

Town of Easton

Historic Preservation Plan

July 2008

Prepared by the Easton Historical Commission

Acknowledgments

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Executive Summary and Recommendations

What makes Easton unique?

Every community has its own character, a certain “look” that identifies it as a unique place. This uniqueness is a cumulative result of a community’s buildings, landscapes and scenic roads.

Community character is most clearly defined by a town’s historic buildings and the context of those buildings. Easton is a typical New England town with its mix of architectural styles that make New England communities beautiful: Colonial, Federal, Greek Revival, various Victorian styles and various vernacular dwellings, barns and other outbuildings. The economy and settlement patterns of early towns resulted in clusters of buildings being built in close proximity to one another. In Easton, the result was villages such as Furnace Village, Unionville, North Easton, Eastondale, and others. Today, all of these villages are unified as Easton, but each area has its own character in buildings and landscape.

However, Easton is distinctive among New England communities in that it has a legacy of buildings designed in the Romanesque style by renowned architect Henry Hobson Richardson. The Richardson legacy has given Easton a very strong and very unique look that sets it apart from other towns. In fact, this special aspect of Easton makes it a place studied (and in many instances visited) by architecture students from across the nation and abroad.

Landscapes are the second element that contributes to community character. This is especially true of open landscapes and particularly farms. Again, Easton stands out in this regard. The estates built by members of the Ames family have left a legacy of picturesque landscapes of a type that are unique to Easton. These estate landscapes, with their dwellings, farm buildings and other outbuildings, reinforce the aesthetic that the town has inherited from H. H. Richardson and the legendary landscape architect Frederick Law Olmstead. However, landscapes can be more broadly defined to include streetscapes with their various special views, which may include buildings. In the most extreme case, the street view can be so special as to be considered a scenic road.

Scenic roads are the third element that defines community character. Scenic roads frame and provide the context for historic buildings and landscapes. Roads are often scenic in New England because they are narrow and winding, are closely framed by trees, have a tree canopy, and are defined by stone walls. When combined with historic buildings and farm landscapes, scenic roads provide a pleasant experience for the traveler. Again, Easton is unique in that many of its scenic roads have been modified as part of estate landscapes. One of these modifications is the addition of cut stone walls that lend a Victorian sensibility to many of the scenic roads in town.

Why should we care about preserving Easton’s historic character?

Why save old buildings? Historic buildings help to define community character and to impart a sense of place. We know the place called Easton because of its historic buildings and their setting in historic landscapes. They are what make the town unique. Without these historic buildings and landscapes, Easton would be indistinguishable from any other community.

Most people want to live in a community that they consider unique in some way. Preservation is about making special connections between people and distinctive

places. These connections between people and places build communities and make the world, or at least our own towns, a better place. Social cohesiveness is strengthened when neighbors work together to maintain those features that make each place distinctive.

However, it is important to remember that the sense of place is a result of more than any one particular building or element. It comes from the entire context of many individual elements combined.

As communities grow, saving buildings and landscapes without a realistic plan for their sound economic use can fail in the long term. The challenge for all preservationists is to successfully mix the idealistic with the practical. Every historic building has an appropriate economic use; the challenge is to find the right fit for each situation.

Preservation is as much about the future as the past. We work to save special places so that not only we but our children and grandchildren will have the opportunity to enjoy them, learn from them, and feel connected to our history and culture. Preserving the past is our gift to the future.

What is the challenge to preserving Easton's historic character?

Every community changes over time, but the pace and scale of new development in recent decades, what is known as urban sprawl, has threatened the historic character of many New England towns. Easton is no exception to this phenomenon. The threats to community character come principally from two types of development: commercial and residential.

In Easton, the threat to the town's image has historically been from state Route 138, which is the town's main thoroughfare and from which most travelers obtain their impression of the town. The commercial strip development on Route 138, much of it built before the opening of Route 24 and before the town adopted zoning, was inconsistent with the remainder of the town and detracted from its image. Newer commercial development is much larger in scale. This development, while more attractive than past strip development, has an architectural ethic that is so common throughout the nation that it does not contribute to the distinctiveness of Easton.

While commercial development has largely been confined to sections of Route 138 and the Five Corners area, new residential development is a threat to historic resources everywhere in the town, since most of the town is zoned residential. New housing on scenic roads eventually erodes the rural character of those ways, subdivisions destroy open historic landscapes, and new construction on nearly any available space or replacing historic buildings in historic neighborhoods degrades the overall character of these unique villages. Over time, the result is the gradual erosion of the town's character.

What can be done to preserve Easton's historic character?

Fortunately for the town, the dedicated work of many individuals over many decades has resulted in the preservation of many historic places and landscapes in Easton. However, the accelerating pace of development demands that much more must be done during the next several years if the town is to preserve its uniqueness. The Easton Historic Preservation Plan recommends a series of actions that the town can take to preserve its historic character.

The Preservation Plan recommends a broad range of actions to protect the town's historic buildings, landscapes and scenic roads. These actions include:

1. Upgrade and expand the Easton Inventory of Historic Resources.

This effort would include completing a survey of all historic buildings and landscapes, including archaeological sites, to supplement surveys already completed. Upgrading previously-conducted surveys to the current standards of the Massachusetts Historical Commission is also an important aspect of this project.

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

The Preservation Plan identifies where existing National Register districts can be expanded and where some new districts should be designated. The Plan also recommends where some individual property nominations should be pursued.

3. Preserve the integrity of Easton's historic neighborhood

In addition to nominating every qualifying historic neighborhood as a National Register district, the plan recommends developing a preservation strategy for each historic village. This strategy would include identifying which neighborhoods qualify for 40c local historic district status; developing a streetscapes improvement strategy for each neighborhood; and protecting open space around neighborhoods to contain sprawl and to define the boundaries of the village.

Other recommendations include preparing a revitalization strategy for the downtown section of Main Street; providing street signs that identify when an historic neighborhood is being entered; providing an historic neighborhood informational packet for homeowners; and encouraging the creation of neighborhood associations.

4. Assist owners in maintaining the historic character of their properties.

Many owners of historic structures are concerned about how community preservation efforts will affect their properties. However, without their cooperation and support, no comprehensive preservation effort can succeed. The Preservation Plan includes strategies to increase homeowner awareness of the historic value of their properties and the benefits of preserving them; the creation of a Preservation Resource Center for owners and contractors; and assistance to owners of barns and outbuildings. The plan also outlines proposals for informal design review services for owners; a house plaque program; and allowing phased-in property tax assessments for major restoration work.

5. Protect historic landscapes.

Because of development pressures, historic landscapes are particularly vulnerable to destruction. The Preservation Plan recommends that the Town conduct an archaeological reconnaissance survey of Easton to identify where significant pre-historic, Colonial and early industrial sites exist and how they might be protected. The plan also recommends protecting the most valuable historic landscapes that are now not protected; preserving stone walls on private property; and developing a series of inter-connected walking trails in Easton that include interpretive historical and ecological markers.

Other Preservation Plan objectives include developing a strategy to preserve the integrity of private dams in town and conducting a Heritage Landscapes Plan. The plan also recommends protecting the perimeters and historic assets within state,

town and private protected landscapes. As development spreads towards the perimeter of these protected open spaces, it is critical to “fill in” the uneven boundaries of these lands to protect the integrity of the larger holding.

6. Survey and restore historic cemeteries.

Easton has 36 historic cemeteries, believed to be more cemeteries per capita than any other community in the country. Many are in poor condition, with deteriorating fencing and grave markers. The Preservation Plan recommends that the Historical Commission work with the Cemetery Commission in preserving and restoring these cemeteries. The first task in this effort would be to update the historic survey forms for all of the historic cemeteries in the town. Nominations to the National Register of Historic Places should then be processed for all sites that qualify. Each site should then be studied and plans developed that outline how these cemeteries are to be restored.

Following the development of the plans, funding should then be sought to restore the priority features of each cemetery. In concert with these efforts, the cooperation of the Natural Resources Trust should be obtained in preserving the open space context of each cemetery.

7. Preserve scenic roads in town.

Preserving scenic roads is an important component of preserving the character of Easton. The first task in protecting such roads is to designate qualifying roads as scenic under the provisions allowed by state law. There are public safety vs. aesthetic issues related to scenic roads, the most common being when sidewalks are requested on these roads. To address this issue, the town should develop a policy on how to balance the preservation of the historic characteristics of scenic roads with sidewalks.

The town also needs to decide how scenic roads are to be treated when they are reconstructed. The Preservation Plan recommends that the town develop a consensus policy on road reconstruction that respects the historic characteristics of the road and of abutting historic properties.

8. Improve the quality of new commercial construction so that it complements the historic character of the town.

One of the greatest challenges to preserving the historic character of Easton is new commercial construction. This is especially true of Easton’s “front door,” Route 138. The Preservation Plan recommends the development of a typical cross-section of how the road edge of commercial development is to be treated on this state route. Over time, as new development occurs, this regulation will result in a more uniform landscaped and tree-lined edge to the road, making it more aesthetically pleasing and more conforming with the remainder of the town.

In addition, and as part of the preparation of the town’s new master plan, zoning along Route 138 should be reviewed to determine if there is any method to better control the appearance of commercial development without adversely affecting the businesses that the Easton tax base needs. The same issues occur at the Five Corners area..

If Easton is to avoid becoming like “anytown” with “cookie-cutter” commercial development, the town needs design guidelines that borrow from Easton’s strong architectural heritage. An excellent example of how to integrate the town’s architectural heritage into new construction is the North Easton Savings Bank

building on Depot Street. Another exceptional example is the new library at Stonehill College. However, these are the exceptions to the rule. A design review committee will be required to implement the guidelines.

Improved commercial development will require a stronger site plan review regulation and landscape regulations in the zoning ordinance that are comprehensive and enforceable. These and other regulatory tools should be reviewed for their effectiveness as part of the town's new master planning process.

