoning by-law and other regulations mention historic features, buildings, or structures as one consideration during Planning Board review or encompass oversight or procedures related to properties that might be historic or include open space that could be archaeologically sensitive. As noted in the Town's 2013 Conservation, Recreation, and Open Space Plan and 2014 Master Plan, the North Attleborough Historical Commission has been active in working with the Public Works Department, Planning Board, and others to address historic preservation concerns in a number of areas, including signage at Old Town Historic District and the Codding Farm.

This summary of North Attleborough's local by-laws and regulations presents a brief synopsis of the by-laws, or parts thereof, that may impact to historic and archaeological resources and issues, and the current role of the NAHC in the review process.

Demolition Delay By-law

Demolition delay is a widely used and effective tool to help protect a community's historically and architecturally significant resources on an individual basis when they are threatened by demolition. North Attleborough's demolition delay by-law was passed in 2005 as Article XIX. Demolition of Historically Significant Buildings with the "purpose of protecting the historically or architecturally significant buildings and structures within the Town and to encourage owners of such properties to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings or structures rather than demolish them." The North Attleborough by-law provides for review of proposed demolition of buildings that are 80 years old or older and allows a delay length of six months. The by-law pertains to all or partial demolition, or the moving, of a building or structure. It provides that if a building that is 80 years old or older is voluntarily demolished with disregard to the by-law, no building permit may be issued for new construction for 18 months. The North Attleborough Demolition Delay By-Law is in Appendix B.

The NAHC oversees the process whereby the building inspector forwards to the NAHC any demolition permit for a building or structure that is 80 years old or older. No permit can be issued until the process is complete. The NAHC determines whether the property is significant by meeting one of two criteria: listed in the National Register or eligible for National Register listing, or researched and found to be historically or architecturally significant. If the NAHC finds that the building is not significant, the building inspector may issue a demolition permit. If the NAHC determines that the building is significant, the building inspector may not issue a permit for six months, during which the NAHC encourages the owner to seek ways to preserve and rehabilitate or restore the building. During this period, the NAHC may conclude the process in less than six months under certain conditions and inform the building inspector to issue the permit. The by-law does not apply to emergency demolitions authorized by the building inspector when there is immediate public safety danger.

The chronology of the NAHC review of demolition delay applications between 2006 and 2016 is recorded in the Town Annual Reports for that period. The number per year varies in relation to the robustness of the economy. The NAHC has reviewed approximately 34 demolition applications since 2006, of which approximately 30 buildings were considered to not be significant and four were determined to be significant. Among the significant buildings, one was approved for demolition, one was demolished due to being a safety hazard, and one was moved out of state. In one instance, the NAHC lifted a two-year penalty moratorium on demolition (due to violation of the Town's demolition by-law) in exchange for a facade restriction. The four historically and architecturally significant buildings are as follows.

- 73 Old Post Road – six-month delay voted in 2006 and lifted in 2007; building demolished.
- 296 Mount Hope Street – two-year penalty voted in 2007 because building was moved without review; lifted in 2008 in exchange for a facade restriction.

- 515 South Washington Street – 18-month delay voted in 2011; building moved to Virginia in 2012.
- 66 Town Street, Barn/Garage – 6-month delay voted in 2014; declared a safety hazard by the building official and demolished in 2015.

The Demolition Delay review process and communication between the Building Commissioner and the NAHC is generally consistent and effective. The NAHC recently began to receive the monthly updated "vacant properties" list that the Building Commissioner's office distributes to town departments. The Town could consider improvements that could be made to clarify the review process and how the Building Commissioner's office handles demolition applications and notification to the NAHC; and consider extending the delay period to 12 or 18 months. The NAHC might consider how to establish a more consistent, easily updated method for tracking applications under NAHC review. Challenges include that some houses have been substantially demolished before a demolition permit was applied for.

Scenic Roads

Scenic road by-laws as allowed under state law M.G.L. Ch. 40, Section 15c are helpful for protecting the rural or historic character of local roads. The North Attleborough scenic road by-law of 2001 covers trees and stone walls within the public right of way, and review falls under the jurisdiction of the Planning Board, which holds public hearings on proposals to remove public shade trees or to alter stone walls on designated scenic ways. The retention of shade trees and stone walls is important for preserving the features and setting of historic properties along the roadway. As noted in the Town's 2013 Conservation, Recreation, and Open Space Plan, North Attleborough has designated seven scenic roads as valuable resources that contribute to the character of the community: Mount Hope Street from Elmwood Street to Old Post Road; Fales Road from High Street to Route 120; Paine Road from Cumberland Town line to Allen Avenue; Holmes Road from Route 120 to Sheldonville Road; Millard Road from Holmes Road to Paine Road; Sheldonville Road from Holes Road to Paine Road, and Old Post Road from South Washington Street to Attleboro city line.

Three scenic roads are partly in National Register Districts: Mount Hope Street from Elmwood Street to Old Post Road is partly in Attleborough Falls Historic District (NAL.K) and Old Town Historic District (NAL.B); Holmes Road from Route 120 to Sheldonville Road is partly in Holmes School Historic District (NAL.G); and Old Post Road from South Washington to Attleboro city line is partly in Old Town Historic District (NAL.B). The Scenic Roads review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Zoning By-laws

Per the 2014 Master Plan, North Attleborough currently regulates development through measures including zoning, site plan review, subdivision control, and wetland protection. Zoning by-laws in North Attleborough, as in most communities, have the most influence over the appearance and future development of the community. Zoning regulates land use by parcel and was created in the early twentieth century to maintain public health, safety, and welfare. The Town's 2014 Master

Plan is closely tied to the zoning by-laws adopted under M.G.L. Chapter 40A went into effect as of July 1974, and are currently as amended through October 17, 2016.

As noted in the 2014 Master Plan, historic land use trends in North Attleborough have evolved from dense settlement nodes surrounded by open space and agricultural land to include more broadly dense suburban subdivisions, industrial parks, and strip commercial developments. The amount of open space (agricultural and natural vegetated) land in town has reduced from 67% in 1971 to 52.3% in 1999. These growth patterns of increased development can cause changes to historic properties, neighborhoods, and farmland. The town currently is zoned with five residential use districts, three commercial use districts, two industrial use districts, and one office and business use district. In addition, there are two overlay districts, the Aquifer Protection District and the Transit Oriented Development Overlay District.

The town goals for land use and zoning as stated in the 2014 Master Plan are to encourage a balance between residential, commercial, and industrial development to ensure that North Attleborough continues to prosper, while protecting environmental resources and community character; to promote environmentally sustainable growth; to update zoning by-laws and incorporate create tools and techniques; and to preserve the rural character of existing residential areas in the northwestern agricultural portion of town and around wetland resources in the southern section. Recommended tools to preserve the town character include using the Agricultural Preservation Program to protect farm land, encouraging more mixed use and infill development in certain areas, incorporating sustainability standards into the zoning by-laws, and modifying or supplementing the existing Environmentally Friendly Open Space design and Cluster Residential Development by-laws, and using existing and new design standards to enhance the aesthetic of key roadway corridors and existing neighborhoods in the western part of town. Recognizing that much has changed in the town's land use development and in zoning law in the last decades, the 2014 Master Plan recommends that the Town consider undertaking a comprehensive update of its 1974 zoning by-law as a top priority. Such a revision would allow for the incorporation of new tools and techniques to address current land use issues, including protection and enhancement of historic resources.

Zoning offers opportunities to support and create incentives for historic preservation that complement the principal historic preservation tools used such as Local Historic Districts and Neighborhood Preservation Districts. As part of the Town's comprehensive zoning by-laws review and update recommended in the 2014 Master Plan, the Planning Board and the NAHC could conduct a joint review of the Town's zoning by-laws to identify, analyze, and develop opportunities.

As is standard, North Attleborough's Zoning By-law provides that lots, structures, and use requirements do not apply to existing nonconforming buildings and structures, unless there is a change to the buildings, structures, or their site. The Town's current Zoning By-law references historic resources, features, or building, or historic preservation in eight different sections, primarily in relation to identifying the major site features of a development or in conjunction with scenic features in an open space context. Currently there is one specific allowance for preserving the character of a historic building. By Special Permit, the Board of Appeals can exempt historic buildings from meeting use, dimensional, and density regulations if destroyed by fire and being

rebuilt. There are no other specific accommodations for integrating preservation of historic resources in actions under the existing Zoning By-laws.

Opportunities exist for enhancing the Town Zoning By-law's responsiveness to the presence of historic neighborhoods, buildings, structures, and landscapes. This would allow the application of tools that permit a wider range of approaches than is permitted under the current by-law. For example, the Town could consider adopting Flexible Dimension Zoning regulations for specific locations and circumstances that allow for relaxation of conventional dimensional requirements to allow development designs that preserve noteworthy features of historic resources, streetscapes, and landscapes. This would apply under many sections of the Zoning By-law. Flexible Dimension Zoning can be used to adjust certain dimensional requirements to preserve certain features, such as a historic building or landscape feature, without increasing permitted density. It can also be used to design infill development, such as maintaining the historic streetscape setback, to produce more sensitive construction within an existing historic context.

Town approval of special permits and variances during the development review process under the Zoning By-law can also affect historic buildings, neighborhoods, and landscapes. The establishment of coordinated reviews with the NAHC for existing Site Plan Review and other approvals processes will better integrate consideration of historic resources.

The following summary of the Town's current Zoning By-laws highlights references to historic resources.

Flood Plain

Floodplain districts (Section II.C.) are established as overlay districts within flood hazard areas based on the 100-year base flood elevations. The intent is to prohibit encroachments in flood-prone areas. All structural and non-structural activities permitted by right or by special permit must comply with M.G.L. Chapter 131, Section 40 and various wetlands protection and state building code statutes, including elevating buildings on compacted fill or pilings, providing adequate drainage, and locating utilities so as to minimize floor damage. The Flood Plain review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Aquifer Protection Districts

By regulating uses within delineated area, the aquifer protection districts are overlay districts designed to protect public water supply wells and groundwater (Section II.D.). Use of these areas is limited to residential, normal agricultural forestry activities, and passive outdoor recreation. Uses authorized by underlying zoning district may be allowed by Special Permit. Due limitations on development, Aquifer Protection Districts can help protect historic resources and their setting, including archaeological sites, historic farms, agricultural land, and open space. The Aquifer Protection review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Transit Oriented Development

The Transit Oriented Development (TOD) is an overlay zoning district (Section II.E.) in which additional uses and higher density may be allowed to the underlying zoning district. The intent of the by-law is to allow for redevelopment for a mixed-use pedestrian/transit center with safeguards and conditions, to promote a lively prosperous transit center that serves as an attractive place to live, work, shop, and recreate with less reliance on the automobile" (Zoning II.E.2:17). The process requires a public hearing and Planning Board approval (as the designated Special Permit Granting Authority [SPGA]). The SPGA may impose reasonably appropriate conditions to improve site design and address concerns such as "water and air quality, other environmental resources, traffic, safety, and/or other concerns related to the purpose of this section" (Zoning II.E.1:17).

TOD areas are often in locations that encompass historic neighborhoods, commercial areas, and individual historic resources. A variety of residential, retail and services, and accessory uses are allowed in a TOD district by special permit. There are special density and site design requirements for special permit uses such as building dimensions and setbacks; lighting, street trees and pedestrian amenities; parking placement, scale, and design; underground utilities. TOD districts also have specific architectural design requirements for new construction, including orientation, materials, mass, proportion, scale, roof forms, and the incorporation of facade recesses and projections. In deciding whether to issue a TOD special permit, the SPGA will determine that the benefits of the proposed development outweigh detrimental impacts on the neighborhood and Town, that the development complies with current plans, including the Master Plan and Open Space & Recreation Plan, and that it meets certain criteria. The by-law does not apply to existing buildings or structures or their use, but does apply if the use changes or a building or structure is altered, which could involve historic buildings.

Section 6. of the TOD zoning regulations references Special Design Requirements, and 6g. states that "Pedestrian amenities such as benches, public art, planters, trash receptacles, etc. are to be encouraged and shall be located along sidewalks, and in landscaped areas, open spaces and plazas." This stipulation could be amended to include signage or other information about historic and cultural resources in North Attleborough that could benefit the community and general public.

TOD Special Permits may also be granted by the SPGA once it makes a positive finding that the development provides one or more of six listed benefits. An applicant can "enhance the green, river walk or public common through the addition of a bandstand, water feature/fountain, or playground equipment," or man "enhance the pedestrian/bike infrastructure of North Attleborough with off-site contributions which link to the development." Like the Section 6 requirement, the list of approved benefits could be modified to include displays or signage describing historic or cultural features and/or link walking and biking trails to cultural heritage areas and sites of historical significance. The review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Signs

A sign permit must be obtained from the Building Inspector and be in conformance with the sign regulations in order for any sign to be attached, erected, or otherwise installed on any property (Section VI.G.). Temporary political signs and one permanent sign approved by the Board of Selectmen and erected by a 501(c)(3) non-profit organization on Town-owned property it has jurisdiction to beautify and maintain are exempt. The intent is to coordinate the type, placement, and scale of signs in different zoning districts, to recognize commercial communication requirements of the business community, and to encourage the use of design and aesthetic consideration. Signs placed on or near historic buildings or in historic districts affect the property's appearance and/or setting. The sign regulations could be modified to provide guidelines for suitability and architectural compatibility of signs in historic districts and on historic properties.

Site Plan Reviews

Site Plan Reviews require submittal of a site plan to the Planning Board for review and approval for any request for a building permit or change of use (Section VI.H.). Site plan review applies to the following: new non-residential construction; construction, reconstruction, expansion or substantial alteration or improvement of an existing non-residential use or nonconforming use that results in a change or substantially different use; any residential use exceeding two dwelling units, except for an approved subdivision plan (see separate discussion, below); new parking lot construction or redesign of an existing lot; creation or expansion of outdoor storage areas for vehicles.

There are three levels of site plan review based on the scale of proposed building square footage or parking areas: Level 1 Minor Site Plan Review; Level 2 Site Plan Review; and Level 3 Major Site Plan Special Permit Review. Level 3 review also considers new traffic volume and whether or not a Development Impact Statement is required (per Section VI.M. of the Zoning By-law).

The process for site plan review starts with the applicant filing plans and project narrative with the Town Clerk and Planning Board, which may engage the assistance of outside consultants during their review. The Planning Board considers the proposal in light of review criteria and other factors stated in the by-law, and generally completes review within 45 days of receipt. The Planning Board is authorized to adopt and amend reasonable regulations for site plan review.

Level 2 and 3 plans submitted to the Planning Board must include certain types of information, including the locations of existing and proposed structures, a delineation of a vegetation clearing/limit of work area, and all wetlands, flood plains, waterways, and rock outcroppings. Applicants at all three levels may apply for a waiver of the applicable requirements which must be on the coversheet of the plans and in accordance with other regulations.

Under the current Plan Review and Approval Process, **the Planning Board may waive any submission requirement, development or drainage standard, or design guideline it determines to be unnecessary provided that "the Board determines that the project will not have a significant impact on the site, its relationship with abutting properties, traffic impacts to public ways, public infrastructure or services, environmental or historic resources."**

Site Plan Review is an effective town planning tool for projects of varied size, which have potential to impact cultural heritage areas and historic properties. The review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Cluster Residential Development

Cluster Residential Development is allowed in R-15, R-20, and R-40 districts on tracts of land that are at least 15 contiguous acres in size under special permit from the Planning Board (Section VI.I). The purpose of this type of development is to protect the public interest in clean air and water, conserve and protect natural resources, and encourage the preservation of open space. It also encourages design flexibility with density and use restrictions. The rules specify permitted primary uses (all residential) and permitted open space uses for active recreation, natural areas, agriculture, forestry, wetlands, topography unsuitable for development, buffer areas, and water runoff and retention areas. At least 30% of the total tract area must be set aside as open space in a natural state. The by-laws note that the Cluster Residential Development Plan in general should be consistent with the rules and regulations of the Planning Board for subdivisions, outlined in a separate Planning Board document and discussed in detail below.