9. Address the needs of special properties in Easton.

Easton is fortunate to have many special properties that deserve careful restoration or redevelopment. The Shovel Shop property, for example, needs to be redeveloped in a manner that respects the historic integrity of the property and the adjacent neighborhood. Richardson's Memorial Hall, while in private ownership currently, needs a long-term plan for its preservation and productive reuse as a public building. The Preservation Plan recommends various strategies for other special properties, including the railroad station, the Rockery, the Borderland State Park and other sites. The town also owns several historic buildings and landscapes, whose maintenance could be enhanced through stewardship planning. These are also addressed in the Plan.

10. Provide the information needed to preserve Easton's historic resources.

Information is critical to preserving Easton's historic resources. The town needs an historic restoration resource center for homeowners and contractors. Information needed is of two types: (1) material about the history of the town, its various neighborhoods and specific sites; and (2) resources providing reliable data on products and methods for the maintenance, restoration and preservation of historic properties.

New histories and historical resources are needed that enhance the public's knowledge of the history of Easton. There is no one way of conveying the town's history; multiple approaches will be needed to be effective.

New owners of historic properties need informational materials on the history and maintenance of their property. Homeowners are bombarded by advertising that urges the replacement of windows and siding, improvements that can adversely affect the character and longevity of historic homes. The preservation community does not have comparable resources to promote the benefits of restoration rather than replacement of historic windows, which have been listed as one of the most threatened historic resources in the nation. The Preservation Plan recommends efforts to provide helpful information to Easton homeowners to facilitate restoration and preservation.

Walking tour brochures of Easton's historic neighborhoods would be helpful in familiarizing residents with the history of where they live. An Easton Archives Center, allowing central storage and access of the town's archives, would be invaluable to researchers, town agencies and the public. The town should consider modern technologies for providing historical information, including increasing use of the town's web site.

While traditional interpretive historic panels in historic neighborhoods may be helpful, modern technologies such as interpretation by cell phone should be investigated as a more cost effective and flexible solution.

11. Improve public education and advocacy.

New approaches are needed to convey Easton's history to town residents, particularly to new residents and to young persons. Various media and the Town's web site need to be enlisted to disseminate information on historic preservation, the town's history, home restoration and maintenance and neighborhood tours. A more formal and clearly outlined program needs to be developed between the Easton Public Schools and the Industrial History Center at Stonehill College.

12. Create new organizational capabilities to further preservation goals.

As the town's historic preservation agenda increases, new organizational entities may be needed. These include a Preservation Society to act as an advocate for preservation initiatives and an Easton Preservation Trust to do buy/restrict/sell deals when needed to protect historic sites.

Easton's historic legacy is priceless---yet very vulnerable. Much has been accomplished in preserving this legacy, but much more needs to be done. The Easton Historic Preservation Plan provides a guide for action.

1.0 The Easton Community

1.1 Why Preserve Easton's Historic and Prehistoric Resources?

Preserving community character

This Easton Historic Preservation Plan is essentially about preserving Easton's community character. Community character is not easy to define, but at its essence it is the combined effect of a town's historic buildings, landscapes and scenic roads. These three factors together give a community its sense of place. Easton is fortunate that so many of its historic buildings, landscapes and scenic roads have been preserved by private initiative and public effort.

Community character, however, is fragile. It does not disappear quickly, but gradually erodes over the years as historic buildings, landscapes and scenic roads are destroyed with each new development. Once destroyed, they are gone forever. Historic resources are finite and non-renewable; we cannot add to them. All we can do is preserve them. Preserving community character, therefore, requires a sustained effort to preserve a community's historic resources.

Whether a resident has lived in Easton all of their lives or are new to the town, Easton residents want to preserve the town's character as a small suburban community with rural qualities. This was documented in the survey that was conducted as part of the preparation of this preservation plan. In the survey, residents conveyed a clear concern about the impacts of new development and its negative effects on Easton's community character. They said that a vision for Easton is needed, accompanied by regulations that would implement that vision. Residents asked that new design be more sensitively integrated into the town's historic fabric and that open space conservation and historic preservation be more closely integrated. They also expressed concern about the negative effects of the Route 138 commercial strip. The survey showed that town residents are looking for guidance and leadership in preserving the qualities of Easton they most value.

The Easton community has made historic preservation a town wide priority.

Easton has been fortunate in possessing leaders who have responded to the threats to its community character and who have implemented various initiatives to meet that challenge. The creation of the Easton Historical Commission in 1969 was an expression of the town's desire to take substantive action to preserve its historic resources. The Historical Commission has taken a leadership position in various preservation initiatives, including the survey of historic properties, surveys of historic villages to qualify them for National Register status and the approval by Town Meeting in 2004 of a Demolition Permit Review By-law, among other efforts. The Commission also cooperates on various town projects, for example the library expansion plan. It works with developers in assuring sensitive restorations of historic properties and improved design of new development. It also develops preservation restrictions for public and private properties in coordination with restoration efforts.

One of the town's major recent accomplishments was the adoption of the Community Preservation Act by Town Meeting in 2001. This action authorized the town to tax itself to generate funds matched by the state to preserve its historic and open space resources and to create affordable housing. CPA funds have assisted in restoring the Unity Church and the Rockery, among other projects. A full description of the town's preservation efforts is included in Chapter 4: Historic Planning in Easton.

Preservation of Easton's irreplaceable heritage is in the public interest.

Historic and prehistoric resources constitute Easton's tangible history. They provide a context for understanding growth and change in Easton over the course of several thousand years. Our town has joined both Massachusetts and federal governments in recognizing these resources, like natural resources, require careful consideration in the planning and environmental review process.

These resources are inextricably linked with Easton's image and quality of life.

As major character-defining features of Easton's landscape and cultural heritage, our historic and prehistoric resources contribute to our "sense of place" and make Easton an attractive, distinctive, and desirable town in which to live and work.

Preservation has economic benefits.

Rehabilitation and reuse of historic buildings reduces the impact of development on our infrastructure and character. Reusing existing buildings enables us to maintain, even increase, the supply of housing in our community without significantly altering the character of existing residential areas. Preservation of culturally significant open space and agricultural land contributes to the beauty of our community, and it tends to have a positive effect on property values. Creation of historic districts demonstrates the town's long-term commitment to preserving critical areas and tends to increase property values.

1.2 Introduction to Easton Today

The population of Easton grew 83% from 1970 to 2004 with population density increasing from 427 people per square mile to 784 people per square mile.

Easton ranks in the top quarter of median household income in the state.

About three quarters of the housing units in town are single family dwellings. The median age of housing units in town is slightly more than 30 years old.

About two thousand buildings of all types are seventy-five years old or older and thus qualify for protection by the town's Demolition Review By-Law.

Easton is a rapidly growing suburban town located halfway between Boston and Providence. From 1970 to 2004 the population grew 83.43% from 12,157 to 23,270. Situated on the northeastern edge of Bristol County, Easton borders on both Norfolk and Plymouth counties. Historically, Easton's Bay Road served as the important link between Boston and Taunton, the county seat of Bristol County and an important port in the 19th century. Today, the town is conveniently located near Routes 24, 95, and 495. Easton is bordered on the north by Stoughton and Sharon, on the east by Brockton and West Bridgewater, on the south by Raynham, Taunton,

and Norton and on the west by Mansfield. Easton encompasses 29.18 square miles or 18,675.2 acres. Population density rose from 427 people per sq. mile in 1970 to 784 people per sq. mile in 2000.

The median household income in Easton is \$69,144 compared to \$50,502 statewide. Easton ranks in the top quarter of median household income in the state with 6.4% of households having incomes over \$200,000. However, 28.4% of Easton's households are at or below the state definition of moderate income with 15.1% considered low income. These are substantially below the state averages of 47.7% and 30.8% respectively. 39.7% of the population over the age of 25 has completed college or graduate school compared to 33.2% statewide. People over the age of 65 make up only 9.4% of the population compared to 13.5% in Massachusetts as a whole. However, Easton's senior population grew 21% from 1990 to 2000. On the other hand the population of people under the age of 18 increased just 12% slightly higher than the state average of 10.9% and less than neighboring communities like Mansfield. 50.3% of families in Easton had children under age 18 slightly more than the state average of 47.5%.

Three regional highways serve Easton. Route 138, parts of which were laid out in the 17th century, runs north to south through the eastern part of town. Route 138 was created on its present route in 1807 as part of the Stoughton Turnpike. It became the town's first state highway in 1895 and served as the main route connecting Boston with Newport, Rhode Island until the completion of Route 24 in 1956. Routes 123 and 106 cross Easton from east to west. These numbered routes bear the heaviest traffic in Easton. A number of traffic lights have improved the traffic flow along Route 138. However, the other routes, particularly as they near and then join at Five Corners, cause almost daily traffic back-ups. These problems are expected to grow in the next few years as commercial development and an apartment complex are built in this area.

Currently, no rail service is available in Easton although stations in Mansfield, Stoughton and Brockton are conveniently located for Easton residents. During the 1990's the MBTA initiated efforts to reopen an historic rail line through Easton, study and discussion of which continue today with new vigor. Historically, the main line was built from Stoughton to the Ames Shovel Shop in 1855 and then extended south to Taunton in 1866. The route was used by the famous Fall River Boat Train. Passenger service ceased in 1959 with freight service ending a few years later. In the 1990s Easton Town Meeting approved funding to oppose reopening this line due to a multitude of problems including the environmental degradation of the Hockomock Swamp, the complexity of nine grade crossings in the town, and the rail line's proximity to town wells..

76.5% of Easton's 7,631 housing units are single family. In 1990 the median year of construction for existing housing units in Easton was 1971, but by 2000, the median year built had advanced to 1974. A significant change in a single decade reflecting a major building boom in Easton is a 13.8% increase in housing units since 1990. A recent study by the Historical Commission indicates that about 2,000 buildings of all types (residential, commercial, industrial, and religious) are over 50 years old.

Easton's historic commercial and industrial core is located in North Easton near Center, Main and North Main Streets. Route 138 continues to be a significant commercial area, but the most significant contemporary commercial development is occurring around Five Corners in South Easton and extending through Furnace Village toward Mansfield. In 2003 Easton had a total of 768 businesses with 152

producing goods and 616 providing services. These establishments employed an average of 9,027 people per month.

Protected open space accounts for about 24% of the acreage in town. This open space is owned by the Commonwealth of Massachusetts, the Town of Easton, and the Natural Resources Trust of Easton. The largest parcels are the Hockomock Swamp Wildlife Management Area with 1,304 acres, the Wheaton Farm Conservation Area with over 1,000 acres, and Borderland State Park with 671 acres in Easton.

Easton's dramatic changes in population and building have significantly altered the overall look and feel of the town. This growth has and will continue to impact the town's historical assets and historical character.

1.3 Human and Geological Archeology

Human development in Easton has been shaped by the complex geology of the town.

All but one pond in Easton is man made. The streams and ponds of the town were focal points of 18th and 19th industrial development.

Native American settlement in Easton dates back at least 9,000 years, but despite a number of known sites, the prehistory of the town is relatively undocumented compared to other towns.

The surface and bedrock geology of Easton has played a major role in the development of the town. The town slopes gently from a height of about 260 feet above sea level in its northwest corner to 64 feet above sea level at its extreme southeastern tip in the Hockomock Swamp.

Easton is on the boundary between two very different forms of bedrock. The northern half of town is founded on two varieties of igneous rock that was created around 600 million years ago. The southern half of town is based on sedimentary rocks that are approximately 300 million years old.

The primary bedrock unit in North Easton is Dedham Granodiorite, a medium to coarse grained, light pinkish-gray granite rock. Within this formation are intrusions of the Mattapan Volcanic Complex, which consists of felsite flow, pyroclastic rocks (gray/pink felsite) and small dikes of felsite. (PAL Report No. 935-1, 27) These volcanic outcrops can be seen at Oakes Ames Memorial Hall, Sheep Pasture, and on the Stonehill College campus.

South of the igneous rocks are two bands of sedimentary rocks. These sediments formed when erosion from the north filled the Narragansett Basin, a depression that was once over ten thousand feet deep and covered a thousand square miles. The first of these sediments is the Wamsutta formation "mostly a fine-grained red sandstone with interbedded shale and some gray pebble conglomerate" (PAL Report No. 935-1, 27) that developed in freshwater. In Easton the Wamsutta crosses the town in a narrow band about 500 feet deep but with few outcrops on the surface.

South of the Wamsutta formation, the rest of the town is based on the Rhode Island formation. The Rhode Island Formation also developed in a humid, fresh water environment for as many as ten million years after the Wamsutta Formation was deposited. This more recent formation is as much as a thousand feet thick here in Easton. The Rhode Island formation consists of intermixed gray sandstone, gray

pebble conglomerate, gray to black shale, and a form of anthracite coal. Forty fossilized species of vegetation from that time have been discovered in Easton including an extinct herbaceous plant called *Sphenophyllum*. Paleobotanists have discovered over three hundred fossil plants in the whole basin, the most of any coal formation in the world. The animal life of the time consisted of amphibians, spiders, at least twelve species of cockroaches and several lesser-known species. These were the first land animals to live in Massachusetts. A fossil collection from Easton, collected by Clifford "Kippy" Grant, is housed in the Smithsonian Museum in Washington. The rocks of the Rhode Island Formation are best seen at Easton Center where they have given rise to the legend of the Devil's Footprint.

The current surface of Easton was formed during the Wisconsin Period of the last Ice Age about 17,500 years ago when a sheet of ice 1,500 feet thick covered the town. "The advance and retreat of the continental ice mass eroded and picked up bedrock, realigned drainages, and deposited till, erratics, and other glacial material along its course." (PAL Report No. 935-1, 26) The retreat of the glacier "resulted in a moderately thick veneer of ice-deposited glacial till, a heterogeneous mix of clay, silt, sand, gravel, and boulders through which bedrock occasionally outcrops. This till covers much of the western half of Easton and the Unionville area. The largest of these boulders called glacial erratics are important features at Borderland State Park, Sheep Pasture, and other places throughout North Easton.

The melting of the glacier created streams that sorted and stratified the till throughout the river valleys and lowland areas, which resulted in a variety of small scale landforms. Kame terraces, best seen along the Queset River at Sheep Pasture were formed along valley walls by meltwater streams. Sinuous, low ridges of sand and gravel known as eskers were deposited by streams running through channels in the ice mass. Simpson Spring is located at the end of such a glacial feature. "Stratified deposits of glacial outwash formed broad areas called outwash plains. These plains are typically flat topped, well drained, relatively free of boulders, close to water, and clustered in riverine valley settings... Outwash plains were often selected as sites for prehistoric habitation, because of their flat well drained terrain and proximity to water." (PAL Report No. 935-1, 27)

The biggest outwash plain in Easton is located north of Morse's Pond on Stonehill property. During the final glacial retreat, the glacier stagnated and deposited outwash sands and gravels over the till deposit. Many sand and gravel pits were operated in Easton on these glacial features. (PAL Report No. 935-1, 26-29)

A large glacial lake formed when ice dams trapped glacial melt waters in the southern part of town. This large glacial Lake Bridgewater was more than 3.2km (2 miles) long and covered almost the entire area of the Hockomock Swamp. The glaciolucustrine and glaciofluvial sediments that formed in the lake are the basis of the poorly drained soil of the Hockomock today. The Hockomock covers over 5,000 acres in the southeastern corner of town, but these poorly drained soils also formed in low spots and glacial ponds throughout Easton. Today they receive surface runoff from nearby higher areas. The water table is at or near the surface during much of the year. These soils of the Whitman, Ridgebury, Scarboro-Muck Association occupy about 40% of the town and are unsuitable for development. (PAL Report No. 935-1, 26-29, Open Space and Recreation Plan IV-1)

Easton forms about 5% of the Taunton River's 530 square mile drainage, the largest river system in southeastern Massachusetts. In Easton five streams cross the town in a roughly northwest to southeast path. Furthest to the west is a small branch of the

Canoe River. Moving east, the next stream is the Poquanticut River-Mulberry Meadow Brook system. This stream has been a focus of human activity from early Native American times through the Industrial Revolution. The center of town is dominated by Black Brook, a stream system with a significant limit on development due to its slow flow. The Queset River, which drops about fifty feet in its mile long run through North Easton, was the most significant source of power for residents in the 18th and 19th centuries despite its rather limited volume. Finally, in the northeast corner of the town is the Dorchester Meadow Brook. Ponds cover about 330 acres in Easton. All the ponds, except the two acre Round Pond in the northern part of Wheaton Farm, were man-made for industrial purposes in the 18th and 19th centuries. Easton's present water supply comes from six shallow wells located in three well fields that provided 2,135, 521 gallons per day in 2000. With the exception of Stonehill College and the condominiums at Friends Crossing off Lincoln Street relies on on-site septic systems.

Human settlement in Easton spans at least 9,000 years, but the first 8,600 years are less well known than in many surrounding communities. The few references to Native Americans in William Chaffin's 1886 History of Easton, surface collections by amateur archaeologists particularly Walter Swanson, and one dig by the Massachusetts Archaeological Society represent all the direct evidence we have on Native American life in Easton. Work by the Public Archaeology Lab for the Bay Road interchange on Route 495 and for the proposed MBTA line provides some additional information on Native Americans. On the other hand, many of the sites that have been identified with Native Americans are now protected as conservation land.

A hearth radiocarbon dated to the Early Archaic period (9,000-7,500 years ago) was excavated by members of the Massachusetts Archaeological Society on the property of the Easton Rod and Gun Club on the edge of the Hockomock Swamp. Mulberry Meadow Brook was extensively used by Native Americans throughout the whole Archaic period. A bifurcated base projectile point (and perhaps several Dalton points), characteristic of the Early Archaic, are in the collection housed at the Natural Resource Trust at Sheep Pasture. This collection, the most extensive in Easton, was assembled by Walter Swanson allegedly from the fields behind Simpson Springs. Early Archaic Indians used rhyolite and felsite for their stone tools, and the volcanics in North Easton are sources for this material. Sheep Pasture with its volcanic outcrops and high cliffs forming a choke point for game moving north and south along the Queset may be an unexplored resource for archaeologists of this period. Environmental characteristics similar to those for known locations of Paleo-Indian sites in southern New England suggest the potential in Easton for sites from the Paleo-Indian period (10,500-9,000 years ago) as well.

During the Middle Archaic period (7,500-5,000 years ago) and Late Archaic period (5,000-3,000 years ago), sites along Mulberry Meadow Brook and Poquanticut River were probably associated with the native settlement concentrated around Winnecunnet Pond in Norton and Lake Sabattia in Taunton or the Titicut site in Bridgewater. The Swanson collection mentioned above also includes projectile points from these time periods. The Hockomock Swamp also continued to be used extensively for hunting and gathering. Beginning in this period or even earlier, the Massachusetts Bay Path, now Bay Road passed through Easton as it connected the fish weirs at Taunton with quarry sites in the Blue Hills.

During the Woodland Period (3600-450 years ago) horticulture was introduced into the region. Chaffin's History of Easton reports the claim that the first European

settlement in Easton along the Queset River on Depot Street was in abandoned Indian fields. He cites artifacts plowed up along the Queset and at Simpson Springs. Woodland period artifacts in the Swanson collection seem to confirm this story. A second site may have existed along Mulberry Meadow Brook south of Foundry Street. Evidence for this theory is that the land around the Josiah Keith House, the oldest in Easton, was open enough for grazing cattle in the years before the house was built in 1717. Another indication of Native American habitation along Mulberry Meadow Brook during this period is a stone pestle found along the brook east of South Street.