Pre-applications and applications are submitted to the Planning Board as the SPGA for review, and such other official boards deemed appropriate by the SPGA. The application must include a site plan that indicates the **"location and extent of natural features as the SPGA may require, including soil conditions, topography, slopes, wetland, historic features, and land areas which are subject to legal restrictions or otherwise unsuitable or inappropriate for development."**

Cluster Residential Development is an effective town planning tool for projects of substantial size, which have potential to impact cultural heritage areas and historic properties. The review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Integrated Retail Development

Integrated Retail Development applies to developments on no less than 40 contiguous acres with one or more buildings containing no less than 250,000 square feet of gross floor area for retail use (Section VI.L.). During the site plan review, the Planning Board will approve a permitted building area, with a minimum open space extent of 15% required. Site Plan Review for Integrated Retail Development is an effective town planning tool for projects of substantial size, which have potential to impact cultural heritage areas and historic properties. The review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Development Impact Statement

The Planning Board may require a Development of Impact Statement (DIS) as a prerequisite for a building permit for proposed commercial or industrial development of more than 10 contiguous acres, any residential development of more than 50 dwelling units, and when the development occurs within designated Flood Plain or Water Resources Protection districts (Section VI.M.). The purpose is to promote environmental health of the community and minimize environmental degradation of the Town's natural resources. The DIS is a technical document that is submitted to the Planning Board, which will request written comments from the Conservation Commission, Board of Public Works, and Board of Health. The DIS report includes information about physical conditions, including **"topography, location and varieties of vegetation and geologic types, scenic and historical features, trails and open space links, and indigenous wildlife"** (Section II.M.C.1.a.). The Development Impact Statement covers projects of substantial size, which have potential to impact cultural heritage areas and historic properties. The review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Planned Business Development

Planned Business Development is a type of commercial development on lots of five or more acres in certain commercial districts that requires a special permit from the Planning Board as the SPGA (Section VI.N.). The purpose is to limit traffic impacts, promote and attract visually pleasing commercial development, and encourage clusters and nodes rather than "highway strips." The minimum open space requirement may be reduced to 30% provided a landscape plan by a registered landscape architect is submitted with the site plan. The Planned Business Development review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Adult Retirement Community

Adult Retirement Communities comprise at least 5 contiguous acres and allowed by special permit and are designed to promote the development of housing for persons fifty-five years of age and over. They are also designed to encourage the preservation of open land; to protect the natural environment, to promote sensitive siting of buildings, and to facilitate economical and efficient construction of streets, utilities, and public services. An application for review must include a site plan showing the **"location and extent of natural features as the SPGA may require, including soil conditions, topography, slopes, wetland, historic features and land areas which are subject to legal restrictions or otherwise unsuitable or inappropriate for development."** A minimum of 40% of an Adult Retirement Community parcel is required to be contiguous open space. Unless conveyed to the Town of its Conservation Commission, the open space must include a recorded restriction (enforceable by the Town) that it will be preserved in perpetuity. The open space is to be used for **"conservation, historic preservation and education, outdoor education, recreation, park purposes, agriculture, horticulture, forestry, or for a combination of these uses, and shall be served by suitable access for such purposes."**

As part of the Design Process, an applicant must demonstrate to the SPGA that a number of factors were considered, including "Understanding the Site" (Section VI.P.11.a) which states, **"The first step is to inventory existing site features, taking care to identify sensitive and noteworthy natural, scenic and cultural resources on the site, and to determine the connection of these important features to each other."** This inventory is then to be used to evaluate the site context and designate the contiguous open space to "include the most sensitive and noteworthy resources of the site." Adult Retirement Communities review is an effective town planning tool for projects of substantial size, which have potential to impact cultural heritage areas and historic properties. The review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Medical Marijuana Dispensaries and Cultivation Centers

Medical marijuana dispensaries are registered by the Department of Public Health and defined by Massachusetts law. The Town's role in permitting these facilities is to ensure that they are established in appropriate places and under strict conditions in accordance with state regulations. Under the Plan Review and Approval Process, the Planning Board may waive any submission requirement, development or drainage standard, or design guideline it determines to be unnecessary or not applicable provided that **"the Board determines that the project will not have a significant impact on the site, its relationship with abutting properties, traffic impacts to public ways, public infrastructure or services, environmental or historic resources."** The Medical Marijuana Dispensaries and Cultivation Centers review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Environmentally Friendly Open Space Design

The provisions for Environmentally Friendly Open Space Design (EFSOD) are intended to allow low density residential development as an alternative to conventional subdivision, promote land conservation and preserve the rural character of the Town, to limit division of land in R-20 and R-40 residential districts to not more than five and no less than two demise parcels for single-family homes, and eliminate Town costs and maintenance responsibility for roadways, lighting, and future repairs (Section VI.R). The Planning Board is the SPGA and will consider recommendations from the Board of Health, Conservation Commission, Department of Public Works, and other Town health and safety entities.

The design standards relate to low impact development techniques to manage storm water through common drives. Any land within an EFSOD not designated as a demise parcel or access route must be designated as Active/Passive Open Space (Section VI.R.3.4). This classification defines Open Space as having a **"shape, dimension, character and location suitable for conservation, outdoor recreational facilities of a non-commercial use, agricultural, preservation of scenic or historic structures, parkland, and/or structures accessory to any of the above uses."** The EFSOD review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Nonconforming or Existing Uses

Section VII of the Zoning By-Laws addresses lots, structures, and uses of land and structures which were existing and lawful prior to the passage and amendment, and outlines the conditions under which use may continue. The by-law is intended to "permit these nonconformities to continue, but not to encourage their survival. Such uses are declared by this by-law to be incompatible with permitted uses in the districts involved." Under Section VII.B.1.a "Restoration," a nonconforming structure or structure occupied by a nonconforming use which is total destroyed by fire may be rebuilt on its original foundation and in accordance to other restrictions provided that a Special Permit is granted by the Board of Appeals, otherwise it may not be rebuilt except in accordance with the current by-laws. **Historical buildings may be exempt by special permit of the Board of Appeals.** The Nonconforming or Existing Uses section of the Zoning By-laws does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Public Safety

North Attleborough's by-laws include a provision under Article IV-General Provisions that may apply to historic structures that are public buildings. The Section. 5 Emergency Clause states that **in cases of extreme emergency** caused by hostile actions (e.g., attack, sabotage) or resulting from fire, flood, earthquake, hurricane, tornado or other catastrophes, **as determined by the Board of Selectmen, "a Committee or Board may…award contracts…to perform work and to purchase or rent materials and equipment, all as may be necessary for temporary repair and restoration to service of any public work in order to preserve the health and safety of persons or property."** There is no current mechanism to notify the NAHC if emergency repairs or restoration are approved for public historic resources.

Other Rules and Regulations

Planning Board Rules and Regulations Governing Subdivision of Land

Subdivision rules and regulations are intended to protect the safety convenience and welfare of residents by regulating the layout and construction of ways, ensuring sanitary conditions and providing, where appropriate, parks and open areas. Subdivisions are defined as the division of a tract of land into two or more lots. Applications are submitted to the Planning Board for review. The Planning Board Rules and Regulations Governing Subdivision of Land were adopted under Section 81-Q of Chapter 41 of the General Laws of Massachusetts and became effective February 19, 1974 and are amended through May 17, 2012.

Section 4.2.2.g of the Regulations requires an applicant to file a Definitive Plan of a proposed subdivision that includes, "**Major site features, such as existing stone walls, fence, buildings, large trees, rock ridges, and out-croppings, swamps, historic features, and wooded areas." Section 4.5** of the Regulations requires that, prior to the public hearing for a proposed subdivision, an applicant must provide a copy of the application and plan and complete a signature sheet **"providing evidence that the following departments have received a copy of the plan and application: Department of Public Works, Sewer, Water, Electric Department, Conservation**

Commission, the Board of Health and Historic [sic] Commission." Section 5 of the Regulations pertains to Design and Construction Standards for approved Subdivisions. Under **Section 5.15 "Protection of Natural Features,"** the regulations state that **"All natural features such as large trees, watercourses, scenic points, historic plots and similar community assets shall be preserved."** The Subdivision Regulations review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Rules and Regulations for All Park and Recreation Properties

The Park and Recreation regulations specify hours of operation and allowed and permitted activities. Regulation 5 **prohibits the willful or malicious alteration, damage, or removal of any shrub, plant, building, cage, pen, monument, bench or any other structure or fixture within a park.** Regulation 21 requires that information about any work that will be performed on park facilities or parks location must be submitted in writing 48 hours in advance of work commencing to the Park & Recreation Department. The Rules and Regulations for all Park & Recreation Properties were adopted in accordance with Section 5 of Chapter 45 of the Massachusetts General Laws on April 7, 2016. The Park and Recreation work notifications review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact the town's historic and archaeological resources.

Board of Health Septic Management Regulation

While much of the Town is served by a town sewer system, the purpose of this regulation is to protect existing and potential ground and surface water supplies and recharge areas from contamination due to septic system failures, and to supplement Title 5 of the State Environmental Code with more stringent Board of Health standards because of "certain unique conditions in North Attleboro [sic]." The regulations were adopted and effective as of January 1, 2012.

The Board of Health issues permits for septic system construction and reconstruction after review of an application and scaled project plans prepared by a design engineer. In addition to proposed system components, applicants must identify a "reserve area" and provide for 100% relocation of the leaching area. The regulations also require that soil percolation tests be conducted prior to construction and in the presence of the Board or an authorized representative. Under Article IV. General Requirements, the Board, when reviewing an application for any septic management Permit, **"may determine that the assistance of outside professional expertise and/or consultants is warranted due to the size, scale or complexity of a proposed project or matter…, or because of project's potential impact(s) on the Town."** Article VIII.G provides for Board of Health **review of preliminary plans of a subdivision, and requires the submittal of a plan that illustrates the location of wetlands, streams, hydrological features, ledge outcrops and existing cart paths, if any."** The Board of Health review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project might impact archaeological resources.

Conservation Commission Rules and Regulations Governing Structures on Falls and Whiting's Ponds

The Conservation Commission serves as the steward of Falls and Whiting's Ponds and enacted guidelines and procedures to regulate activities on the ponds in order to **"ensure the protection of values and interests including, but not limited to, wildlife habitat, fisheries, recreation, aesthetics, public access, flood control, water pollution prevention, and storm damage prevention."** While not stated explicitly, preservation and protection of historic and cultural resources associated with these natural features would also seem to be in keeping with the spirit of the regulations. The Rules and Regulations for all Structures on Falls and Whiting's Ponds were adopted on June 2, 2002 and amended most recently on June 4, 2013.

The regulations require a Pond Permit from the Conservation Commission for any construction, repair or replacement to any structure in, on, over, or under either pond OR on land adjacent to the ponds that is owned by the Town. The application for the permit must include a detailed plan showing the exact locations of all proposed activities. Certain activities are exempted from a permit requirement if they do not alter the size or area of a repair or are considered to be maintenance activities. The Pond Permit review process does not currently include a mechanism to integrate regular input from the NAHC to assist in considering how a proposed project on land adjacent to the ponds that is owned by the Town might impact the town's historic and archaeological resources.

Potential By-laws for Consideration

This section presents potential by-laws that are used in other Massachusetts communities and elsewhere for consideration in North Attleborough to help preserve community character.

Preserving Neighborhoods

Local Historic Districts

A Local Historic District established under M.G.L. Chapter 40C designates an area within which any proposed changes to exterior architectural features visible from a public way are reviewed by a locally appointed Historic District Commission. Communities can also designate single property historic districts. Local Historic Districts have been used in Massachusetts since 1955 (Nantucket) and provide the strongest protection for the preservation of historic properties. The MHC offers a manual entitled *Establishing Local Historic Districts* to aid communities in the process of creating a Local Historic District. The town appoints a District Study Committee to complete a survey of the area, determine boundaries, and prepare a preliminary report for town and MHC review. Then a final report is submitted to the local governing body, in North Attleborough the Representative Town Meeting, for approval by two-thirds majority vote of the local historic district by-law. A Local Historic District Commission is established, which can be blended with the town Historical Commission, or separate. Anyone proposing an exterior alteration to a building or structure in the district that would be visible from a public way would need to apply to the Historic District Commission for a Certificate of Appropriateness. Each community establishes its own review criteria within the broad context of preservation best practices. Some items and routine

maintenance work are often exempt from review, such as air conditioning units, storm doors and windows, and paint color.

It is important to know, and to educate the community, that there is a big difference between a Local Historic District and a National Register District. As explained in the MHC's brochure "There's a Difference,", a National Register District is part of the National Register, which is a federal designation that recognizes the historical importance of the area, allows owners of income-producing properties certain federal tax incentives for rehabilitation, and provides limited protection from adverse effects of federal or state involved projects. By contrast, a Local Historic District involves locally appointed Historic District Commission review of exterior architectural changes visible from a public way. It is possible for a Local Historic District and a National Register District to overlap all or in part.

Neighborhood Conservation Districts

Neighborhood Conservation (or Preservation) Districts are an effective method for maintaining the overall historic character of an area. They use more flexible review standards than Local Historic Districts, focusing on scale of major new construction, demolition, and other measures that protect streetscape scale and development patterns. Minor changes to individual buildings, such as window, door, or siding replacements that would be considered in a Local Historic District could be reviewed, but in an advisory capacity. A Neighborhood Conservation District is overseen by the Historical Commission, Historic District Commission, Planning Board, or a special Neighborhood Conservation District Commission. Neighborhood Conservation Districts are used in Cambridge, Brookline, Lexington, Lincoln, and Wellesley, Massachusetts.

Preserving Individual Properties

Single Building Local Historic Districts

Under M.G.L. Chapter 40C, communities can also designate single property historic districts for which any proposed changes to exterior architectural features visible from a public way are reviewed by a locally appointed Historic District Commission. As single buildings have little regulatory protection aside from the Demolition Delay review, placing historically and architecturally significant individual properties in this category would provide protection from inappropriate changes. Communities including Brookline and Somerville, Massachusetts, have used this tool effectively for many years.

Affirmative Maintenance By-law

An Affirmative Maintenance by-law, sometimes referred to as a Demolition by Neglect by-law, requires that historic properties be kept structurally sound and empowers the Historical Commission or the Historic District Commission to take actions when a property is threatened by the property owner's negligence resulting in demolition by neglect. In these instances, long-term deferred maintenance results in a property becoming highly deteriorated and therefore susceptible to demolition to avoid the high cost of rehabilitation and/or condemnation by the Building Commissioner. Such a by-law can be used town-wide or in specific areas such as historic districts.

Massachusetts communities using Affirmative Maintenance by-laws include Brookline, Lowell, Nantucket, Newton, and Worcester.

Town Planning and Zoning

Community Preservation Act

The Community Preservation Act (CPA), enacted by the Commonwealth of Massachusetts in 2000, allows the state and communities to jointly fund local projects in four areas: open space protection, historic preservation, affordable housing, and outdoor recreation. Adoption of the CPA by ballot referendum, allows communities to raise monies for a local Community Preservation Fund through a surcharge of up to 3% on real property taxes. The guaranteed annual state matching funds come through a statewide Community Preservation Trust Fund distributed to communities that adopt the CPA. To date, 172 Massachusetts communities have adopted the CPA. These funds have supported 871 units of affordable housing, protected 7,349 acres of open space, and preserved 300 historic resources. Each project completed using CPA funds is required to have easements and deed restrictions, to protect the properties in perpetuity. The Community Preservation Coalition asserts that "Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. But until CPA was enacted, there was no steady funding source for preserving and improving a community's character and quality of life" (http://www.communitypreservation.org/content/cpa-overview). When MHC's traditional matching Survey and Planning Grant program funds to support professional town-wide historic properties surveys has limited availability, CPA funds have become a key financial resource for surveys in communities that have adopted the Act. Since they are locally administered, CPA funds provide a community with great flexibility as to the timing and scope of historic preservation projects. Currently, based on public and town input, there appears to be little interest for fiscally challenged North Attleborough to pursue passing a local CPA by-law. However, it is valuable to consider that the surcharge can be set at any level up to 3%, and that with further discussion and exploration the Town could decide to institute a CPA program in the future.

Flexible Dimension Zoning

Flexible Dimension Zoning preserves historic resources, streetscapes, and landscapes by recognizing significant features to be preserved and providing flexibility in dimensional requirements such as road layout, minimum lot size, lot coverage, frontage, building location, and the number and location of required parking spaces. It is a free-standing by-law established within the zoning code or is a part of the dimensional requirements section of the zoning code. Examples of this highly effective flexible zoning tool used in other communities are those that allow for maintaining historic streetscape setbacks for new construction, when the current setback regulations are different; alternative dimensional and parking requirements when a historic building is preserved and reused; or modifying dimensional standards for new building lots, subdivisions, and "rear lot" development to preserve an existing building on a large parcel. Andover, Concord, Lexington, Marlborough, Rochester, Salem, and Weston are among the Massachusetts communities that have adopted Flexible Dimension Zoning.

Downzoning and Upzoning

Downzoning and Upzoning are planning techniques that can be used to adjust existing zoning district requirements to achieve certain objectives. Downzoning encourages cluster development in rural areas and saves open space by decreasing intensity of use. It can also be used in commercial corridors to limit intensive industrial or commercial uses. Brewster, Dartmouth, Dennis, and Plymouth use this tool. Upzoning allows more intensive uses and can be used to intensify development to allow new or mixed uses, and to continue historic development patterns. Amherst, and Ipswich, and Pittsfield use this tool.

Village Center Zoning

Village Center Zoning creates a special zooming by-law or overlay district to support the needs of a small-scale mixed use commercial area, such as those in North Attleborough. It allows uses and dimensional requirements reflective of nineteenth- and early-twentieth-century commercial development in terms of building size, scale, and location on lots. Many communities use this tool including Acton, Bourne, Carver, Norfolk, and Weymouth.

Agricultural Preservation By-laws

Direct zoning regulation of exclusively agricultural use areas is not allowed under MGL Ch. 40A; however, protection can be accomplished through several techniques. Zoning amendments can be adopted for new or revised zooming districts to accommodate farming practices, including encouraging new development on least favorable soils or supporting economic viability of farming by allowing accessory uses. The Right-to-Farm by-law is a general bylaw intended to protect normal farming practices and land use as a continuation of the town's historical development pattern.

Other Tools

This section presents preservation tools that are used in other Massachusetts communities and elsewhere that could support preservation of historic resources in North Attleborough.

Preservation Restrictions

A preservation restriction is a type of voluntary easement that protects historic and archaeological properties from changes that may be inappropriate by requiring present and future owners to seek review and approval from the oversight entity prior to any alteration of a specified portion of that building, structure, or site. While local historic districts help to preserve exterior features visible from a public way, a preservation restriction can apply to any part of a historic property, whether exterior, interior, and/or setting. A preservation restriction is a legal agreement between a property owner and another party, usually a non-profit organization or government body, and runs with the land, carrying forward from current to future owners. A preservation restriction on a National Register-listed property may qualify as a charitable tax deduction for the owner. Communities find that preservation restrictions can be a very effective way to preserve historic properties and may work with an owner on implementing a preservation restriction. As noted above, currently four properties in North Attleborough are under preservation restrictions with the MHC because of

grant funding. Local historical commissions may hold preservation restrictions, except for on a town-owned property, under the state's Historic District Act (M.G.L. Chapter 40C). Examples of nonprofit historical organizations that hold preservation restrictions include the Trustees of Reservations, and Historic New England.

Federal and State Historic Rehabilitation Tax Credits

The federal and Massachusetts state Historic Rehabilitation Preservation Tax Credit are separate economic incentive programs that are available to property owners of eligible historic properties who complete a substantial and certified rehabilitation of their properties according to preservation guidelines set by the National Park Service and the Massachusetts Historical Commission, respectively. Historic properties must be income-producing and be listed in the National Register as individual properties or be contributing to a listed historic district. The incentive is a tax credit taken on the owner's income tax equal to 20% of qualified rehabilitation costs for both the federal and state programs. The state program has an annual cap, and projects are selected for award using criteria that ensure funds are distributed with the most public benefit. The program has been widely used through the country and in Massachusetts to renovate and reuse a range of historic buildings and can serve as a catalyst for wider community revitalization. The program leverages substantial private investment for every federal and state award. In North Attleborough, one property, the Attleborough Falls Gasholder Building, participated in the federal program in 2000. No projects have participated in the state program.

Open Space Protection

Open space often has an association with historic resources, either directly such as agricultural pastures and fields, or as the setting of buildings. Conservation Restrictions under MGL Ch. 184, sections 31–33 can be used to protect open space with scenic vistas, farmland, or natural areas. The land remains in private ownership, but the rights to develop to the property are donated or sold to a private or public entity. Nonprofit Land Trusts can protect open space by acquiring land or holding Conservation Restrictions donated by landowners.

Town Policy, Management, and Capital Improvements Analysis

Input from Local Board and Commission Members

PAL conducted outreach to North Attleborough town board and commission members through several channels. Initial contact was made by sending a general questionnaire (also sent to potential stakeholders) through the Town's all-department email distribution list. A second outreach effort was made by sending a personal email to the head of each town department and board, introducing the project and asking for their input on the historic preservation plan relative to their own area of oversight, and to ask them to share the email with and seek input from other members of their board or department. The email was timed to also extend an invitation to meet with PAL staff in person at a planned day trip to North Attleborough.

The personal emails were sent to one or more individuals at each of the following: Board of Selectmen, Planning Board, Zoning Board of Appeals, Conservation Commission, Board of

Health, Cultural Council, Park Commission, School Committee, Finance Committee and Industrial Commission and to the Town Administrator, Town Planner, Building Department Commissioner, Director of Public Works, Chairman of the School Committee, Health Director, and Fire Chief. Email responses with comments were received from members of the Board of Selectmen and the School Committee.

Following the email contact, PAL Senior Archaeologist Holly Herbster met in person with the following: Nancy Runkle (Town Planner), Shannon Palmer (Conservation Agent, Conservation Commission), Bill Collins (Planning Board Member), Sheila Scaduto (Assistant Assessor), Russell Wheeler (Building Commissioner), and Kevin Poirier (Town Clerk). Historical Commission chairperson Ann Chapdelaine also participated in most of the meetings. The in-person meetings were highly productive and included discussions about existing town regulations and review, communication across various departments, boards and commissions, and substantive recommendations that can be included in the HPP. In addition, PAL Senior Architectural Historian Virginia Adams coordinated with Ann Chapdelaine (Chair, Historical Commission).

Capital Improvement Plan and Budget

PAL received and reviewed the Town's approved *Fiscal Year 2018 Capital Improvement Plan* (FY 2018 CIP) and the *Five-Year Capital Improvement Plan Priorities as of Fiscal Year 2018*. (Five-Year CIP Priorities). PAL Senior Architectural Historian Virginia Adams had a telephone conference with Michael Gallagher, Town Administrator to discuss the Operating Budget and CIP programs and reviewed information on the internet.

Both the Operating Budget and the CIP are developed as a collaborative and cooperative effort among all town departments involving many people. Specific funding for historic preservation projects and general maintenance and improvements projects related to Town-owned historic resources are in the CIP. The CIP currently has a 10-year look-ahead framework. Past and current town funding for preservation activities has come through the CIP process. Department heads provide requests and priorities to a committee headed by the town administrator with representation (currently) from town finance, information technology and department of public works. The committee reviews and evaluates requests using criteria that include safety, state mandates, and return on investment and prioritizes the requests within the town's available funds. As stated in the town administrator's September 12, 2017 FY2018 Capital Improvement Plan letter to the finance committee and all representative town meeting members, and copies to the board of selectmen, the town's fiscal outlook is bleak, making the CIP particularly challenging.

The FY CIP 2018 includes two Historical Commission (HC) items: $25,000 for the Draper/Mann Cemetery Restoration and $30,000 for the Holmes Memorial Hall Restoration. These two items appear in the Five-Year CIP Priorities, along with a request of $28,000 for an Archaeological Town-wide Survey. The NAHC Chair reports that the NAHC requests get funded approximately once in five years. The FY 2018 CIP includes work items (windows, doors, siding, roof) for several buildings and parks that are 50 years old, but have not been identified as historic properties or surveyed, such as the Whitings Pond Dam, Mason Pool Building, Amvet School, and Fire Station.

The Historical Commission's annual budget in the Operating Budget is currently between $900 and $1,000.

Town-Owned Historic Properties Status

A review of Town-owned historic properties was conducted by PAL and summarized in a spreadsheet. The Town does not maintain a separate list of historic properties, so the spreadsheet was developed as a working list from the Historical Commission web pages, discussions with the NAHC Chair, and other sources.

The Town owns at least 15 properties that are historic (50 years old or older), including 8 that have been surveyed in MACRIS, 7 of which are listed in the National Register individually or within districts (Barrows Building, Codding Farm, Richards Memorial Library, Powder House, Falls Fire Barn, Holmes Memorial Hall, and Holmes Schoolhouse No. 2). Uses of these properties includes museum, educational, police headquarters, and conservation. Some properties are actively maintained by the town for town functions (Barrows Building as police headquarters and Richards Memorial Library), by the Historical Commission or by a private non-profit (Falls Fire Barn and Adamsdale Schoolhouse), while others are in process of restoration by the Historical Commission (Holmes Memorial Hall and Holmes Schoolhouse No. 2). In one instance, a Town-owned building is maintained and operated under a long-term lease to a non-profit organization (Falls Fire Barn Museum). Other older properties that have not been surveyed include the High School (now Community Elementary School), World War II Memorial Pool, and Amvet School.

There are eight historic cemeteries in North Attleborough, two of which are Town-owned: the Draper/Mann Burial Ground and the Woodcock Garrison Burial Ground. Preservation of the Draper/Mann Burial Ground is an ongoing effort of the Town. Oversight of the cemeteries varies; as one example, at the Woodcock Garrison Burial Ground, the Park & Recreation Department cuts the grass, the Department of Public Works maintains the trees, the Historical Commission is responsible for the markers, and the North Attleborough Historical Society uses it for education.

The Town owns 10 monuments and memorials. Responsibility for these objects appears to be with the Park & Recreation Department. The Angle Tree Stone is in the state-owned monument reservation under stewardship of the Massachusetts DCR.

The Town owns at least four parks that are historic, including Brady Field, Columbia Field, World War I Park, and Simmons Memorial Park. Parks are maintained by the Park & Recreation Department.

A private non-profit organization, the North Attleborough Historical Society, and not the Town, owns two well-known historic properties: Woodcock Garrison House (aka Woodcock-Hatch-Maxcy House) and Adamsdale Schoolhouse.

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III. Recommendations

Consideration of each of the major historic preservation planning topics examined in Section II, generated recommendations for the Town's future historic preservation activities. The recommendations are presented below, and summarized in Section IV.

Historic Properties Inventory Priorities

The Inventory is the basis for preservation planning, decision-making, advocacy, and education; it is readily available to everyone through the MHC's online MACRIS database. Therefore, maintaining an up-to-date and comprehensive North Attleborough Inventory is an essential tool for town officials and staff, and the general public. Survey update and new survey complement one another and will often take place simultaneously. The two priorities to augment the Town's baseline comprehensive inventory and to update and improve it for preservation planning and decision-making are to

- update older forms for areas and individual properties surveyed in the past to provide adequate architectural descriptions, historic significance statements, and current photographs in a format that meets MHC standards; and

- conduct new survey of areas and individual properties that have not been surveyed because they were not a priority in past survey efforts and/or they had not reached 50 years of age.

Survey Update

The following historic resources are identified as priorities for updated survey:

- resources with older inventory forms completed in the mid- to late 1970s (approximately 25) for prominent buildings and the Old Town area, and in the 1980s (approximately 220) that include the areas of North Attleborough Town Center; South Washington Street; and High, Church, and Gould Streets.

- 17 Town-owned historic resources that have been previously surveyed and which have older forms, with the possible exception of the 11 Town-owned historic resources that are listed in the National Register individually or as contributing to a historic district (see Appendix A).

- areas with individual resources recorded on older inventory forms that need to be updated and unsurveyed individual resources. The resource group would be surveyed as an Area that documents all the resources. Two high priorities due to the well preserved historic architecture are:

    1. Village of Adamsdale in southwest part of town, which has three previously surveyed individual properties with older forms

2. North Washington Street and Park Street between Riley Court (south) and the intersection of North Washington and Elmwood streets (north), which has approximately 20 previously surveyed individual properties with older forms.

- previously surveyed resources that are substantially changed should receive updated Inventory Continuation Sheets, or be included in area forms, with new photographs as part of survey updates.

- individual resources with older forms that are potentially eligible for listing in the National Register, whether in or out of an existing National Register district (see below). This effort would, however, concentrate on individual resources with older forms outside of existing National Register-listed historic districts.

- inventory of landscape features (stone walls and trees) along designated Scenic Roads within existing National Register historic districts: Mount Hope Street from Elmwood Street to Old Post Road is partly in the Attleborough Falls Historic District (NAL.K) and the Old Town Historic District (NAL.B); Holmes Road from Route 120 to Sheldonville Road is partly in the Holmes School Historic District (NAL.G); and the Old Post Road from South Washington to Attleboro city line is partly in Old Town Historic District (NAL.B).

- existing National Register districts or portions of a district that is under study as a potential Local Historic District, once an area in which a substantial number of property owners are interested in forming such a district.

New Survey

The following information gaps are identified as priorities for new Town-wide survey efforts.

- All Town-owned historic resources that have not been previously surveyed, such as the World War I Park and World War II Memorial Pool, would benefit from survey. This would give the Town current descriptive, historical, and photographic information in a consistent format to assist in maintenance, management, and planning decision-making.

- Areas of the town that contain historic resources, including buildings and landscapes, and have not been surveyed. These are mostly located on the outer edges, particularly in the east and west agricultural ends of the town, such as the High Street-Ellis Road agricultural area in the northwest corner of town, and in dense residential neighborhoods.

- Individual historic resources that have not previously been surveyed and are 70 years old or older, in particular resources that are significant and threatened. Many of these resources are residences, and many are in the areas of town mentioned above. There are also unique resource examples, such as the large North Attleborough Fish Hatchery established in 1950.

- Early and mid-twentieth-century historic resources scattered throughout the town as domestic and commercial architecture. These include early twentieth-century lakeside communities on Falls and Whiting ponds and post-World War II subdivisions (up to 1968).

- Landscapes, including vernacular farming landscapes on the fringes of town, designed landscapes like the (World War I Park) cemeteries, and stone walls.

Planning Considerations

A ten-year plan for the surveying historic buildings, currently 70 to 80 years old, that may soon be subject to the Demolition Delay by-law review should be considered. The buildings constructed between 1937 to 1947 would be the priority now. The priorities would shift on a yearly bases.

Attention is warranted for any historic resources that could be threatened by ongoing neglect, new development or alterations that are not in keeping with their historic architectural character.

In the event that the Town chooses to initiate the process for establishing a Local Historic District, preparation should include conducting a current comprehensive survey of every resource in the proposed district. Depending on the area selected, this could consist of survey update, new survey, or a combination.

Priorities for National Register Listing

The priorities for listing in the National Register are based on past evaluations and existing inventory information. Because the town's inventory is roughly 30 years old, survey updates and new surveys will produce new information that, in conjunction with any circumstances or issues facing historic properties in the town, will no doubt result in additional recommendations.

North Attleborough's many historic resources that are listed in the National Register individually or, as contributing properties in historic districts are afforded some protection and recognition. The Town could consider as initial priorities for listing the following in the National Register.

- Areas outside the existing 10 National Register historic districts include, but are not limited to
    - Adamsdale Village in the southwest part of town; and
    - the neighborhood of mid-nineteenth- to early twentieth-century residences near the center of town, roughly bounded by Pleasant and Grove streets on the north and south and Broadway and Broad Street on the west and east.

- Individual properties, primarily those outside of listed historic districts, especially those that represent the earliest and most important periods of the town's history and key events of the town; are the best examples of period, type, or architectural style; or have played a notable role in the community as a publicly accessible place or local landmark. Examples that have been previously recommended for listing include, but are not limited to:

    - Saint Mary's Roman Catholic Church, 14 Park Street

    - Daggett House, 74 Kelly Boulevard
    - Newell, Joseph - Pond, Stephen House, 47 Linden Street

- Potentially significant Town-owned properties may include, but are not limited to:
    - Falls Elementary School (built ca. 1848)
    - High School (now Community School) (built 1919)
    - Former Woodcock School (John Woodcock Administration Building) (built 1910)
    - World War II Memorial Pool (built 1951)

- Commercial and income-producing buildings outside of existing National Register-listed historic districts for which owners could take advantage of the state and federal historic tax credit programs, available for projects that meet the Secretary of the Interior's Standards for Rehabilitation.

- Properties that may be threatened and could benefit from the recognition and protection afforded by National Register listing.

Public Awareness

North Attleborough has a strong community pride in its historic resources, exemplified by its numerous National Register historic districts and prominent Town-owned historic structures and features and its continued support of a local history elementary school program. While public participation in the development of this historic preservation plan was limited, the analysis determined that community members may feel that the Town's most important historic resources have already been identified, and that the Historical Commission, together with the Fire Barn Preservation Society and the Historical Society, are responsible for monitoring and maintaining the historic integrity of these resources.

The third grade public school local history program benefits from broad community support, and the NAHC could augment this popular yearly educational activity by adding information about the Holmes School and Memorial Hall to the curriculum. Based on the examples of the two recent Eagle Scout projects, this program may generate young people's interest in their history. The Town should continue to support and encourage student projects both in scouting and in the high school, particularly with Tri-County Regional Vocational Technical High School. This high school has a vocational program where students are sent out into their communities to support projects. The Historical Commission could work with the program to identify student projects that benefit historic properties in town and could be completed at little cost to the town. The Historical Commission could also work with these groups to identify public education projects on a neighborhood or Town-wide scale that could focus on social media or technology. One previous Scout project involved creating a digital platform that allows individuals to scan a QR code at a particular site or location with their smartphone, which links to digitized information about historic resources and properties that can be viewed right on the phone. The continued positive media coverage over these student projects, which have been publicized in the local paper, would also have the benefit of educating the general public and may encourage more adult volunteer participation in historic preservation.