When European settlers arrived in Massachusetts, the land that would become Easton apparently was on the boundary between the Massachusetts and Wampanoag tribes. Tradition states that the Poquanticut neighborhood is named for the Pokanoket Branch of the Wampanoag Tribe which hunted in this area. King Philip was the last leader of the Pokanokets and the presence of a "King Philip's" Cave on the Stonehill Campus where Native American artifacts were found may lend credence to the tradition. Furthermore, Chaffin notes that the land was originally purchased for Plymouth Colony by Thomas Willet who "unquestionably" dealt with Massasoit or his successors. On the other hand, a 1686 deed of purchase for land in the North Purchase was made from a sachem of the Massachusetts tribe.

1.4 Settling Easton

1.4.1 The Colonial Period (1668-1775)

The earliest European settlement in Easton was around the junctions of Washington and Turnpike Streets with Depot Street.

At least twenty buildings from this period survive in Easton.

Easton's colonial iron industry was regionally important.

Aside from the possible use of the Massachusetts Bay Path by early settlers in Taunton and Raynham, the European history of Easton begins in 1668 when a group of men formed the Taunton North Purchase company. This group purchased about 50 square miles from the Native Americans that included all of what is now Easton, most of today's Mansfield, and about a third of Norton. Clement Briggs, the first English settler in Easton, arrived by 1694 and was quickly followed by six other families. These families, known as "the seven families of squatters," came mostly from Weymouth and Braintree and did not at first purchase their land from the North Purchase Company. Briggs' original homestead was located on what is now Depot Street just west of its junction with Pine Street. The rest of these earliest settlers occupied land from Simpson Springs north along what is now Washington Street. The first streets were laid out in 1697.

Today's other settlers soon moved into the area particularly in North Easton and along Bay Road. A series of secondary roads fanned out from the original settlement at South Easton Green (Rt. 138 and Depot St.) in the late 1690s and early 1700s to connect these local settlements together and to give access to Bay Road. While Bay Road linked Easton with Taunton and Boston, secondary roads tied the town to Old Bridgewater to the east.

By 1713 about 26 families were living in what would become Easton. In that year community leaders invited Elder William Pratt to become their religious leader, the first step towards becoming a separate town. A meetinghouse was erected on

Church Street at the cemetery. This building served not only for religious meetings, but public meetings as well. In 1725 Easton was incorporated as a town. At that time there were about 60 families living in town still mostly concentrated in South Easton and along the future Washington Street. The population continued to increase throughout this period reaching 837 people in 1765 and 1,172 people in 1776.

Industry in the colonial period was of local, regional, and even national importance. Sawmills were built at South Easton Green, on Morse's Pond at Central Street, at the Josiah Keith House on Bay Road, and in North Easton, Furnace Village, and Poquanticut. Clement Briggs erected a gristmill at South Easton Green after 1700 and the Randall family was operating a similar mill on the Queset probably at what is now the dam between the Ames Free Library and the former Antrim Hammer Shop by the mid-18th century.

Easton's iron industry was regionally and even nationally important. Isaac Leonard was the first to discover bog iron in Easton before the incorporation of the town. Sometime between 1716 and 1723 Captain James Leonard built the dam that created today's Langwater Pond, formerly Harvey's Pond, and opened a bloomery forge. His son Eliphalet soon was operating this forge and became a prominent leader in town. His son, Eliphalet, Jr. had a blast furnace operation at Monte's Pond on Elm Street before the Revolution. According to Chaffin, the second Eliphalet was the first person to make steel in this region although this claim is somewhat exaggerated. Leonard used the steel in gun locks for Committee of Safety Muskets during the Revolutionary War.

In 1752 Easton's first blast furnace was erected by a group of investors for the purposes of making cast iron at what is now the Old Pond Dam. Harmony Hall is generally believed to have been built as part of the original furnace complex. During the Revolutionary War, the furnace was owned by Captain James Perry who used his operation to cast cannons and cannon balls. The largest balls recovered from a firing range north of Old Pond indicate that Perry was able at least to cast three pounders that could be used as field artillery.

The power of the Mulberry Meadow Brook/ Poquanticut River made Furnace Village an important industrial site during the colonial period. Along with the furnace, a sawmill was erected in 1742, and a fulling mill and tannery were in operation around the time of the Revolution.

Visitors along regularly established stage lines as well as residents frequented local taverns and ordinaries. The most famous of these were located along Bay Road. The northernmost was the tavern of Josiah Kingman, located near today's Rockland Street. At Five Corners was the tavern of Josiah Keith; across from the present Galloway Farm conservation property was the tavern of Matthew Hayward; finally near the Norton line was the tavern of John Williams. Each of these tavern locations was marked by a stone mileage marker erected in the 1770s indicating the distance to Boston and Taunton and the tavern keepers initials. The markers for the above mentioned taverns still stand although the marker for the Keith tavern was moved north on Bay Road and his initials were defaced apparently after he committed suicide in 1803 owing debts to large numbers of people. The Hayward tavern, recently demolished, was the home of Anthony Hayward, the slave who won his freedom by serving in the Revolutionary War. According to tradition, the Williams Tavern, still standing in its original location, hosted a visit of George

Washington when he met with James Perry at his foundry, although a similar claim has been made for the long disappeared Kingman Tavern.

Town government in the fifty years between the incorporation of the town and the start of the Revolution was not very effective. The town was fined by the Commonwealth for not keeping up Bay Road, and tradition states that the town often found it cheaper to pay the fine than hire a school master. By 1754, however, the town had four school districts with a fifth added in 1768. Each district had its own school committee and selected one member to serve on a town-wide prudential committee that financed the schools. Financial problems continued even after the district system was established. The South Easton district built the first school building in 1770 on Purchase Street. Part of the town's problem during this time was a divisive battle over the location of the meeting house that nearly split the town during the 1740s and 1750s. A further split, less well-documented, occurred in the years prior to the Revolution, as Tories, moderates, and patriots sought to dominate the political scene in Easton.

There are a number of surviving structures from this period. At least twenty homes built in 1775 or before survive. The oldest of these is the Josiah Keith House built in 1717. Many of the dams that created Easton's ponds were built before 1775 including dams at Easton Green, Morse's Pond, Langwater Pond (and several other dams between Langwater and Long Pond), Long Pond, Old Pond (and several dams south of Old Pond.). Most, if not all, of the dams themselves have since been rebuilt/replaced, but their function and location dates to this period.

The ponds between Langwater and Long Pond were periodically repaired by the Ames Shovel Company and show upgrades with added concrete. Old Pond and New Pond were recently restored by the Corps of Engineers. The remaining dams at Morse's Pond and the Dean Mill were upgraded for 19th century operations and have concrete additions. Many of the dams on Mulberry Meadow Brook are now gone: the Fulling Mill site across from the old foundry may not have had a dam and shows no signs of an upgrade, as do the dams that were associated with the ancient tannery below that. The dam closest to South Street (now also gone and replaced by a culvert) shows signs of rebuilding in the early part of the 19th century. The dams near the Josiah Keith House have also been replaced by culverts.

Much of today's main road grid resulted from this period. Major north-south roads that predate 1775 are Bay Road, Canton Street, Washington Street as far south as South Easton Green, Center Street, and Poquanticut Avenue. Major east-west routes of this time include Main Street, Lincoln Street, Allen Road and Rockland Street; Depot Street and Foundry Street west of Five Corners; and Church, Purchase, Prospect and Howard Streets.

1.4.2 The Federal Period (1775-1830)

The population grew about 50% in this period to a total of 1,756 in 1830.

The start of the shovel company by Oliver Ames in 1803 began the development of North Easton as an industrial village.

Approximately seventy houses survive from this period in Easton.

The ten functioning school districts in town reflected the development of neighborhoods with their own stores, meeting halls, and other specialized buildings.

The town's population grew from 1,172 in 1776 to 1,550 in 1800 before stagnating for a decade. Population then increased to 1,803 by 1820, but then fell slightly to 1,756 at the close of the period in 1830. Factors influencing population at this time were the beginning of the Industrial Revolution, the first trickle of Irish immigration arriving in the 1820s and the migration of Easton's less adaptable farmers to more fertile areas first in western Massachusetts and Maine and then in New York and the Ohio River Valley. The main population centers continued to be North and South Easton, Unionville, Furnace Village, and Easton Center, made the headquarters of the latter Easton's government and religious services in 1750. Other areas began to develop significant populations including Poquanticut, and the areas known in recent times as the Hayward-Pool and Howard neighborhoods.

The 1795 map of Easton shows six major roads in Easton. Two converge at Easton Center and three converge at Furnace Village showing that Bay Road and the Five Corners continued to be a focal point of inter-town travel. The center of commercial activity soon shifted away from the Furnace Village although Five Corners would remain a local commercial center throughout the 19th century. With the opening of the Ames Shovel Company in 1803 and the completion of the Taunton-South Boston Turnpike (now Turnpike Street) in 1809 and the Stoughton Turnpike (now Washington Street) about the same time, the focus of commerce shifted north and east.

This shift did not take place overnight, however. The ironworks at Furnace Village expanded considerably under the leadership of Shepard Leach. He built the New Pond dam in 1810 and created Leach's Pond (now in Borderland State Park) to provide enhanced water storage to power his growing company. The New Pond dam and trench remnants, workers' housing, ironmaster's house and counting house are some of the major survivals from this period. For much of this period Leach was believed to have been the richest man in Easton.