The Historical Commission has successfully run Historic House Tours in the past, but they have not been organized since 2011. These were well-attended and generated funds were used by the Commission for other programs. It is recommended that the Historical Commission consider developing a schedule to run these tours on a regular basis. By setting some short- and long-term dates for tours, Commission members would have time to identify neighborhoods and contact homeowners, put out a call for volunteers, and discuss partnerships with other volunteer groups like the Garden Club and Historical Society.

The NAHC manages volunteers on a wide range of projects, including ongoing maintenance of historic properties, and in 2010 began the Volunteer in Preservation (VIP) Recognition Awards. However, currently this program is no longer offered. The Commission should consider resuming this program. Volunteer assistants could potentially help with some of the NAHC administrative tasks that are not currently supported by a paid position.

Interviews with Historical Commission members and town officials confirmed that there is interest in supporting historic preservation in town, and that community members are willing to fund historic preservation efforts when they are specifically targeted to events or activities. In addition to the house tours, the Historical Commission could develop a schedule for events that connect with the town's historical assets. These could be set up as events for which residents register and pay a small fee to benefit the Historical Commission, or possibly even a project associated with the maintenance or upkeep of that specific resource. These activities could be geared to a particular resource like a tour of the town's historic cemeteries, (both public and private, or a tour of historic churches. Events could also be planned around a lecture or presentation held at one of the Town's historic properties on a topic of North Attleborough history.

The following opportunities are recommended to build support for the town's historic legacy and promoting preservation advocacy:

- expand and promote Town's historic marker program Town-wide
- develop signage for Town's designated scenic roads
- re-vamp NAHC's website component of the Town's Website
- develop guided and self-guided walking tours
- Re-institute tours of historic places in the town
- collaborate with elementary and secondary school teachers to further integrate town history and architecture into the class and third grade curriculum
- develop a Preservation Awards program to honor owners who restore their buildings
- resume the Volunteer in Preservation (VIP) Recognition Awards
- develop series of information workshops for cemetery repair work, building improvements, and on the value of preserving open agricultural land
- develop communication through Facebook and website links to the town's historical organizations

Municipal Policy, By-Laws, and Regulations

The three areas for recommended improvements in North Attleborough's municipal by-laws and regulations in relation to protecting, and planning for the Town's policy, historic and archaeological resources are as follows

1. Establish integration of historic inventories into the permitting review and approvals processes. Useful steps that connect town officials and staff and town residents with information can be implemented and include the following

    - update and maintain Town's GIS database for historic resources
    - provide link to the MHC's MACRIS database on Town's website
    - provide a brief overview of the MACRIS system and NAHC records and responsibilities to Town Departments and Boards

2. Increase regulatory protection for historic resources through the enhancement of existing tools and addition of new techniques that include the following

    - Meet with owners of historic properties to discuss preservation options, including single building local historic district designations and preservation restrictions
    - Consider adopting an Affirmative Maintenance by-law, either as a free-standing by-law or within a local historic district by-law, that sets a standard for baseline maintenance of historic resources, in order to offset the potential for demolition by an owner's neglect of a historic property
    - Augment and strengthen the existing Demolition Delay by-law by instituting a formal policy requiring the Building Commissioner to notify the NAHC of all demolition requests and extending the delay period to 12 or 18 months
    - Establish one or more Local Historic Districts and a Historic District Commission
    - Establish and implement protocols for the NAHC to be advised of planning and zoning actions for timely review and comment
    - Integrate information that the NAHC and the Tax Assessor have on buildings and cemeteries and the public MACRIS database maintained by the MHC in a GIS data layer
    - Planning Board and NAHC to conduct a review of the town zoning by-laws as part of the 2014 master Plan recommendation for a comprehensive review, to identify measure to integrate historic preservation objectives into the town's zoning by-laws and development review process
    - Adopt Flexible Dimension Zoning as a free-standing by-law within the zoning code or as part of the dimensional requirements section of the zoning code to allow greater design flexibility that preserves historic resources, streetscapes, and landscapes.
    - Consider other zoning tools and modifications such as Local Historic District, Village Zoning, and Agricultural Preservation measures as appropriate
    - Combine tools that overlap in zoning, land protection, scenic roads, etc., to enhance community character in neighborhoods, commercial centers, rural areas, and roadway corridors

3. Improve communication among Town boards and staff regarding the existence of historic resources in the following ways

    - Develop protocols for various town boards and departments responsible for historic properties and cemeteries management to coordinate maintenance activities and identify any existing conditions issues that may need repair as soon as possible to keep maintenance costs down (preventative maintenance)
    - Improve coordination among Town departments/boards/commissions on review and permitting develop protocols to check with all departments/boards/ commissions before projects are permitted
    - Develop a pre-application checklist for developers to determine whether or not projects under review will need future state permits.

Municipal Management and Capital Improvements

The greatest challenge facing historic preservation planning in North Attleborough in terms of municipal, management, and capital improvement is the limitation of available town funding for historic preservation

1. Prioritize projects for future Capital Improvement Plan funding
2. Seek preservation funding through state and national grant and loan programs
3. Seek Certified Local Government status to be in first tier of communities to receive MHC Survey and Planning Grant program funds for historic preservation activities
4. Identify and seek private partnership donors and sponsorship funding for specific properties and projects
5. Adopt the Community Preservation Act to generate town funding and access to matching state funds to preserve open space and historic sites, create affordable housing, and develop outdoor recreational facilities
6. Encourage owners of income-producing historic properties, such as industrial and commercial buildings, to apply for the state and federal historic tax credit

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IV. Action Plan

The Action Plan for the North Attleborough Historic Preservation Plan responds to the issues and challenges for the town's historic and archaeological resources, incorporates the results of investigation and analysis, and articulates the planning recommendations as short- and long-term goals. The Action Plan is presented in the accompanying chart format that identifies recommended next steps, level of priority and time frame, and responsible agent as follows

- Historic Properties Inventory – Survey
- National Register of Historic Places
- Public Awareness
- Municipal By-Laws and Regulations
- Municipal Policy, Management and Capital Improvements

The Town's implementation of the Action Plan will be essential to the successful adoption of enhanced policies, programs, tools, and projects that preserve North Attleborough's distinctive historic resources and community character.

RECOMMENDATION	RESPONSIBLE PARTY OR GROUP	TIME PERIOD FOR IMPLEMENTATION (YEARS) *			
		1-2	3-5	6-10	Ongoing
Historic and Cultural Resources Documentation					
Historic Resources					
Update existing inventory with current information including new survey to fill gaps	NAHC		X	X	X
Consider National Register nominations for eligible districts and properties	NAHC		X	X	X
Maintain an inventory of Town-owned historic properties	NAHC, Town Planner, Assessor				X
Archaeological Resources					
Undertake a townwide survey	NAHC	X			
Integration of Historic Properties into Permitting Process					
Update and maintain Town's GIS database for historic resources	Town Planner		X		
Provide link to MHC's MACRIS database on Town's website	NAHC, Town Planner	X			
Provide brief overview of MACRIS system and NAHC records and responsibilities to Town Departments and Boards	NAHC, Town Planner	X			
Identify and implement measures to improve coordination and communication of the NAHC with Town Departments and Boards	NAHC, Town Planner, DPW, Town Administrator	X			X
Public Awareness and Preservation Advocacy					
Expand and promote Town's historic marker program townwide	NAHC		X		
Develop signage for Town's designated scenic roads	NAHC, DPW		X		
Re-vamp NAHC's website component of the Town's Website	NAHC, w Student Assistance	X			
Develop guided and self-guided walking tours	NAHC, NAHS, w Student Assistance		X		
Re-institute house tours and tours of historic places in the town	NAHC, NAHS, property owners	X	X		

RECOMMENDATION	RESPONSIBLE PARTY OR GROUP	TIME PERIOD FOR IMPLEMENTATION (YEARS) *			
Collaborate with elementary and secondary school teachers to further integrate town history and architecture into the class and 3rd grade curriculum	NAHC, with School Committee	X	X		
Develop a Preservation Awards program to honor owners who restore their buildings	NAHC		X		
Develop series of information workshops for cemetery repair work, building improvements, and historic tax credits	NAHC, w Business & Industrial Commission, Chamber of Commerce		X		
Promote community support for historic preservation through Facebook or other social media and website links to the town's historical organizations	NAHC, w Student Assistance	X			
Regulatory Protection for Historic Resources					
Meet with owners of historic properties to discuss preservation options, including single building designations and preservation restrictions	NAHC w MHC	X			
Demolition by neglect: Consider adopting an Affirmative Maintenance by-law	NAHC, Building Commissioner Town Administrator		X		
Demolition Delay by-law: Institute formal policy requiring the Building Commissioner to notify NAHC of all demolition requests. Consider extending time frame to 12–18 months	NAHC, Building Commissioner Town Administrator	X			
Institute a local historic district, starting with a small area with interested property owners. Expand NAHC to be also a historic district commission	NAHC w Town Planner, local neighborhoods, Selectmen, RTM	X	X		
Seek National Park Service Certified Local Government status when eligible (after local historic district and review entity established and other requirements met)	NAHC w Town Planner, local neighborhoods, Selectmen, RTM		X		
Funding for Historic Preservation					
Prioritize preservation projects for future Capital Improvement Plan funding	NAHC	X			X

RECOMMENDATION	RESPONSIBLE PARTY OR GROUP	TIME PERIOD FOR IMPLEMENTATION (YEARS) *			
Consider potential municipal programs to encourage private preservation investment: Local Property Tax Assessment Program; Preservation Loan Funds			X		
Seek preservation funding through state and national grant and loan programs	NAHC, Town Administrator	X			X
Identify and seek private partnership funding for specific properties and projects		X			X
Consider adopting the Community Preservation Act			X		

** Time periods correspond to the Town's 2014 Master Plan.*

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Appendix A- Town-Owned Properties

North Attleborough Town-Owned Historic Properties (September 2017)

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
Buildings									
Barrows, H.F. Manufacturing Company Building (now Police Station)	102 South Washington Street	NAL.62	1906	NRHP IND 2001	Police HQ	Police Dept.	Restored 2004 by Town, $7.2M	Maintenance	https://www.nattleboro.com/historical-commission/pages/the-barrows-building
Codding Farm, The House and Barn	217 High Street	NAL.405	c. 1833-1959	NRHP IND 2009	Conserva-tion	Board of Selectmen	Town purchased 4 acres with buildings	House and Barn preservation and adaptive reuse	https://www.nattleboro.com/historical-commission/pages/codding-farm
Richards Memorial Library	118 North Washington Street	NAL.7	1894, addition 1929	NRHP 1985 (NAL.A., NA Town Center HD); SR (PR 1997)	Library	Town Library Board of Trustees; Friends of the Library	Renovation 1990; slate roof MPPF grant	Maintenance	https://www.nattleboro.com/historical-commission/pages/richards-memorial-library
Powder House	10 Mount Hope Street	NAL.909	ca. 1768	NRHP 1991 (NAL.B, Old Town HD)	Museum	Board of Selectmen; HC	NA Historical Society restored 1965; Boy Scouts	Maintenance	https://www.nattleboro.com/historical-commission/pages/powder-house

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
Falls Fire Barn	100 Common-wealth Avenue	NAL.14	1893	NRHP IND 1982	Museum	NA Fire Barn Preservation Society, Inc.	Town-owned. Leased to a private non-profit, lease term includes maintenance	Maintenance; Building has indoor plumbing, electricity and heat, but lacks a phone, fire alarm, climate control (except for 1 or 2 window AC units) and fire suppression (sprinkler) systems.	https://www.nattleboro.com/historical-commission/pages/falls-fire-barn
Holmes Memorial Hall	623 Hoppin Hill Avenue	NAL.12	ca. 1868, 1889	NRHP 2001 (NAL.G, Holmes School HD)	Meetings and functions	HC	Boy Scouts painted, Town sponsored new roof 2005; Restoration in process. Have architectural plan with access and bathroom	In capital improvements plan list (note not in list sent by AC). HC hopes to get money	https://www.nattleboro.com/historical-commission/pages/projects
Holmes Schoolhouse No. 2	615 Hoppin Hill Avenue	NAL.8	ca. 1868	NRHP 2001 (NAL.G, Holmes	Museum	HC	Restoration completed, 3 phases; MPPF grant 2002,	Has Endowment of $15,000 accruing; Is a "totally	https://www.nattleboro.com/historical-commission/page

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
				School HD)			$47,575. Currently cleaning up site and rebuilding stone wall east of school	preserved building" per MHC approval and listed in the State Building Code as such.	s/holmes-schoolhouse
High School (now Community School)	45 South Washington Street	NAL.102	1919		School	School Dept.			https://www.nattleboro.com/historical-commission/pages/north-attleboroughs-high-schools
Woodcock School (now John Woodcock Administration Building)	6 Morse Street	NAL.103	1910		School Admin	School Dept.			
Amvet Boulevard School	70 Amvet Boulevard		1960s		School	School Dept.			
Allen Avenue School (former)	290 Allen Avenue		1951-2		School	School Dept.		Building is currently vacant; Town meeting to decide if building will be turned over to Board of Selectmen	

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
Roosevelt Avenue School	108 Roosevelt Avenue		1960s		School	School Dept.			
School Street School (Early Learning Center)	25 School Street		1960s		School	School Dept.			
Falls Elementary School	2 Jackson Street	NAL.319	ca. 1848		School	School Dept.			
World War II Memorial Pool	30 Bank Street		1951		Pool	Park & Rec.	Rededicated 2008	1 of several extant WWII pools in US. Priority for inventory and maintaining	https://www.nattleboro.com/historical-commission/pages/world-war-ii-memorial-pool
Cemeteries									
Mann/Draper Burial Ground	21 Draper Avenue	NAL.802	1778		Cemetery	HC	CIP funding in place; Survey and restoration ongoing		https://www.nattleboro.com/historical-commission/pages/mann-burial-ground

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
Woodcock Garrison Burial Ground	362 North Washington Street	NAL.800	1676, 1723	NRHP 1990 (NAL.D, Woodcock -Hatch-Maxcy House HD)	Cemetery	Stewardship of town. Park & Rec. cuts grass; HC responsible for markers, Selectmen have oversight; DPW does trees. NA Historical Society uses for education			https://www.nattleboro.com/historical-commission/pages/woodcock-garrison-burial-ground
Monuments and Memorials (may not all be historic)									
Civil War Memorial Monument	45 Park Street	NAL.901	1911			Park & Rec.			https://www.nattleboro.com/historical-commission/pages/civil-war-memorial-monument
Lt. Robert F. Toner Memorial Boulder and Plaque	30 Lyons Way	NAL.910	1964			Park & Rec.			https://www.nattleboro.com/historical-commission/pages/lt-robert-f-toner-memorial-boulder-and-plaque

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
Munroe Memorial Gateway	6 Morse Street		1931			Park & Rec.			https://www.nattleboro.com/historical-commission/pages/munroe-memorial
Simmons Memorial Park	30 Lyons Way		1894, rededicated 2001			Park & Rec.			https://www.nattleboro.com/historical-commission/pages/simmons-memorial-park
World War I Memorial on Baptist Common	41 Park Street		1935, rededicated 2010			Park & Rec.			https://www.nattleboro.com/historical-commission/pages/world-war-i-memorial-on-baptist-common
World War Memorial Cairn	37 South Washington Street					Park & Rec.			https://www.nattleboro.com/historical-commission/pages/world-war-memorial-cairn
World War II Memorial	30 Lyons Way	NAL.911	1948			Park & Rec.			
Woman's Christian Temperance Union Fountain	43 South Washington Street	NAL.902	1911	NRHP (NAL.A. NA Town Center HD)		Park & Rec.			

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
Attleborough Falls Fire Barn Bell	459 Kelly Boulevard	NAL.912	1903			Park & Rec.			
Parks									
Columbia Field	20 Moran Street		before 1919		Recreation	Park & Rec.		one of 2 where "Little World Series" was played with Babe Ruth between 1919 and 1923	https://www.nattleboro.com/historical-commission/pages/babe-ruth-played-ball-for-north-attleborough
Community Field & Monroe Community Gateway	45 South Washington Street		1924		Recreation	Park & Rec.		Funded by community	https://www.nattleboro.com/historical-commission/pages/munroe-memorial
World War I Park (Sunrise Hill aka Watery Hill)	365 Elmwood Street				Recreation	Park & Rec.			https://www.nattleboro.com/historical-commission/pages/world-war-i-memorial-park-and-zoo
Simmons Memorial Park	30 Lyons Way		1894	NRHP, Attleborough Falls	Recreation	Park & Rec.			https://www.nattleboro.com/historical-commission/pages/simmons-memorial-park

Property	Address	MHC No.	Date	Status	Use	Over-Sight	Project	Issues	Source
Barrows Park	76 South Washington Street			NRHP, Attleborough Falls	Recreation	Park & Rec.			https://www.nattleboro.com/historical-commission/pages/barrows-park

Sources:
https://www.nattleboro.com/historical-commission/
Interview, Ann Chapdelaine 6/15/17
https://www.nattleboro.com/historical-commission/pages/sites

Appendix B- Demolition Delay Bylaw Text

ARTICLE XIX. DEMOLITION OF HISTORICALLY SIGNIFICANT BUILDINGS

Section 1. Intent and Purpose

This Bylaw is enacted for the purpose of protecting the historically or architecturally significant buildings and structures within the Town and to encourage owners of such properties to seek out persons who might be willing to purchase, preserve, rehabilitate or restore such buildings or structures rather than demolish them.

Section 2. Definitions

Commission:	The North Attleborough Historical Commission
Inspector:	The North Attleborough Building Inspector
Demolition:	Any act of pulling down, destroying, removing or razing a building or structure, or commencing the work of total or substantial destruction with the intent of completing the same. .

Significant Building or Structure:

(a) Any building or structure listed on the National Register or eligible for National Register listing.

(b) Any building or structure researched and found by the Commission to be historically significant, or architecturally significant in terms of construction, or association with an important architect or builder.

Section 3. Procedure

a. Within seven (7) days of receipt of an application for a demolition permit for a building or structure which is eighty (80) years or older, the inspector shall forward a copy of this application to the Commission. No demolition permit should be issued at that time.

b. Within thirty (30) days from the Building inspector's receipt of a demolition permit application, the Commission shall determine whether the structure is historically or architecturally significant. If the commission determines the building or structure is not considered significant, the Commission shall so notify the inspector in writing and the inspector may issue a demolition permit. If the building or structure is determined to be significant, the Commission shall so advise the owner and the inspector in writing, and the inspector shall not issue a demolition permit for a period of six (6) months from the date of the application unless the Commission informs the inspector prior to the expiration of said six (6) months that the applicant for the demolition has made a reasonable but unsuccessful effort to locate a purchaser for the building or structure, or one who is willing to preserve, rehabilitate or restore the building or structure, or has agreed to accept a demolition permit on specified conditions approved by the Commission.

ARTICLE XIX. DEMOLITION OF HISTORICALLY SIGNIFICANT BUILDINGS

Section 4. Emergency Demolition

Nothing in this bylaw shall restrict the Building inspector from immediately ordering the demolition of any building or structure in the event of an imminent danger to the safety of the public.

Section 5. Enforcement and Remedies

a. The building inspector and/or the Commission are authorized to institute any and all actions and proceedings, in law or equity, as they may deem necessary and appropriate to obtain compliance with the requirements of this bylaw or to prevent a threatened violation thereof.

b. No building permit shall be issued with respect to any premises upon which a building eighty (80) years or older has been voluntarily demolished with disregard for the provisions of the bylaw, for a period of eighteen (18) mos. after the date of the completion of such demolition. As used herein "premises" refers to the parcel of land upon which the demolished building or structure was located and all adjoining parcels under common ownership or control.

c. No permit for the erection of a new structure on the site of an existing building determined to be a preferably-preserved significant building or structure may be issued prior to issuance of a permit for demolition of such existing buildings.

Section 5. Severability

In case any section, paragraph or part of this bylaw for any reason is declared invalid or unconstitutional by any court, every other section, paragraph and part shall continue in full force and effect.

Appendix C- Tabulated Responses to Questionnaire

Appendix C
Historic Preservation Plan Informant Questionnaire- Forum #2
Tabulated Responses

1. **Which of the following Historic sites /places/structures have you visited in North Attleborough? (number of responses)**

__8__Angle Tree Stone Monument Reservation
__5__Draper/Mann Burial Ground
__8__Woodcock Garrison House
__4__Adamsdale Depot
__8__Falls Fire Barn
__4__Cobblestone Street
__8__Holmes Schoolhouse
__7__Civil War Monument
__12__Richards Memorial Library
__4__Paine Cemetery
__7__Powder House
__3__Round Gasholder Buildings (2)
__7__WWII Swimming Pool
__2__Woman's Christian Temperance Union Monument

2. Rank the following Historic sites/places/structures that you would like to know more about. One being the most interested to learn more about:

Responses were extremely varied- all the highlighted properties each received at least #1 designation

____**Angle Tree Stone Monument Reservation**
____Draper/Mann Burial Ground
____Woodcock Garrison House
____**Adamsdale Depot**
____Falls Fire Barn
____**Cobblestone Street**
____Holmes Schoolhouse
____Civil War Monument
____Richards Memorial Library
____Paine Cemetery
____Falls Fire Barn
____Cobblestone Street
____**WWII Swimming Pool**
____Woman's Christian Temperance Union Monument

3. Are there any specific historic sites/places/structures which you feel are not well known / need restoration /in danger of being lost?

"Some of the churches"; "the Graham Estate"; "DANA brick in downtown sidewalks"; "Make Angle Tree Stone more accessible"; "Whiting St Electrical Building"; "Old School house Bungay Rd";"Old Town Barracks House"

4. **How can Town officials help to support and promote Historic preservation in North Attleborough? Please rank in order of importance to you. One being the most important:**

Responses were extremely varied- all the highlighted properties each received at least #1 designation

____ **Local Tax Incentives for restoring the exterior of historic houses**
____ **Educate developers about vacant historic properties.**
____ Recognition of Preservation Efforts/Annual Preservation Awards
____ Recognition of Volunteer Efforts/Engage volunteers to help
____ **Provide additional funding for Preservation**
____ **Promote the adoption of the Community Preservation Act**
____ Other:
_____

5. **What fundraisers/events would you attend or support to generate funding for historic preservation projects in North Attleborough? Please rank in order of importance to you.**

Responses were varied- all the highlighted properties each received at least #1 designation.

____ **Donation of Time/Talent or Funds to Specific Projects**
____ **Walking Tours of Historic Sites **this received 4 #1 rankings, the most of any item***
____ **Cemetery Tours**
____ Interior Tours of Historic Churches
____ **Farm to Table Dinner Event**
____ **Decorator Show House at Codding Farmhouse**
____ Rental of Historic Building for your event
____ Holiday Historic House Tour
____ Historic House Plaque for your home
____ Other:

6. **Which Historic Preservation groups are you familiar with;**

__8__North Attleborough Historical Society
__9__North Attleborough Historical Commission
__6__Massachusetts Historical Commission
__3__Preservation Massachusetts Inc.
__6__Fire Barn Preservation Society
__3__Mount Hope Cemetery Association
__0__Carpenter Family Cemetery Association
__1__Paine Road Cemetery Association
__4__Historic New England

7. **Do you know the difference between a National Register Historic District and a Local Historic District?**

"I do now" plus 4 "Nos" and 3 "Yeses"

8. Do you have anything else you'd like to say or comment on regarding historic preservation in North Attleborough?

"Cemetery and house tours"
"Get children involved and parents will follow"
"Make a wish list for small projects that could be taken on by Eagle Scouts or senior citizens"
"Tax incentives"
"Keep pushing for more preservation"
"Bring back monthly NAHC newsletter"
"Traffic lights at Elm/N Washington painted black to match Victorian street lamps"

Appendix D- North Attleborough Historic Timeline

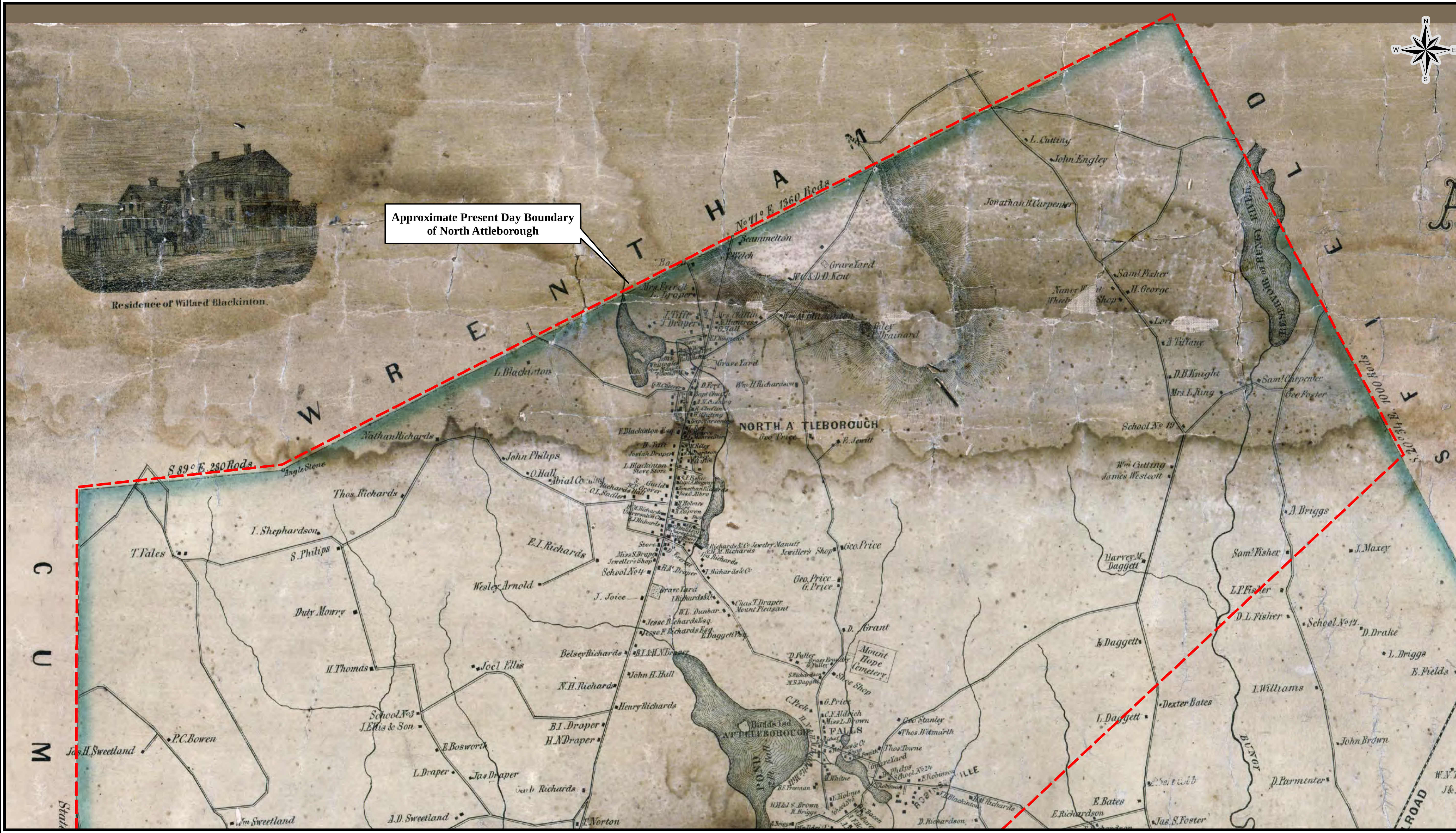
Timeline of North Attleborough History
(sources: Attleboro n.d.; Daggett and Sheffield 1894; Hurd 1883)

Ca. 10,000–1000 B.P.	Earliest known human occupations along the Ten Mile River, Cushman I Site camp associated with Attleboro Red felsite Quarry (Cushman II Site)
16th century	Large Native American village site along Abbott's Run, recorded in the 1940s as the Slaughter House Field Site
1634	First English settlers arrive in area that is present-day Attleboro
1643	First English settlers arrive following the Weymouth Company's Rehoboth Purchase, a vast tract of land encompassing modern towns of Rehoboth, Seekonk, and parts of Attleborough.
1661	Wamsutta or Rehoboth North Purchase added approximately 10,000 acres of what are now North Attleborough and Plainville to the Rehoboth Purchase
Ca. 1669	John Woodcock establishes a small family settlement and garrison house (also served as a public house/tavern) along the Bay Path, later attacked during King Philip's War (1675–1676)
1710–1714	Town's First Congregational Church meetinghouse established in Old Town, junction of Old Post Road and Mt. Hope Street
1716	School children meet for classes in dwellings of Attleborough residents
1745	The present-day town of Cumberland is taken from Attleborough and annexed to the colony of Rhode Island by Royal Charter
1776	Town supports Continental Congress' decision to vote for independence from Great Britain
1780	The Frenchman, the first jewelry and button-making entrepreneur in Attleborough, sets up a brass working forge
Ca. 1809	Cotton milling and button manufacture begin.
1816	Fatal sickness known as the "cold plague" kills 100 people over the course of the Winter and Spring. It was likely a particularly malignant type of typhus fever.
1825	Town meeting decides that Attleborough should purchase an almshouse for the poor, which opens two years later
1830	Tanneries, nail factories, cigar manufacturers, and other industries set up shop along the Seven Mile and Ten Mile Rivers

Timeline of North Attleborough History (continued)
(sources: Attleboro n.d.; Daggett and Sheffield 1894; Hurd 1883)

1835	Boston and Providence Railroad construction completed, linking Providence to Boston.
Ca. 1850s–1870s	Jewelry manufacturing industry booms in Attleborough
1855	Agriculturally-based businesses diminish in size and scope, as industry expands
1856	A study committee recommends that Attleborough and North Attleborough be divided into two towns because of rapidly growing but separate population centers, but no vote is taken
1861–1865	Hundreds of Attleborough men serve in the Civil War
1870s	Street railways are constructed along Elm Street and North Street
1880	First U.S. Census population figure for North Attleborough, separate from Attleborough: 4,624 residents
1881–1882	First two high schools are built; one at Attleborough and one at North Attleborough
1887	Town referendum divided Attleborough and North Attleborough into separate communities, by 23 votes of more than 1,300 votes cast
1916	L. G. Balfour Company continues to expand the jewelry industry in North Attleborough
1931	East Washington Street completed shifting retail trades from the old downtown area to other parts of Town
1938	A powerful hurricane strikes North Attleborough, causing widespread damage and electrical outages
1960s	Interstate 95 constructed, helping to transform North Attleborough into a suburb of the greater Providence metropolitan area
1980s-Present	Dramatic land use alterations – residential subdivisions, industrial parks, highway strip development, and commercial shopping centers

APPENDIX E. NORTH ATTLEBOROUGH HISTORIC MAPS



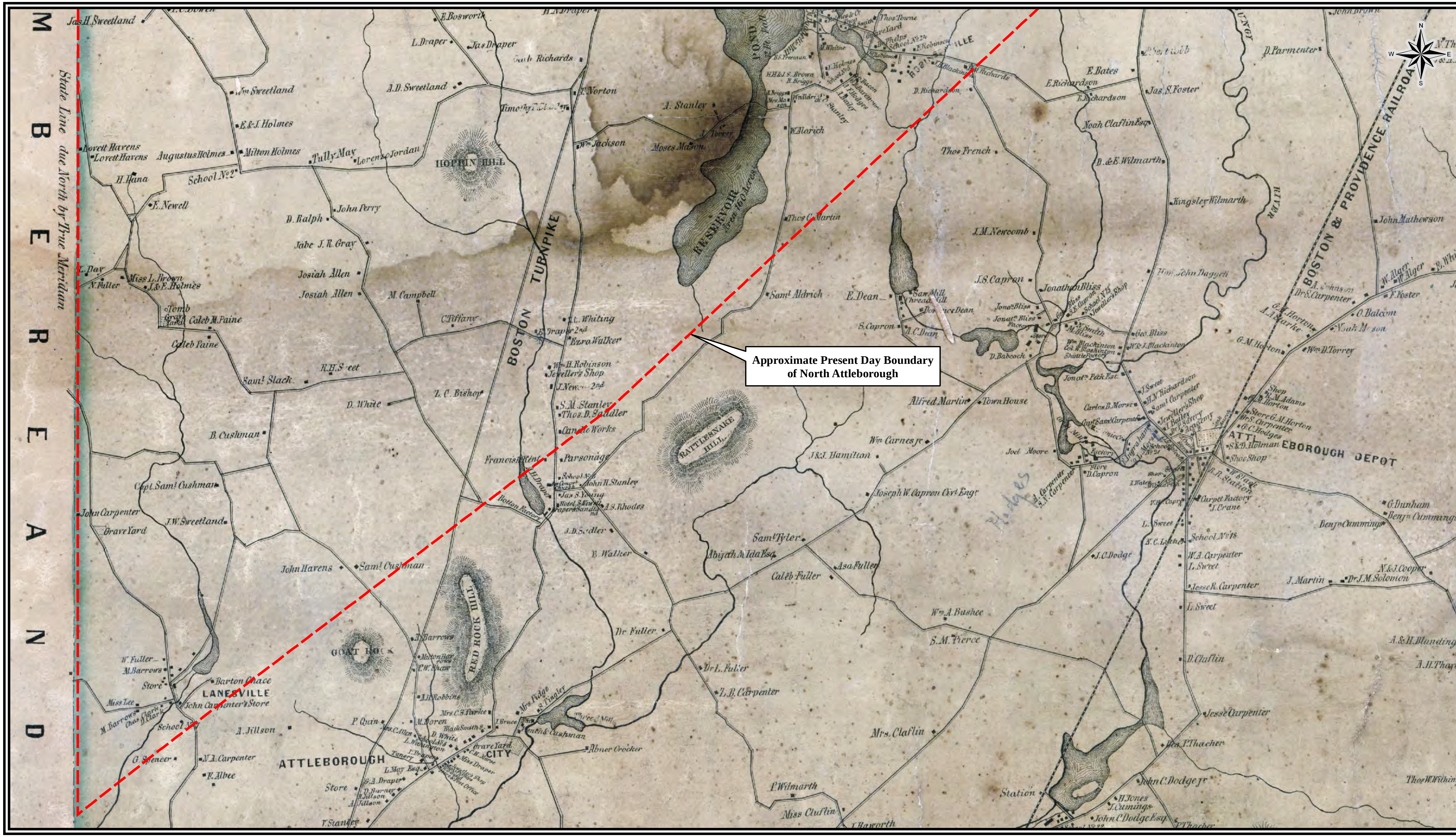
1850 Map of the Town of Attleborough
Detail - North