In North Easton, this time period opened with the Leonard family operating forges and furnaces on Langwater and Monte's Pond. In 1792, Eliphalet Leonard III built the dam that created Shovel-Shop Pond to operate his new nail-mill. He also built the house that still stands nearby on Pond Street. Leonard's bankruptcy opened the way for Oliver Ames to purchase the dam, mill and house in 1803 and to relocate from West Bridgewater to start the manufacturing of shovels.

By the end of this period Oliver Ames had become the richest man and largest employer in town and was active in the "global economy", purchasing iron and steel from Europe. A number of manufacturing buildings were erected on the "Island" between Shovel Shop and Langwater Ponds, and a company store was built on North Main Street. In 1813 Oliver Ames began the construction of a Federal Style mansion on North Main Street. Later in the 19th century the Ames Company owned many of the residences in North Easton, and the full extent of their ownership is documented by records held at Stonehill College.

It is estimated that about 70 houses survive from this period throughout Easton. The textile and shoe industries are often neglected in the study of industry in Easton. Chaffin's History does not offer a coherent explanation of the development of the textile industry in Easton, but several people seem to have quickly adopted the so called "Rhode Island" system and machines developed by Samuel Slater.

The Rhode Island system, unlike the Lowell system, generally did not unify the production of cloth in one factory building. In Easton, for example, Morse's picker machine shop (on the current Picker Lane) did the dirtiest work of cleaning cotton.

Separate carding mills were located in at least two places in town that produced the final cleaning and rolling before the spinning process. The best examples of the Rhode Island system in Easton were the factories (ultimately, the one factory on Central Street) of E. J. W. Morse. These factories produced only thread just as Slater's original mill did. In the beginning they probably produced spun cotton thread that would be put out to home weavers to be turned into finished cloth, like the Manley operation mentioned below, but fairly early the Morse's were producing fine sewing thread.

Slater's original system employed young children in his spinning mill to produce the thread that was then "put out" to home weavers. By 1860, the Morse factory seems to have operated with young women, and possibly young children, as spinning machine operators with one or two male overseers. Some of the girls seem to have boarded in Morse owned houses, a feature of the Lowell system. This reflects the fact that, after 1860, the distinctions between the Rhode Island and the Lowell textile manufacturing systems began to lessen.

Chaffin makes mention of at least two businessmen who attempted to use power looms to weave cloth before Francis Cabot Lowell (and Paul Moody) perfected the first American power loom in 1813. Whether these small operations included spinning before power weaving and thus would be a step towards a system like Lowell's is difficult to say. Historical records describe a company just over the border from Easton in Stoughton attempting both processes in one building in 1811, but in all three instances the operation of the power loom was not successful. This early period of textile experimentation in Easton is important to mention because it is much more complex than the story told in available textbooks, and Easton played a semi-important role here.

Shortly after 1802, Josiah Copeland built a shop with a wool carding machine on the dam at Morse's Pond. In 1810 Copeland and his partners opened a cotton thread mill on the site that had five spinning frames with sixty spindles in each frame. During the War of 1812, Elijah Howard, Jr. and his partners began to manufacture cotton thread and cloth at South Easton Green. According to Chaffin, Howard was among the earliest to make cotton cloth by power loom in this country. The company was never successful financially, however. In North Easton in 1815, David Manley, Oliver Ames, and others incorporated the Easton Manufacturing Co. to weave cotton cloth, but, typical of these early mills, Manley's company only mechanized the carding and spinning steps before putting out the thread to be woven by home weavers. The mill race for this factory was located on the southern edge of the current Shovel Shop property and is still visible today. In hindsight, with historical perspective, this company in reality may have been as much about incorporating waterpower management as making thread

The shoe industry grew in Easton much as it did in other parts of southeastern Massachusetts. Farmers produced shoes as a winter income supplement even before the start of this period as evidenced by the tannery in operation on Mulberry Meadow Brook. After the Revolution, production increased and, by the end of this period, small shoe shops were in operation.

There is little hard data with which to reconstruct the agricultural history of the town in this time. It was probably a time of decline for traditional general farming and a time of transition to more specific market-driven crops. Population grew about 50% from 1776 to 1830, and the number of barns grew more than 75% from 1781 to 1831. However, the number of horses and oxen, the power source for

traditional farms, grew only 40% between 1771 and 1831. The number of cattle grew about the same percentage as well. Production of sheep declined rapidly during this period. In 1771 there were nearly a thousand sheep in Easton and ten years later there were 1,470, about one sheep per person. By 1831 there were only 356 sheep in Easton and this number continued to steadily decline until only one lone sheep was recorded in 1880. On the other hand, this period saw a tremendous increase in swine. From 1771 until 1831 production of swine increased 900 % from 23 animals to 233. Production of hogs peaked in 1821.

Anecdotal evidence suggests an outflow of farmers. During the pre-Revolutionary period, there was migration to the new towns of western Massachusetts followed by an exodus to Maine after the Revolution. Benjamin Tupper, related to the prominent Perry family, served as Easton's school master before migrating to Chesterfield, Massachusetts shortly before the Revolution. In 1786 he surveyed part of the Ohio Territory for the Boston based Ohio Company, and later became one of the first settlers in Marietta, Ohio. Whether Tupper provided an example or simply was typical of his time, records show that several members of the Hayward family were settled in Ohio by 1819. Cyrus Howard, another relative of the Haywards, had moved to Hamilton, New York in 1799 and about 25 years later returned to Easton to introduce the commercial production of hops for the flavoring of beer.

Town government grew more stable during this period. Although another church controversy, this time between orthodox Congregationalists and the new Unitarian movement, once again threatened to split the town, community institutions grew stronger. Both Baptists and Methodists gained recognition within the town. In 1796, the Methodists built a meetinghouse at the corner of Elm and Washington Streets. A new Congregational Meetinghouse was built at Easton Center in 1816 and the old building became Easton's first town hall. A number of private cemeteries had developed in various parts of town, and the original "official" town burying ground on Church Street was abandoned and replaced in 1803 by the Central Cemetery on Center Street.

Each of the town's original school districts had their own primary schools by 1793. In 1790 the town voted to keep a regular itinerant grammar school in the four quarters of town to fit boys out for college. Before 1800, the number of districts had grown to eleven, but as far as is known only ten schools were built. Each of the schools represented a neighborhood that often had its own general store, meeting halls, or other specialized buildings. The town began to chose a single school committee in 1810, but each district continued to completely manage its own affairs until 1826, when the town-wide committee got the power to examine teachers, visit schools, and make annual reports to the Secretary of the Commonwealth.

1.4.3 The Early Industrial Period (1830-1870)

Population grew to 3,668 people by 1870.

Both industrial and agricultural neighborhoods continued to develop during this period. By 1860, North Easton was the dominant neighborhood with the shovel company as the town's major industry.

The school system took on modern form in 1869 with the opening of the first high school.

Except for some residential streets in North Easton, there was little construction of new roads during this period. However, home construction began to fill in some of

the major streetscapes as fathers set off roadside property for children. It is estimated that at least 70 houses survive from this period, including three Ames mansions.

After 1830, the industrial neighborhoods of North Easton, Furnace Village, and South Easton continued to grow rapidly. By 1860, North Easton was clearly the dominant neighborhood. The farming neighborhoods also continued to develop in response to an increased regional market. The population grew from 1,756 people in 1830 to 3,668 people in 1870, a growth rate of 2.7% per year.

By 1837 the Ames Shovel Company was producing shovels valued at \$108,000 and employing 84 workmen. In the following year the company opened a boarding house, an indication that the company had outgrown the local labor market. In 1844, Oliver Ames turned the operation of the company over to his sons Oliver and Oakes. By mid-century, North Easton was not only known across the country via Ames shovels supplied to the California gold rush of 1849 but around the globe by Ames shovels sent to the 1851 Australian gold rush. In 1852, a fire destroyed the original shovel factory located east of Shovel Shop Pond. The company quickly built stone shops that still stand west of Shovel Shop Pond. The first of these shops, the Long Shop, was 530 feet long and had a 60 horsepower steam engine. In 1855, the company's 330 workmen produced \$600,000 worth of shovels. Also in that year, the Easton Branch Railroad connected the shovel works to the Boston and Providence branch in Stoughton. The Old Colony Railroad bought the Easton Branch Railroad and expanded the line to Weir Junction in Taunton and then south to Somerset Junction north of Fall River by September, 1866. With a rail connection, expansion of the Shovel Company quickened. In 1869, the company's 500 workers made 120,000 dozen shovels.

During the late 1830s and 1840s, Irish immigrants began to arrive in larger numbers. Most were attracted by the chance for jobs in the shovel company, the foundries, and other factories in town. "Old Oliver" Ames opposed the hiring of Irish workers for the shovel company and even supported the anti-immigrant Know-Nothing Party. His sons were much more tolerant of the Irish. The demand for labor at the company exceeded the supply of Yankees so the Irish had to be hired. Whatever friction might have been brought on by the Know-Nothings, the Ames sons defused it by offering readily available work and promotions for both steady native and immigrant workers. Prejudice against the Irish would continue in town, however, well into the 20th century.

By 1832 there were enough Catholics in Easton that Father Peter Connolly of New Bedford began meeting irregularly with a congregation of about 15 in private homes. In 1848, the first known mass in Easton was celebrated in the dining room of the Shovel Company Boarding house. In 1851 the Ames family donated land on the south shore of Shovel Shop Pond for the town's first Catholic Chapel. In 1857, land was acquired on Canton Street for a Catholic cemetery. In 1865, St. Mary's was built just west of the current Immaculate Conception church. The first resident priest, Francis Quinn, was assigned to the parish in 1871.

The death of Shepard Leach in 1832 brought about changes in Furnace Village. The business passed to his brother-in-law Lincoln Drake and Drake's two sons. They continued a general foundry business until about 1890 when they were no longer able to compete with large, integrated, and national companies like Carnegie Steel that were closer to raw materials and better capitalized.

In 1837, Alexander Boyden, brother of the inventor of the iron malleablizing process, started a malleable iron foundry (a method used to make cast iron less brittle) with Lincoln Drake as its head across the street from the original Leach foundry at Old Pond. In 1849, Daniel Belcher bought the foundry, and its corporate descendent continued in operation on the site until 2007. The specialized malleable iron faced less competition than the original Drake operation. During this time the company produced castings for farm tools, carriage and saddle parts, and parts for cotton and wool machinery. The Belcher Foundry burned in 1880 and again in 1922, but the home of Daniel Belcher still stands on the northeast corner of South and Foundry Streets.

In 1837, Easton residents produced 56,200 pairs of boots and 26,400 pairs of shoes. Eight years later, 141 people including 50 women produced 36,637 pairs of boots and 42,810 pairs of shoes. The shoe industry continued to grow while the boot industry stagnated. In 1855, 307 workers (92 female) produced 38,000 pairs of boots and 87,000 pairs of shoes. A decade later, only 72 workers including just seven women produced under 20,000 pairs of boots and 44,500 pairs of shoes. By 1875, there was only one shoe factory operating in Easton. Clearly, competition from growing shoe-making centers in North Bridgewater (now Brockton) and Randolph adversely impacted this industry. Many former boot and shoe workers found work in the large factories of Brockton.

The most successful manufacturer of a textile product in Easton was Edward J. W. Morse (1809-1865). Morse came to Easton in 1829 and soon was operating a number of small shops involved in the various stages of cotton thread production. For example, in 1834 Morse bought the old fulling mill site at Furnace Village and made cotton thread there in a three story factory. A year later, Morse installed a cotton picking machine on the old Ferguson dam in North Easton on what is now called Picker Lane. In 1837, E. J. W. Morse bought a quarter interest in the old Copeland mill operation on Central Street. By this time the Morse company also owned plants in Norton, Kingston, and New Hampshire. E, J, W. Morse never gained complete control of the old Copeland factory himself, but his son Edward N. Morse bought out the final partner in April, 1856. Later all Morse operations in Easton were concentrated in the Central Street factory.

The Morse family aimed to produce quality thread rather than compete with the giant producers of coarser threads, yarns and cloth in places like Lowell. They used combed sea island cotton which was only produced in a narrow strip of land on the South Carolina coast around and to the north of Hilton Head. This premium cotton had exceptionally long fibers which made it ideal for spinning into fine strong thread for use in tasks like lace making or for the warp threads of high quality fabrics for the upper classes. The Morse Thread Company expanded with the addition of a supplemental steam engine in 1844, one of the first in town. As the business grew, Morse purchased a number of houses in South Easton and Eastondale, probably for his workers. A preliminary study of the 1860 census shows that men and young women, but not children, were employed by the Morse Company.

John and Horace Pool began the manufacturing of carpenter's levels and technical tools for mechanical drawing and surveying in the late 1820s across the street from the future Southeastern Regional School property. In 1841, the brothers split into two firms with John specializing in thermometers and barometers while Horace continued with surveying equipment. Upon John's death in 1865, the thermometer business was taken over by his son. Another son of John took over Horace's

business upon his death in 1878. In 1865, the two firms produced 125 carpenter's levels, and 9,000 thermometers and a variety of other precision instruments.

A map of Easton in 1830 shows woodland, swamp, and open space. The open space on this map indicates cultivated fields and pastures. The four largest uncultivated areas were the Hockomock Swamp, a woodland between Bay Road and Center Street, another woodland between Bay Road and Howard Street, and a final area in what is now the western part of the Wheaton Farm Conservation Area. Land in use for agriculture peaked near the end of this period, but woodland continued to be cleared. In 1865, there were still 6,113 acres of woodland in town, about 1/3rd of the total acreage. A decade later woodland had declined to 2,975 acres

Despite the increasing scarcity of woodland, charcoal-making for the iron industry and later the chocolate factories in Milton and Mansfield prospered with over 9,000 bushels produced in both 1855 and 1875. The manufacturing of cedar shingles, lumbering and the cutting of firewood also supplemented farm incomes during this period.

General farming declined throughout this period, but specialized farms prospered. Dairy farming was one such specialized farming venture. In 1855, there were 451 milk cows in town producing over 18,000 pounds of butter and almost 7,000 pounds of cheese. Twenty years later Easton produced more than a hundred thousand gallons of milk. Beef and pork production peaked during the Civil War and declined rapidly thereafter. The production of apples and cider was another prominent agricultural enterprise during this time as well. The commercial production of cranberries, which would become a major business near the end of the century, began during this time as well. In 1855, almost eighty acres of cranberries were under cultivation and in 1875 the town produced 409 bushels of cranberries. On the other hand, the number of fruit trees in cultivation declined from almost 12,000 in 1855 to slightly more than 2,300 in 1875.

The ten elementary school districts of this time represented distinct neighborhoods. Seven of those districts continue to be recognized today, although almost all of the 19th century's neighborhood self-sufficiency is gone: North and South Easton, Eastondale, Easton Center, Furnace Village, Unionville and Poquanticut. The 1845 Howard Street School, now a private residence; the 1856 Center School, currently a business called The Music Machine; and the 1869 Union school on Highland Street, now a private residence, are survivals from this period. In 1869, complete control of all schools in town passed to the single town committee. In that year, the first high school in Easton opened on Lincoln Street on the site of the former Lincoln Street Intermediate School, now the School House Apartments.

In 1838, the town developed the land around the present Center School as a town poor farm. The poor farm continued in operation until 1942, when the town sold the land for residential development. Despite the rapid growth of North Easton, the town meeting and town offices remained at Easton Center. A small lock-up was also maintained at the Center on the poor farm property.

Aside from some residential streets in North Easton, there was little construction of new roads during this period. Home construction, on the other hand began to fill in some of the major streets as fathers set off roadside property for children. It is estimated that at least 70 houses survive from this period. Three of the most important surviving houses of this period belong to members of the Ames family. The oldest is Queset House (51 Main Street) built in 1854 for Oakes Angier Ames.

It is in the style of A. J. Downing. Langwater (135 Elm Street), built in 1859, for Frederick Lothrop Ames was designed by Boston architects Snell and Gregerson. Unity Close (23 Main Street), the Italianate mansion of Oliver Ames, Jr., was built in 1863.

The Late Industrial Period (1870-1915)

Population growth slowed in this period to less than 1% annually, but important immigrant groups like the Swedes and Portuguese added to the Irish immigrants of the previous generation to enrich Easton.

Production at the shovel company peaked during this period, and the Ames family made generous contributions to the town including the construction of Unity Church and the five buildings designed by H. H. Richardson.

The different needs of North Easton led to the creation of district government in 1887. This provided North Easton with water, police, and fire departments that were the precursors of the town-wide departments established later in the 20th century.

It is estimated that over 500 houses and other buildings survive from this period.

The rate of population growth slowed in this period to less than 1% annually. While the total population only grew from 3,668 in 1870 to 5,064 in 1915, Easton was enriched by an influx of immigrants. In 1855, about 16% of Easton's population was foreign born. By 1885, 22.5% of the population was foreign born, and two thirds of those immigrants were Irish. The rest were English, Scotch, Canadian, German, and increasingly Swedish. Almost half the population had one or more parents who were foreign born. By 1915, fully 24% of the population was foreign born, but their composition had changed. Only one in five immigrants were Irish while 36% came from Sweden. There were also substantial numbers of Canadian, Portuguese, and English immigrants with a smattering of Russians and Italians.

Production and employment at the shovel shop peaked during this time, and community resources became more and more concentrated in North Easton. In 1875, the Ames Shovel Company produced 450 dozen shovels a day. Five hundred workers, one out of every eight people in town, worked for the company. In 1879, it was estimated that three out of every five shovels made in the world that year were Ames shovels. Expansion of the physical plant in North Easton continued with a new plate polishing shop in 1880 and the large barn and company office still standing at the corner of Oliver Street in 1897. Electrification of the shops began in 1903 with the lighting of part of the Long Shop and was completed in 1929, when the steam engine and water wheels were taken out of service.

As the Shovel Company grew to eclipse all other businesses in town, the Ames family became one of the richest in America. Their involvement in the Union Pacific Railroad and the Credit Mobilier Construction Company and associated scandal put Easton on the front page across the nation. The family enriched North Easton by hiring the now world-famous Henry Hobson Richardson to design the Ames Free Library, Oakes Ames Memorial Hall, the Old Colony Railroad Station, and the F. L. Ames Gate Lodge and Gardener's Cottage. John Ames Mitchell designed the beautiful Unity Church in 1875 at a time when he was also designing additions for the Queset, and Langwater, mansions. Unity Church houses the two largest stained glass windows designed by nationally significant artist John LaFarge (1835-1910) and a rose window by Charles J. Connick (1875-1945). In addition to these buildings, the family hired Frederick Law Olmsted (1822-1903) to landscape

the grounds of their estates, the Memorial Hall, and the Old Colony Railroad Station. Olmsted also created the unique Memorial Cairn, also known as the Rockery, as a Civil War monument (1881-1884).

By the early 1880s Easton had reached a crisis. North Easton was clearly a "company town" with substantially different needs from the rest of Easton, yet residents from the other parts of town were reluctant to meet those needs if they did not directly benefit. The concentration of houses on small lots using cesspools in North Easton made it difficult to get sanitary water from on-site wells. This public health hazard necessitated the development of an alternative to on-site wells. The concentration of single men in the neighborhood and the potential for fire at the shovel company, other smaller factories, and the closely packed residences called for more fire and police protection than needed in other parts of town.