0.5 0 0.5 1 Mile

Town of North Attleborough
Historic Preservation Plan

Map source: *Map of the Town of Attleborough, Bristol County, Massachusetts*, Henry Francis Walling, 1850

Produced by PAL December 2017



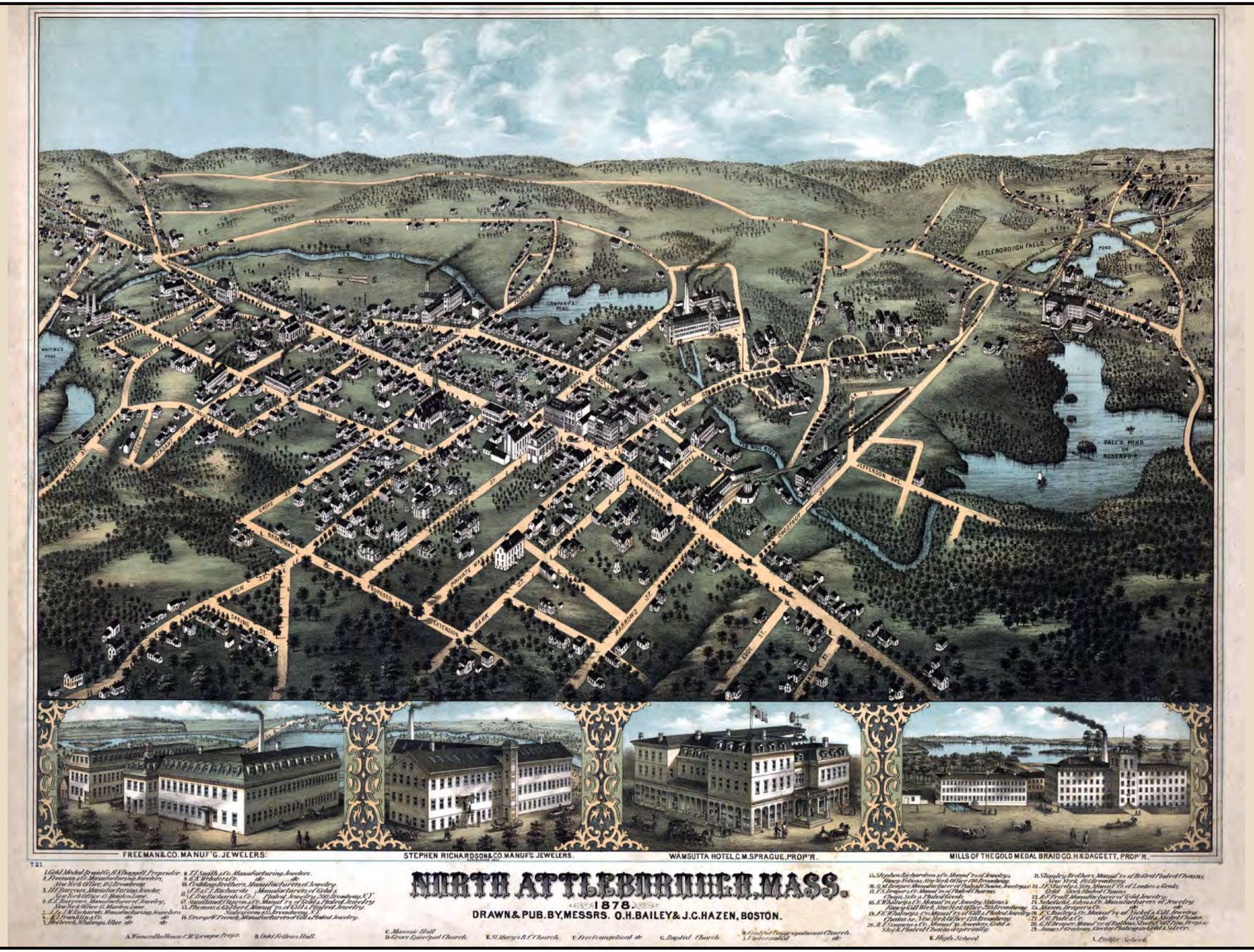
1850 Map of the Town of Attleborough
Detail - South

0.5 0 0.5 1 Mile

Town of North Attleborough
Historic Preservation Plan

Map source: *Map of the Town of Attleborough, Bristol County, Massachusetts*, Henry Francis Walling, 1850

Produced by PAL December 2017



1878 Bird's Eye View of North Attleborough

Town of North Attleborough Historic Preservation Plan

Map source:
Bird's Eye View of North Attleborough, Messrs, O.H. Bailey and J.C. Hazen, 1878

Produced by PAL December 2017

Approximate Present Day Boundary of North Attleborough

1880 Map of the Town of Attleborough
Detail - North

0.5 0 0.5 1 Mile

Town of North Attleborough Historic Preservation Plan

Map source: *Atlas of Attleboro Town, Massachusetts*, Geo. H. Walker and Co., 1880

Produced by PAL December 2017

Approximate Present Day Boundary of North Attleborough

1880 Map of the Town of Attleborough
Detail - South

0.5 0 0.5 1 Mile

Town of North Attleborough Historic Preservation Plan

Map source: *Atlas of Attleboro Town, Massachusetts*, Geo. H. Walker and Co., 1880

Produced by PAL December 2017

PART OF
THE VILLAGE OF
NORTH ATTLEBOROUGH
MASS.
~~Scale 200 Feet = 1 Inch~~

1880 Map of the Village of North Attleborough
Part One

Approximate Scale
250 0 250 500 Feet

Town of North Attleborough Historic Preservation Plan

Map source:
Atlas of Attleboro Town, Massachusetts, Geo. H. Walker and Co., 1880

Produced by PAL December 2017

1880 Map of the Village of North Attleborough
Part Two

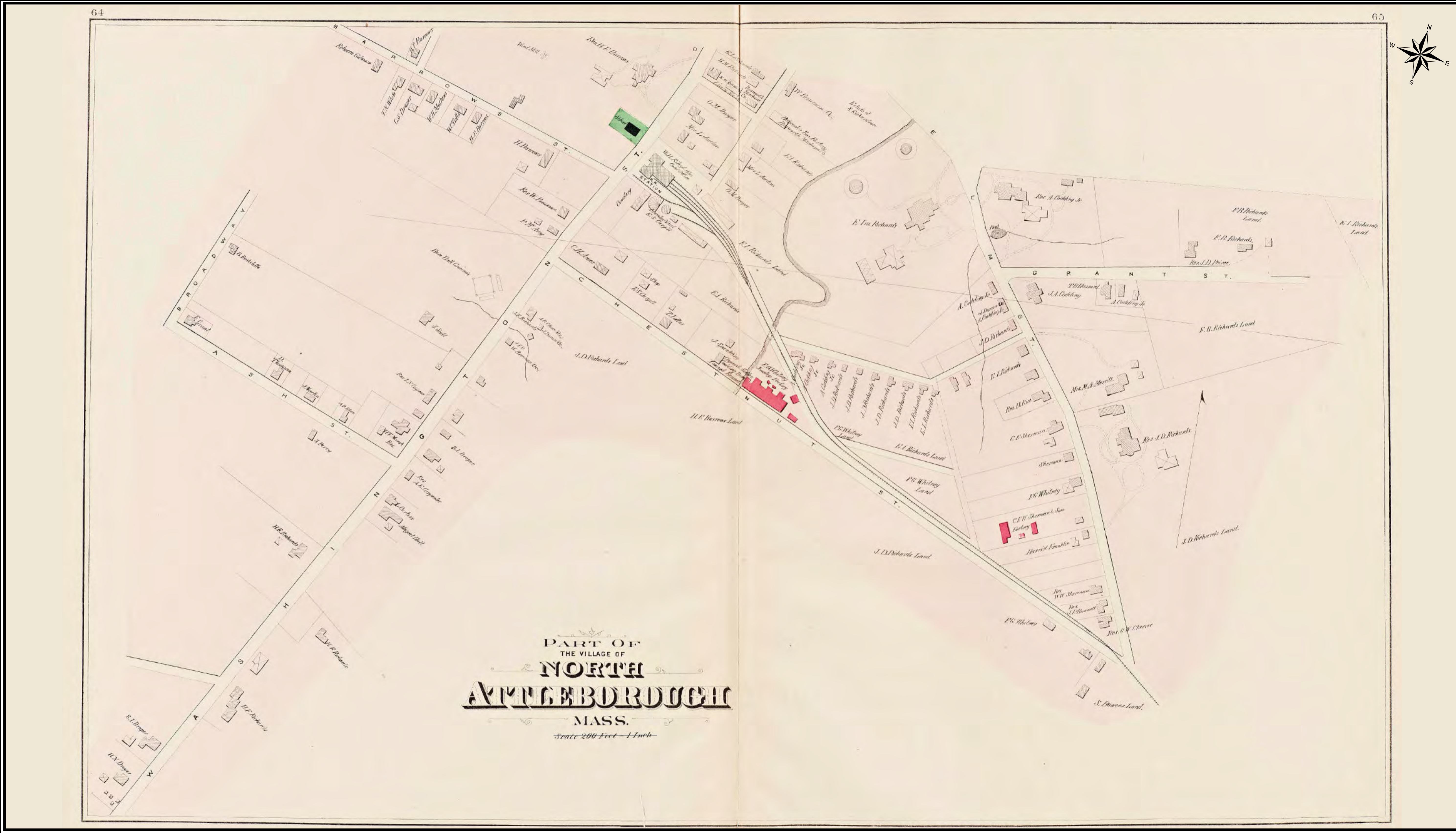
Approximate Scale

250 0 250 500 Feet

Town of North Attleborough Historic Preservation Plan

Map source:
Atlas of Attleboro Town, Massachusetts, Geo. H. Walker and Co., 1880

Produced by PAL December 2017



1880 Map of the Village of North Attleborough
Part Three

Approximate Scale

250 0 250 500 Feet

Town of North Attleborough
Historic Preservation Plan

Map source:
Atlas of Attleboro Town, Massachusetts, Geo. H. Walker and Co., 1880

Produced by PAL December 2017

1880 Map of the Village of Attleboro Falls
Part One

Approximate Scale
250 0 250 500 Feet

Town of North Attleborough Historic Preservation Plan

Map source:
Atlas of Attleboro Town, Massachusetts, Geo. H. Walker and Co., 1880

Produced by PAL December 2017

1880 Map of the Village of Attleboro Falls
Part Two

Approximate Scale

250 0 250 500 Feet

Town of North Attleborough Historic Preservation Plan

Map source:
Atlas of Attleborough, Geo. H. Walker and Co., 1880

Produced by PAL December 2017

1880 Map of Village of Old Town of West Attleborough

Approximate Scale

200 0 200 400 Feet

Town of North Attleborough Historic Preservation Plan

Map source:
Atlas of Attleborough, Geo. H. Walker and Co., 1880

Produced by PAL December 2017

1895 Map of the Town of North Attleborough

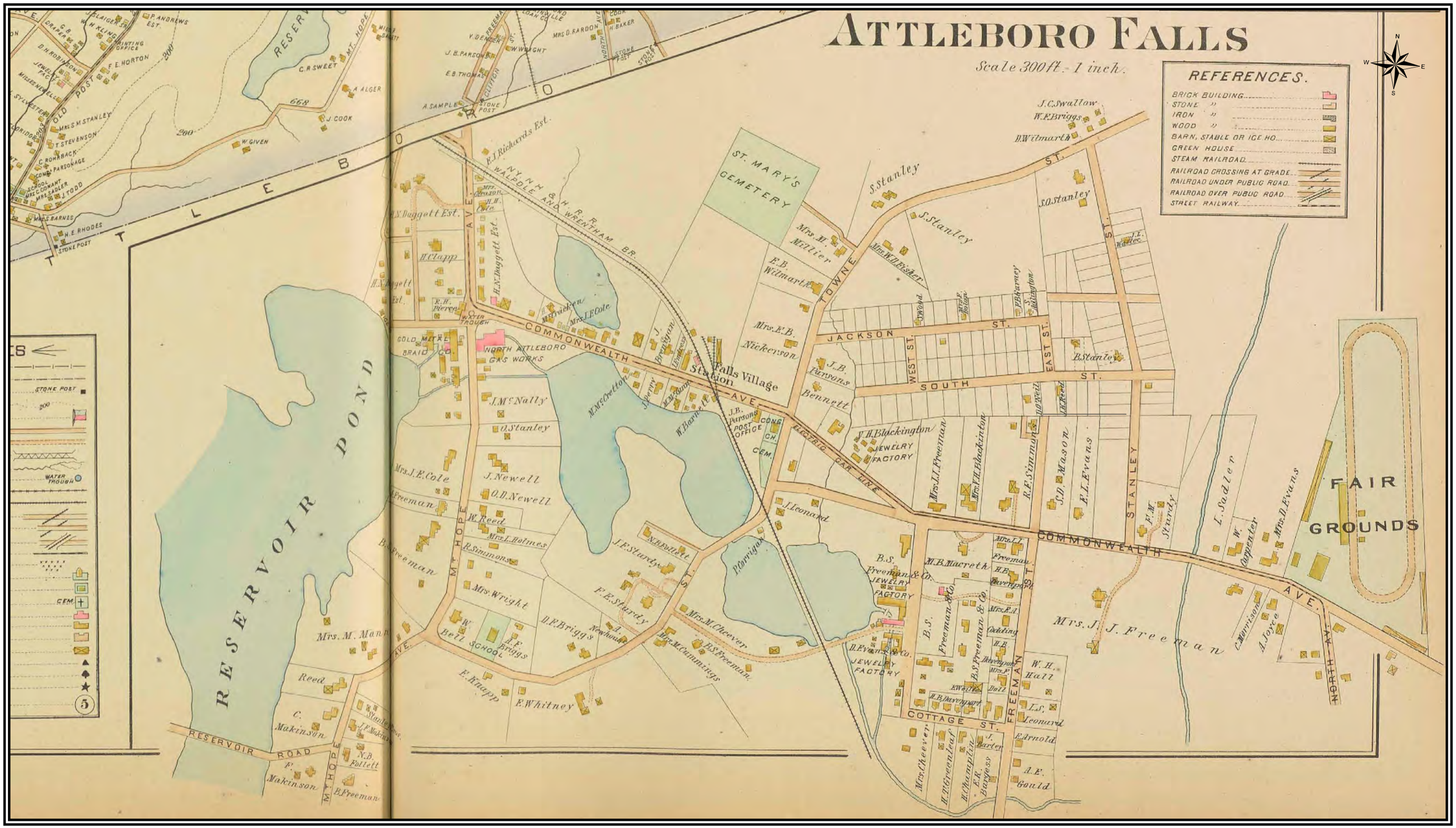
Approximate Scale

0.5 0 0.5 1 Miles

Town of North Attleborough Historic Preservation Plan

Map source:
Atlas of Bristol County, Massachusetts, F. W. Beers and Co., 1895

Produced by PAL December 2017



1895 Map of Attleboro Falls Village

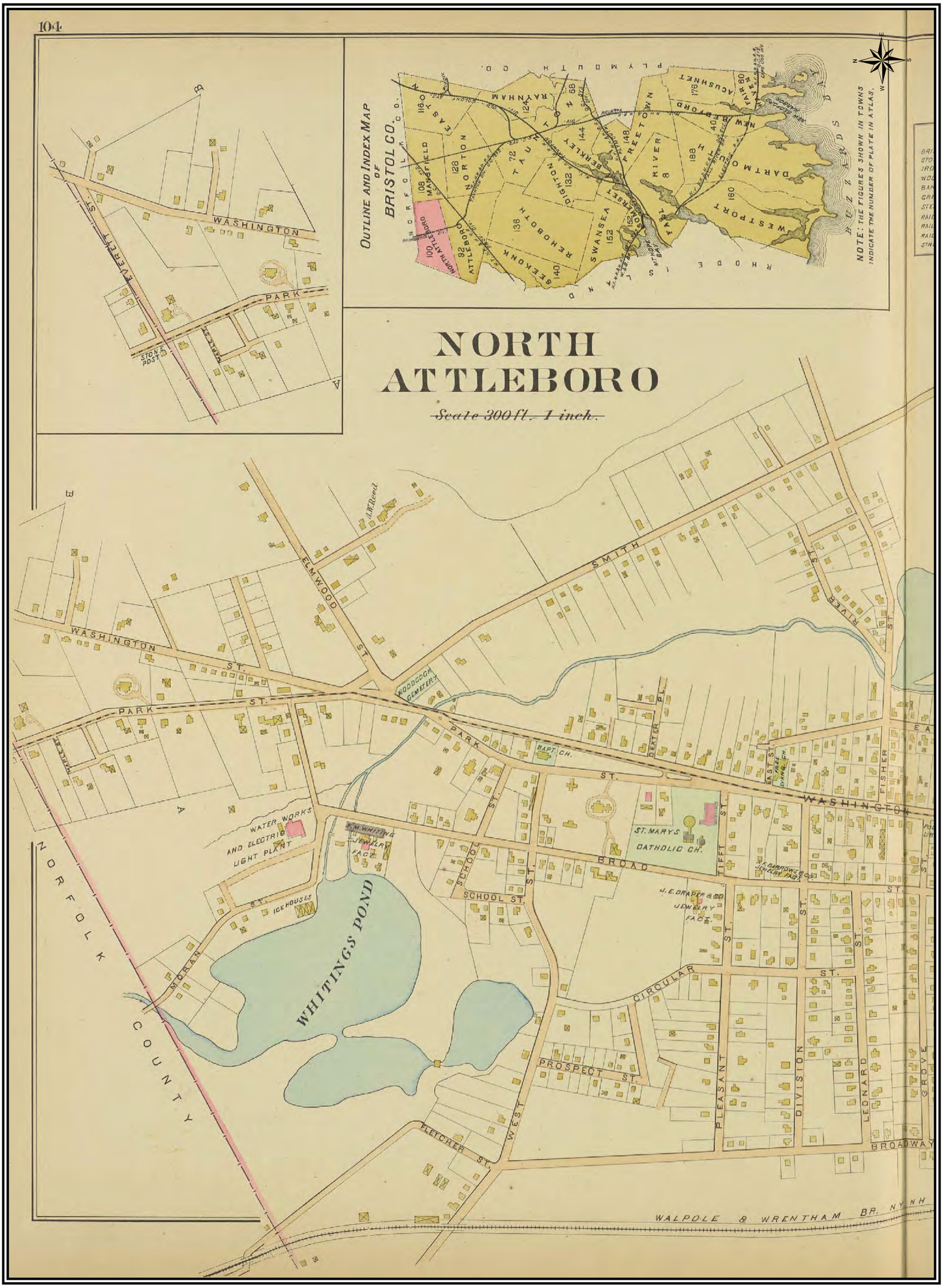
Approximate Scale

500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map source:
Atlas of Bristol County, Massachusetts, F. W. Beers and Co., 1895

Produced by PAL December 2017



1895 Map of North Attleboro Village
Detail - North

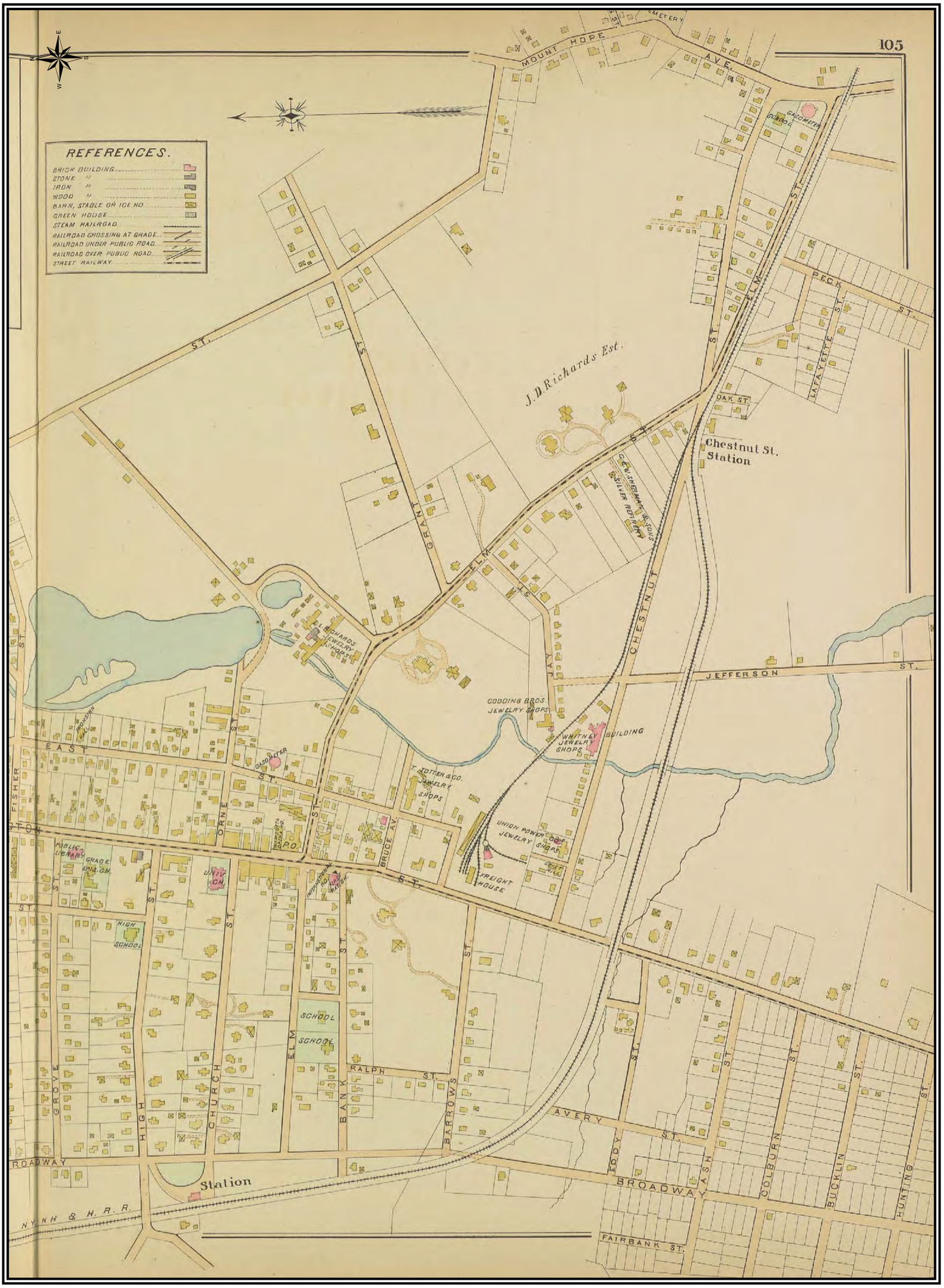
Approximate Scale

500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map source: *Atlas of Bristol County, Massachusetts*, F. W. Beers and Co., 1895

Produced by PAL December 2017



1895 Map of North Attleboro Village
Detail - South

Approximate Scale

500 0 500 1,000 Feet

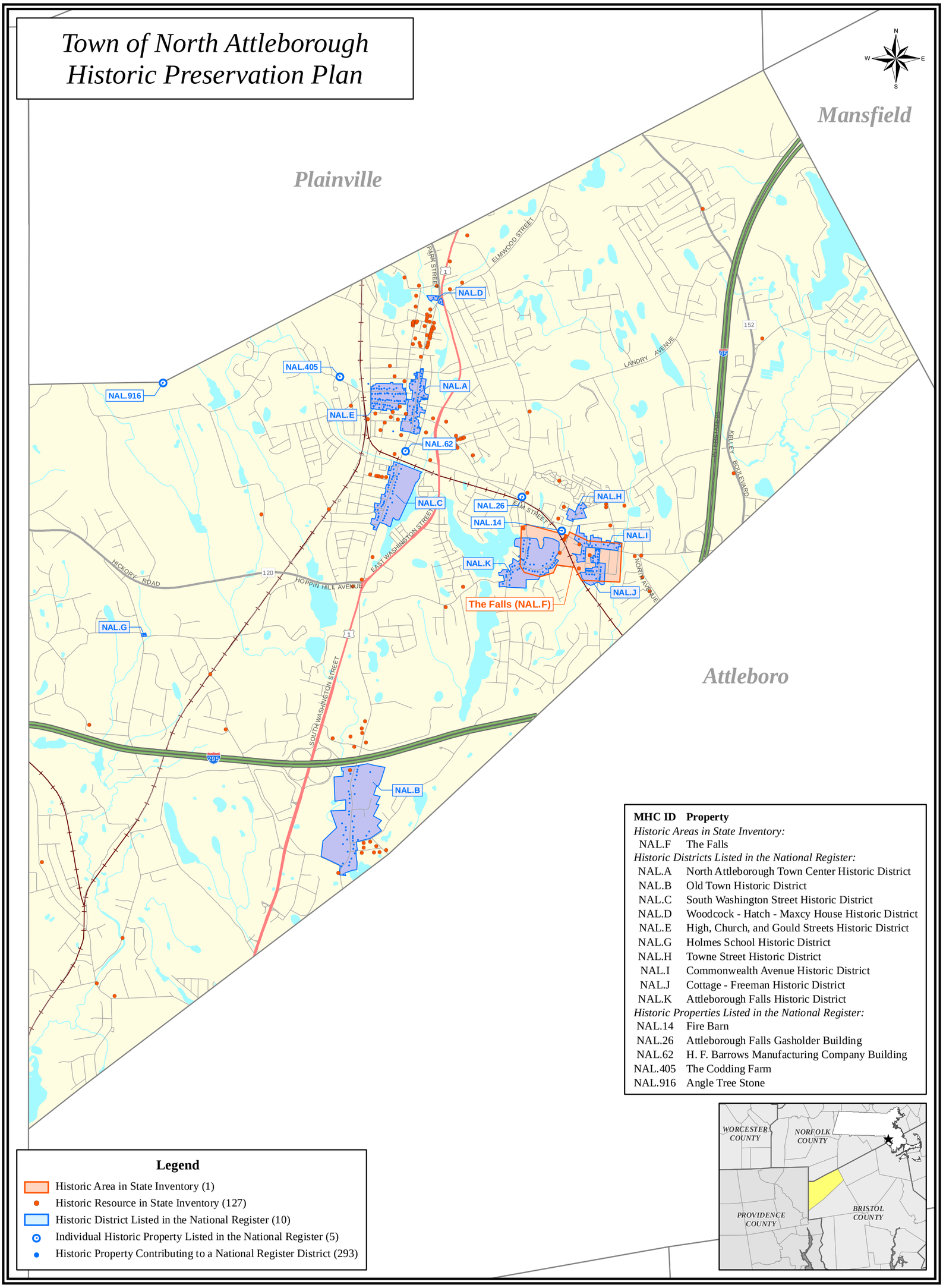
Town of North Attleborough Historic Preservation Plan

Map source: *Atlas of Bristol County, Massachusetts*, F. W. Beers and Co., 1895

Produced by PAL December 2017

APPENDIX F. NORTH ATTLEBOROUGH HISTORIC PROPERTIES

Town of North Attleborough Historic Preservation Plan



MHC ID	Property
Historic Areas in State Inventory:	
NAL.F	The Falls
Historic Districts Listed in the National Register:	
NAL.A	North Attleborough Town Center Historic District
NAL.B	Old Town Historic District
NAL.C	South Washington Street Historic District
NAL.D	Woodcock - Hatch - Maxcy House Historic District
NAL.E	High, Church, and Gould Streets Historic District
NAL.G	Holmes School Historic District
NAL.H	Towne Street Historic District
NAL.I	Commonwealth Avenue Historic District
NAL.J	Cottage - Freeman Historic District
NAL.K	Attleborough Falls Historic District
Historic Properties Listed in the National Register:	
NAL.14	Fire Barn
NAL.26	Attleborough Falls Gasholder Building
NAL.62	H. F. Barrows Manufacturing Company Building
NAL.405	The Codding Farm
NAL.916	Angle Tree Stone

Legend

- Historic Area in State Inventory (1)
- Historic Resource in State Inventory (127)
- Historic District Listed in the National Register (10)
- Individual Historic Property Listed in the National Register (5)
- Historic Property Contributing to a National Register District (293)

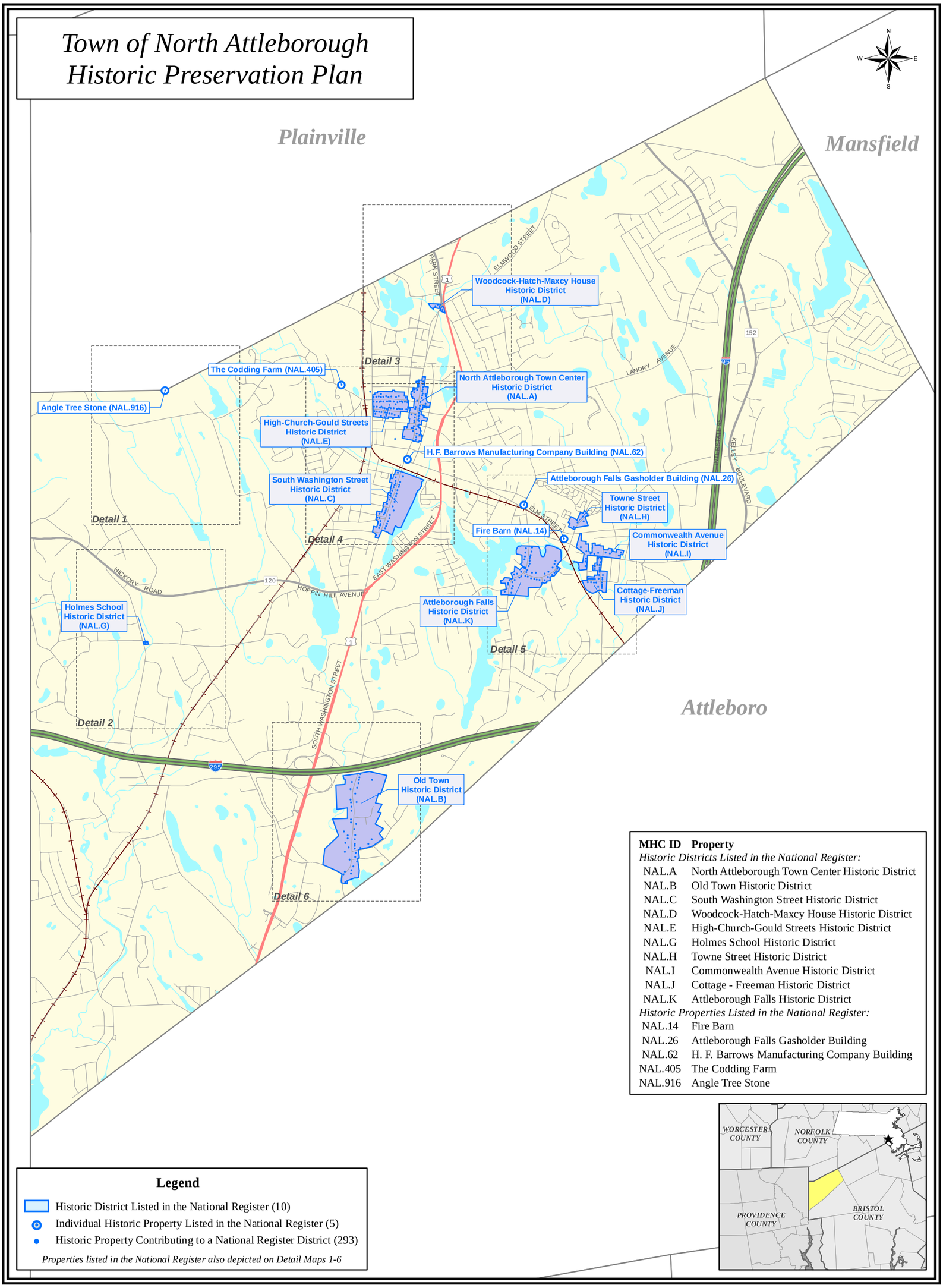
All Inventoried Historic Resources

0.5 0 0.5 1 Mile

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017

Town of North Attleborough
Historic Preservation Plan



MHC ID	Property
Historic Districts Listed in the National Register:	
NAL.A	North Attleborough Town Center Historic District
NAL.B	Old Town Historic District
NAL.C	South Washington Street Historic District
NAL.D	Woodcock-Hatch-Maxcy House Historic District
NAL.E	High-Church-Gould Streets Historic District
NAL.G	Holmes School Historic District
NAL.H	Towne Street Historic District
NAL.I	Commonwealth Avenue Historic District
NAL.J	Cottage - Freeman Historic District
NAL.K	Attleborough Falls Historic District
Historic Properties Listed in the National Register:	
NAL.14	Fire Barn
NAL.26	Attleborough Falls Gasholder Building
NAL.62	H. F. Barrows Manufacturing Company Building
NAL.405	The Codding Farm
NAL.916	Angle Tree Stone