The geographical extent of Easton was too large for it to become an "Amesville," dominated solely by the needs of the Shovel Company. One solution for North Easton was the creation of district government. In 1887 North Easton established itself as a special district within the town of Easton. This special status, granted by the state legislature, allowed citizens of the district to raise taxes for projects that would benefit the district alone. The North Easton district took over the water company, centered at today's town pool, founded by F. L. Ames a few years before. The district also paid for sidewalks and street lights. Somewhat later, district police and fire departments were added. Those two departments, the precursors of town wide departments, often answered "outside" calls to other parts of town.

Unionville, Eastondale, and Easton Center later formed their own districts, generally to supply water, although Eastondale had its own fire service. The district system was a cause for great divisiveness in the town. The water system was finally unified in 1956, and town-wide water service was installed in the 1960s.

By the mid-1880s, horse-drawn wagons called barges were running regular schedules to Brockton from North Easton and Eastondale. The following decade saw the beginning of electric trolley service that eventually connected Easton to Brockton, Taunton, Mansfield, and Stoughton. In 1888, the Old Colony Railroad created the Matfield line connecting the main line through Easton with the main line through Brockton.

The Matfield line was a spur that broke off from the main line to Taunton between Depot and Purchase Streets. It ran parallel to Purchase and Church Streets until it crossed Church Street where a little access road to the back of Simpson Springs still marks its route. From the Simpson Springs factory it crossed Washington Street curved south to cross Pine Street and High Street at the Howard Lumber Yard. It then crossed Turnpike Street, eventually on a trestle over the trolley line (a rare occurrence-it was usually the other way around), then passed the West Bridgewater line.

Besides the Richardson-designed station in North Easton, there was a second station in Easton Center, and a third one on the Matfield line in Eastondale. One building from the Easton Center Depot remains, in a much deteriorated condition, on the property of the Evangelical Congregational Church.

Industries outside North Easton continued to develop during this period. By the 1880's, the E. J. W. Morse Company called itself the oldest cotton thread company in America. It employed about fifty people and used "as expensive and complete a system of machinery as is now in use in any similar business." In 1894, a large fire at

the factory required the help of the Brockton Fire Department to extinguish, but the company rebuilt the building now on Central Street. By 1900, the company's production of "silicateen" thread was without any competitor in America. In that year, the Morses sold to the American Thread Company, part of a giant trust called J. & P. Coates of Scotland. This monopoly shut down the Easton factory, but Alfred Morse, the son of the company founder, used the building to produce the innovative Morse Automobile. Between 1902 and 1914 about 48 Morse cars were built.

Although most of the precision castings for the Morse Car were imported from Germany, at least a few were made in Easton at the Grant Foundry. Located adjacent to the Easton Center railroad depot, this foundry had opened after 1886 and had passed into the hands of the Grant family before 1911. This site continues in operation as the DeAngelis Iron Company, a manufacturer of decorative ironwork.

In Furnace Village, the Belcher Malleable Iron Company continued to adapt to changing markets. Company production during this time included hardware, door stops, ornamental gates and fencing, plumbing fixtures, and electrical fittings. At South Easton Green, the T. H. Dean machine shop produced piano castings and pianoforte machinery for much of New England.

General boot and shoemaking declined during this time although a small shoe factory would continue in operation on Mechanic Street in North Easton until the 1950s. With the opening of barge and then trolley service to Brockton, more Easton workers could live here and work in the shoe factories of that city. Beginning in the 1870s, one shoe related industry, the Ross Heel Company, was successful here. Located in the same building as the Dean machine shop, the Ross Heel Company produced wooden shoe heels until 1929.

Simpson Spring, located just south of the corner of Depot and Washington Streets, had been a source of clean water since Native American times. In 1878, Frederick Howard established a business to deliver this spring water to people's homes. Two years later, the company began making carbonated beverages, one of the first in the nation to do so. Expansion of this business, aided by a siding on the Matfield line, was rapid; by 1910 the company employed 80 people during the summer rush. A decade later, the peak work force had reached 150. Innovative flavors and high quality products kept the company a major regional brand well into the 20th century.

Agriculture was still important during this period, although almost all commercial farms were highly specialized. Cranberry production grew so large that schools were closed during the harvest season. Apple orchards for both cider-making and export of whole apples were also significant. Duck and chicken-raising and dairying were even more important. Many Portuguese immigrants found employment in the poultry and dairy industry. During this period, Eastoners made three contributions to these industries that had regional and national significance.

James Rankin, who purchased the farm that is now the Easton Country Club, perfected the poultry incubator in 1878. His Monarch incubator was patented in 1884 and was probably the first truly successful incubator in the country. By 1885, sixteen men worked full time for Rankin producing incubators for sale in a building on Purchase Street north of the farm. The increase in chicks and ducklings brought about by his incubator forced Rankin to develop other aspects for the modern mass production of poultry.

In North Easton, William N. Howard operated a 250-acre dairy farm in North Easton beginning in the mid-1890s. Howard helped organize the Producer's Dairy Cooperative and served as its president for twenty years. This organization helped preserve small dairy farms by promoting cooperative pasteurization and marketing.

Even more significant for the dairy industry was the famous Langwater Guernsey herd. Sometime between 1884 and 1891, F. L. Ames imported the first Guernsey cattle to Easton. Although F. L. Ames made no attempt at selective breeding, his sons F. Lothrop Ames and John S. Ames developed the Langwater herd through selective breeding and scientific management. The Langwater herd became the foundation stock for all Guernsey cattle in America.

It is estimated that well over 500 homes and other buildings survive from this period. Most houses continued to be built along existing roadways, but Jenny Lind, Reynolds, and Seaver Streets were created in the 1880s and after to meet the demand for housing Swedish immigrants. Another change during this time, particularly in North Easton, was the building of groups of houses of similar style. It is believed that the DeWitt Lumber Company built a number of these inexpensive houses perhaps on speculation rather than for individual clients.

While the earlier generations of the Ames family had built their homes close to the shovel shop, members of this generation of the family followed the lead of F. L. Ames' 1859 Langwater and built on large landed estates on the periphery of North Easton. The first of these estates was Sheep Pasture (formerly 261 Main Street) built in 1893 for Oliver Ames, the son of F. L. Ames. The mansion and stable were torn down in 1946, but the Gate Lodge and several outbuildings survive as the headquarters of the Natural Resources Trust of Easton. The grounds around Sheep Pasture were landscaped by F. L. Olmsted. The Olmsted firm also landscaped the grounds of Springhill (104 Elm Street), the 1895 mansion of William H. Ames. Springhill is still a private dwelling. In 1905, Lothrop Ames built Stone House-Hill House. Designed by Parker, Thomas, and Rice, this Ames mansion is now the administration building of Stonehill College. In 1910, Oakes Ames, the son of former Governor Oliver Ames, built Borderland (257 Massapoag Avenue) on the Sharon-Easton line, designed by his multi-talented wife Blanche. Oakes and Blanche Ames collaborated on the extensive landscaping of the estate. Borderland State Park was established here in 1971. The estate was noted on the 10 most endangered historic buildings by Preservation Mass in 2006. Finally, in 1912 Guy Lowell designed Wayside for Mary Ames Frothingham, a daughter of F. L. Ames. This estate is now Easton's town offices.

Besides Unity Church in 1875, several other churches date from this period. The Evangelical Congregational Church at Easton Center was built in 1885. The Immaculate Conception Catholic Church (193 Main Street) was completed in 1904. The old Swedish Church at 18 Williams Street and a branch Unitarian Church (132 Turnpike Street) in Eastondale, both from this time, are now in private hands.

Several school buildings also survive from this period, although all are now in private hands. The original Oliver Ames High School on Lincoln Street, donated by Governor Oliver Ames and designed by Carl Fehmer, was opened in 1896. In 1902, the Governor's widow, Anna C. Ames, donated a gymnasium building to the high school. This building, owned by the Frothingham Memorial Corporation, held a branch of the Old Colony YMCA until 2006.

Two former elementary schools, one in Eastondale, and one at Morse's Corner in South Easton date from around the turn of the 20th century, and now house two

businesses. Finally, the North Easton Grammar School, built in 1916 with a gift from the Ames family, has been developed into office space.

1.4.4 Modern Period (1915-Present)

The Modern Period in Easton marks a transition from a town of industry and agriculture to a bedroom suburb. Despite two surges in production for the World Wars, it became clear early in this period that the Ames Shovel Company was moving production from Easton to cheaper labor markets. In 1924, the company store was sold to a private individual. In 1931, all company housing was auctioned. As the full impact of the Depression on construction set in, and coal usage declined, demand for shovels declined and the Company moved its headquarters from North Easton to Parkersburg, West Virginia. Production in North Easton, already below the peak years, was continued, and the company remained the largest employer in town. Finally, in 1953 the shovel works closed completely.

Belcher Malleable, now a division of American Cast Products, Inc. continued in operation until 2007, today producing a large volume of specialty castings, such as components for automobile engines. As mentioned earlier, an iron fabrication company also continues to operate on the old Grant Foundry site. The Simpson Spring Company also continues to the present. No other industry from the previous period survives. Beside the Belcher foundry, the oldest continuously operating commercial business in town is the North Easton Savings Bank, which was incorporated in 1864.

Few industries opened in Easton during the first half of the modern period. During World War I General Electric opened a factory on Oliver Street, and in 1930 this became the Stedfast Rubber Company that operated until the 1980s. Today, Easton has two industrial parks on the eastern and western borders of the town, which mostly contain light industry.

Dairying, market gardening, and poultry raising probably reached a peak early in this period and declined slowly. The HARCO Orchards Poultry farm on Bay Road, a satellite facility for the main operation in Norton, closed in the early 1970s. The Lewis Farm on Bay Road continued as a large market garden until the 1980s. Galloway Farm, now part of the Wheaton Farm Conservation property, continued as a dairy operation until the early 1990s and maintains a small beef herd today. Clover Valley Farm on Poquanticut Avenue, the Marshall Farm on Elm Street extension, and the Bertarelli property between Simpson Spring and Purchase Street continue agricultural pursuits in the present, and many old farms are still hayed each year including the Langwater property and Sheep Pasture.