Legend

- Historic District Listed in the National Register (10)
- Individual Historic Property Listed in the National Register (5)
- Historic Property Contributing to a National Register District (293)

Properties listed in the National Register also depicted on Detail Maps 1-6

Historic Properties Listed in the National Register

0.5 0 0.5 1 Mile

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017

Historic Properties Listed in the National Register Detail 1

500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017

Historic Properties Listed in the National Register Detail 2

500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017

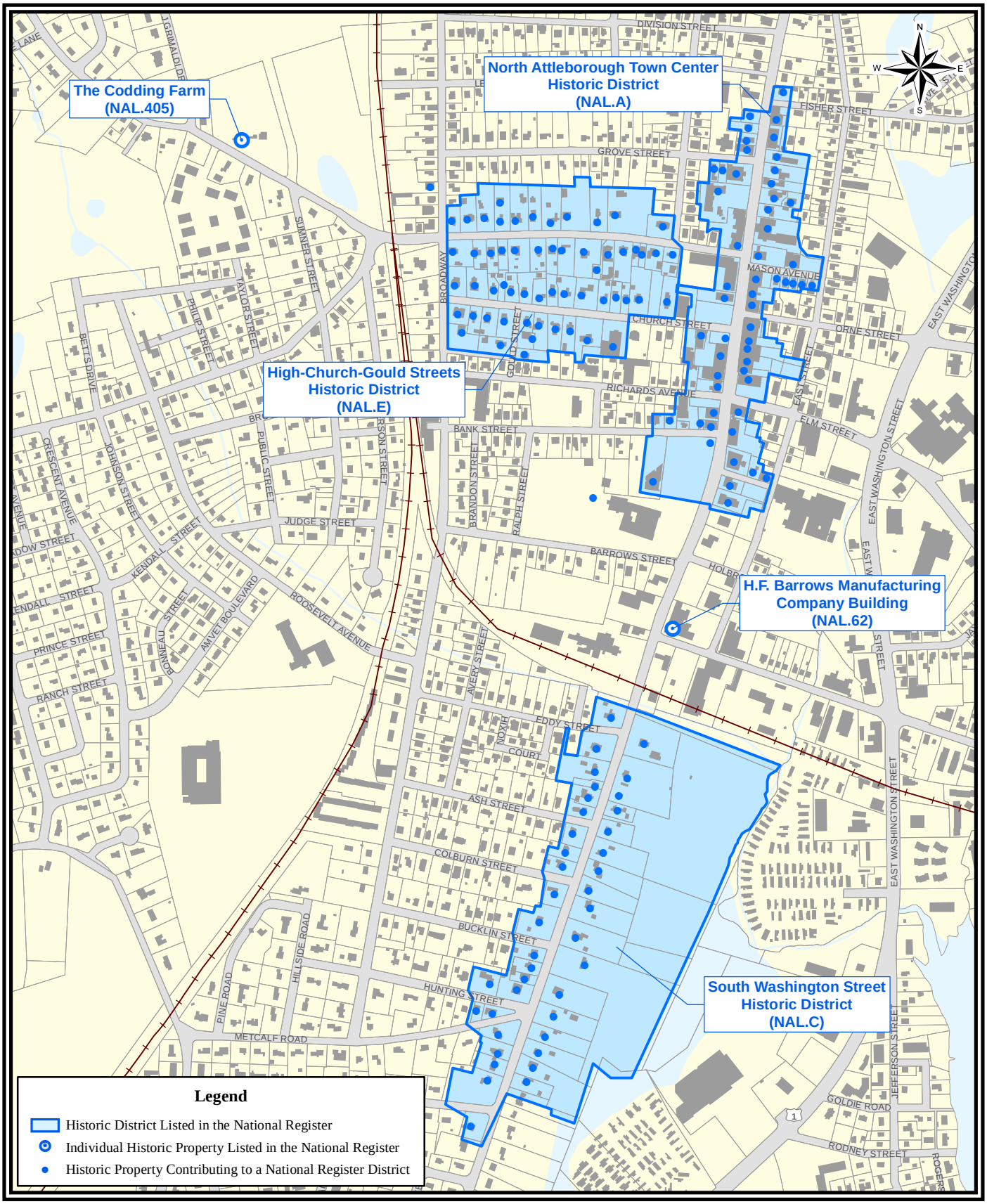
Historic Properties Listed in the National Register Detail 3

500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017



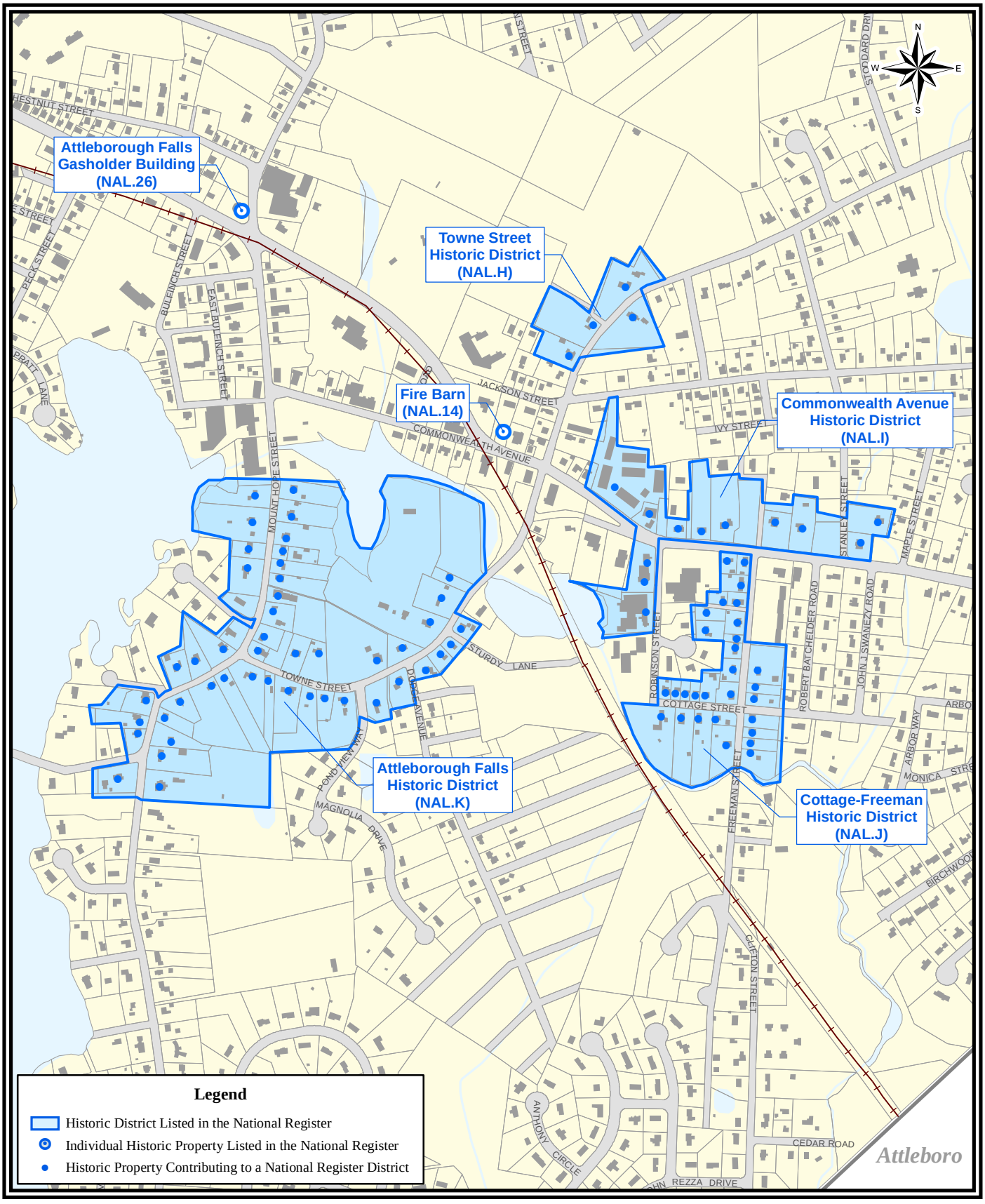
Historic Properties Listed in the National Register Detail 4

500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017



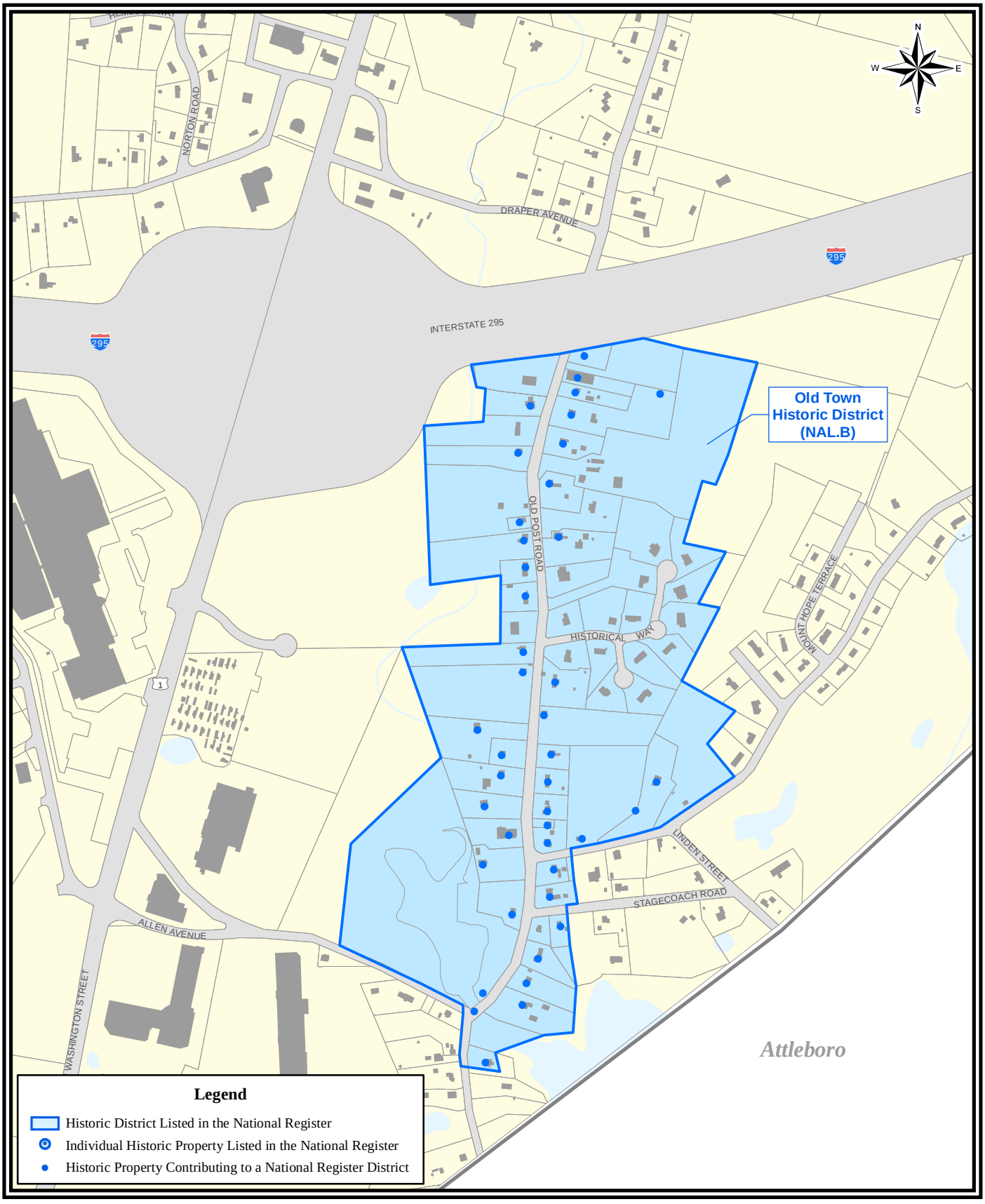
Historic Properties Listed in the National Register Detail 5

500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017



Historic Properties Listed in the National Register Detail 6

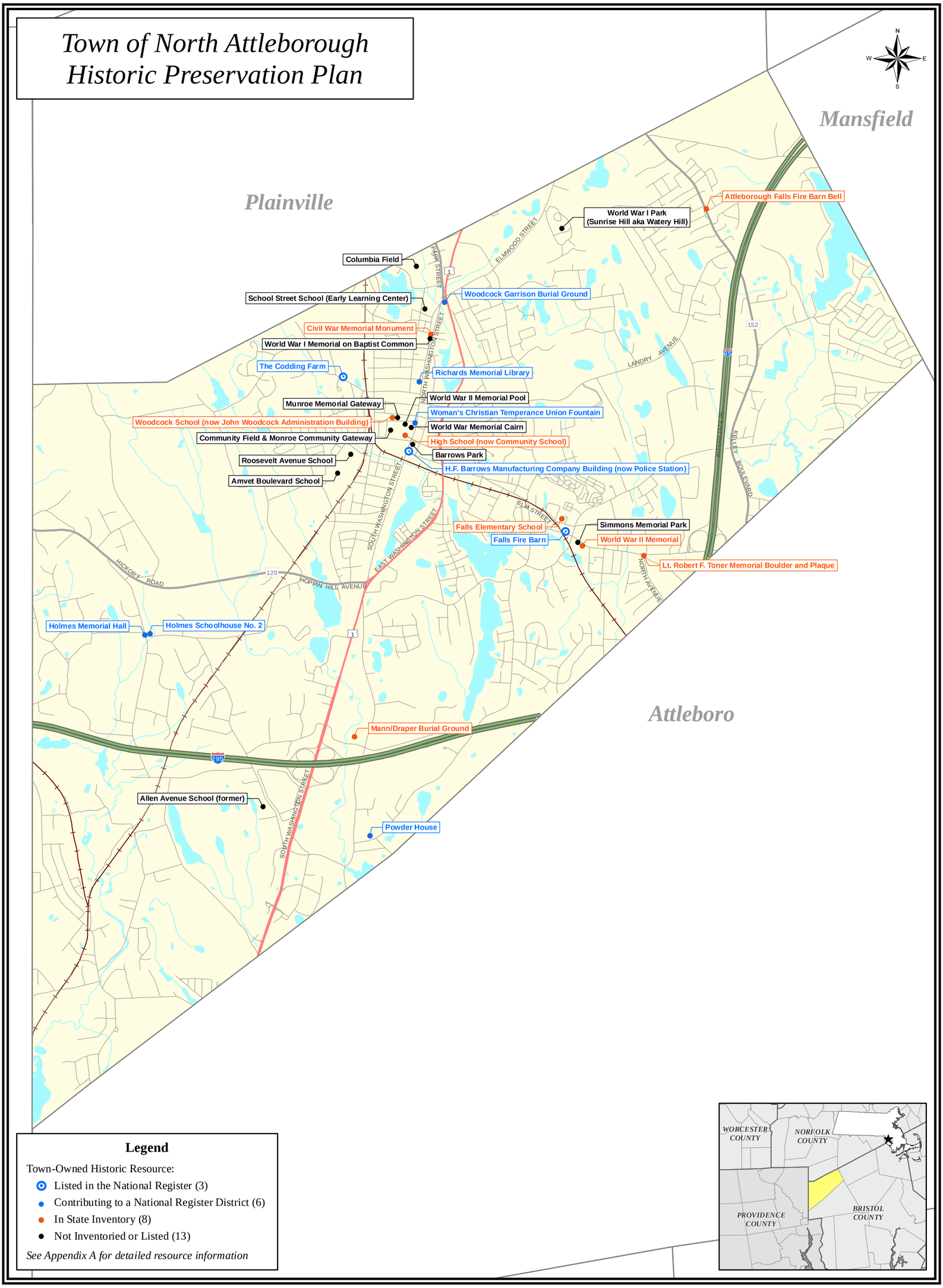
500 0 500 1,000 Feet

Town of North Attleborough Historic Preservation Plan

Map sources:
Massachusetts Cultural Resource Information System; MassGIS

Produced by PAL December 2017

Town of North Attleborough Historic Preservation Plan



Legend

Town-Owned Historic Resource:

- Listed in the National Register (3)
- Contributing to a National Register District (6)
- In State Inventory (8)
- Not Inventoried or Listed (13)

See Appendix A for detailed resource information

Town-Owned Historic Resources

0.5 0 0.5 1 Mile

Map sources:
Massachusetts Cultural Resource Information System; MassGIS; North Attleborough Historical Commission

Produced by PAL December 2017