Public transportation also declined during this period. The trolley lines were replaced by bus service in 1933, but bus service in Easton ended in 1968 when the MBTA absorbed the Eastern Massachusetts system. The last boat-train ran in 1937 and passenger rail service to Easton ended in 1959. Tracks south of the Easton Center Depot Freight Yard were removed in the late 1960s and freight service ended in the early 1970s.

The dawn of the automobile age produced a short-lived boom in restaurants and night clubs along Route 138. Ironically, this boom ended with the opening of Route 24, but the post-war population explosion would be fueled by commuters using the new routes 24, 95, and 495.

Easton's population in 1915 was 5,064. A quarter of a century later, the population was only 5,135. The stagnation in population would change rapidly after World War II. A precursor of this growth was the approval of Easton's first subdivision project right before the start of the war. Unlike pre-war construction that still focused on infill on existing streets, the post-war boom was fueled by the construction of subdivisions on abandoned farm property.

2.0 Inventory of Properties Surveyed to MHC Standards

2.1 Current Properties

2.1.1 Furnace Village

- EST.95 19 Poquanticut Ave 1820
- EST.109 18 Highland St 1850
- EST.86 35 Highland St 1800
- EST.97 31 Poquanticut Ave 1850
- EST.88 41 Highland St 1800
- EST.99 35-37 Poquanticut Ave 1835
- EST.90 69 South St 1974
- EST.102 8 South St 1870
- EST.130 560 Foundry St 1890
- EST.92 14 Poquanticut Ave 1835
- EST.104 25 South St 1870
- EST.121 1OR Poquanticut Ave 1935
- EST.83 102 South St 1780
- EST.94 20 Poquanticut Ave 1850
- EST.106 59 South St 1850
- EST.96 27 Poquanticut Ave 1920
- EST.98 34-36 Poquanticut Ave 1835
- EST.89 49 Highland St 1800
- EST.100 49 Poquanticut Ave 1820
- EST.129 558 Foundry St 1840
- EST.91 10 Poquanticut Ave 1850
- EST.103 16 South St 1850
- EST.131 Foundry St 1910
- EST.93 18 Poquanticut Ave 1850
- EST.105 55 South St 1850
- EST.122 3 South St 1945
- EST.87 37 Highland St 1770
- EST.134 Baker House 573 Foundry St 1820
- EST.79 Belcher Foundry Worker Housing 51 South St 1800
- EST.81 Belcher Foundry Worker Housing 58 South St 1800
- EST.80 Belcher Foundry Worker Housing 64 South St 1800
- EST.928 Blacksmith Shop Foundation Poquanticut Ave
- EST.810 Dean, Dr. Edward Burial Ground Highland St 1756
- EST.65 Drake, Lincoln House 500 Foundry St 1812
- EST.901 Furnace Village Marker Foundry St 1974
- EST.811 Furnace Village Cemetery South St 1836
- EST.D Furnace Village Historic District
- EST.126 Grant House 530 Foundry St 1870
- EST.77 Harmony Hall Poquanticut Ave 1752

- EST.85 Keith, Josiah Jr. House 29 Highland St 1730
- EST.127 Munier House 534 Foundry St 1925
- EST.930 New Pond Dam Foundry St 1810
- EST.929 Perry Cannon Foundry Walls Poquanticut Ave
- EST.78 Richardson Barn 15 Poquanticut Ave 1850
- EST.137 Rollins House 45 Highland St 1930
- EST.120 Rosa House 22 Poquanticut Ave 1945
- EST.123 Roscoe House 21 South St 1870
- EST.119 Sandstrom House 24 Poquanticut Ave 1935
- EST.133 Shaw House 583 Foundry St 1870
- EST.84 South School House 23 Highland St 1860
- EST.927 South Street Mill Foundation Walls South St 1750
- EST.125 Spiby House 531 Foundry St 1830
- EST.136 Stacey House 545 Foundry St 1830
- EST.128 Stewart House 542 Foundry St 1880
- EST.118 Swanson House 39 Poquanticut Ave 1945
- EST.64 Swift Store 555 Foundry St 1810
- EST.132 Wilbur House 581 Foundry St 1870
- EST.135 Wry House 549 Foundry St 1760

2.1.2 North Easton

- EST.F H. H. Richardson Historic District of North
- EST.19 General Electric Company Building 50 Oliver St 1925
- EST.905 World War I Memorial Main St 1921
- EST.7 Main St 1850
- EST.14 Lincoln St.
- EST.15 Lincoln St
- EST.951 Ames Estates Stone Walls Elm St 1920
- EST.3 Ames Free Library 53 Main St 1883
- EST.4 Ames Shovel Company Building North Main St
- EST.6 Ames Shovel Company Carriage House North Main St
- EST.5 Ames Shovel Company Carriage House North Main St
- EST.20 Ames Shovel Company Managers' Housing Oliver St 1855
- EST.17 Ames Shovel Company Worker Housing Oliver St 1855
- EST.16 Ames Shovel Stone Factory Building Oliver St 1855
- EST.24 Ames, Frederick Lothrop Estate Gardner's Cottage
137 Elm St 1884
- EST.23 Ames, Frederick Lothrop Estate Gate Lodge
133 Elm St 1881
- EST.13 Ames, Gov. Oliver School 10 Lincoln St 1895
- EST.962 Ames, Hobart Estate Landscape 31 Main St 1895
- EST.964 Ames, Hobart Estate Pond 31 Main St 1820
- EST.963 Ames, Hobart Estate Stone Arch Bridge 31 Main St 1892
- EST.33 Ames, Oliver House 46 Pond St 1790
- EST.904 Ames, Oliver Monument North Main St 1917
- EST.124 Andrus House 541 Foundry St 1840
- EST.398 Antrim Hammer Shop 45 Main St 1865
- EST.31 Central Methodist Church Mechanic St 1865
- EST.32 Convent Congregational Church 140 Main St 1884

- EST.30 Immaculate Conception Roman Catholic Church
193 Main St 1902
- EST.2 Knights of Columbus Building North Main St 1904
- EST.27 Langwater 135 Elm St 1859
- EST.953 Langwater Estate Bridge 135 Elm St 1880
- EST.955 Langwater Estate Circulation System 135 Elm St 1885
- EST.954 Langwater Estate Landscape 135 Elm St 1885
- EST.28 Langwater Farm House 250 Main St 1827
- EST.394 Langwater Farm House - Carpenter's Shop 250 Main St
1850
- EST.395 Langwater Farm House - Farm Office 250 Main St 1850
- EST.392 Langwater Farm House - Dairy Barn 250 Main St
1900 (Hay Barn destroyed by fire, fall 2007)
- EST.393 Langwater Farm House - Horse Barn 250 Main St 1925
- EST.396 Langwater Farm House - Wagon Shed 250 Main St 1880
- EST.952 Langwater Pond Elm St 1850
- EST.390 Langwater Potting Shed and Greenhouse 135 Elm St 1890
- EST.391 Langwater Stable 135 Elm St 1876
- EST.957 Main Street Granite Wall System Main St 1880
- EST.399 North Grammar School 115 Main St 1916
- EST.E North Historic District
- EST.828 North Village Cemetery Main St 1875
- EST.959 North Village Cemetery High Stone Wall Main St 1877
- EST.1 Oakes Ames Memorial Hall 3 Barrows St 1879
- EST.1 Oakes Ames Memorial Hall 3 Barrows St 1879
- EST.8 Old Colony Railroad Station Oliver St 1884
- EST.8 Old Colony Railroad Station Oliver St 1884
- EST.8 Old Colony Railroad Station Oliver St 1884
- EST.9 Queset Lodge 51 Main St 1856
- EST.966 Queset Lodge Italian Garden 51 Main St 1911
- EST.967 Queset Lodge Pergola and Stage 51 Main St 1911
- EST.965 Queset Lodge Walled Garden 51 Main St 1925
- EST.958 Queset River - Long and Hoe Shop Ponds Raceways
Main St 1850
- EST.968 Rockery, The - Olmsted Memorial Cairn Lincoln St 1882
- EST.906 Rockery, The Marker Lincoln St 1971
- EST.21 Spring Hill 104 Elm St 1893
- EST.11 Unity Church of North 13 Main St 1875
- EST.12 Unity Church of North Parsonage 9 Main St 1878
- EST.10 Unity Close 23 Main St 1864
- EST.961 Unity Close Cast Iron Picket Fence 23-31 Main St 1951
- EST.397 Unity Close Garage 23 Main St 1937
- EST.960 Unity Close Parterre Gardens 23 Main St 1925
- EST.22 Wayside 136 Elm St 1912
- EST.956 Wayside Rose Garden Remnants 136 Elm St 1912
- EST.903 World War II Memorial Flagpole North Main St

2.1.3 Bay Rd.

- EST.G Bay Road Historic District
- EST.57 Keith, Josiah House 479 Bay Rd 1717
- EST.923 Easton - Taunton - Boston Milestone Bay Rd 1773
- EST.924 Easton - Taunton - Boston Milestone Bay Rd 1773
- EST.58 Wheaton, Daniel House 519 Bay Rd 1765

2.1.4 Borderland

- EST.H Borderland Historic District
- EST.941 Borderland State Park - Agricultural Fields 1786
- EST.112 Borderland State Park - Ames Mansion
257 Massapoag Ave 1910
- EST.943 Borderland State Park - Ames Mansion Rock Garden
257 Massapoag Ave 1910
- EST.944 Borderland State Park - Ames Mansion Swimming Pool
257 Massapoag Ave 1910
- EST.945 Borderland State Park - Ames Mansion Tennis Court
257 Massapoag Ave 1910
- EST.942 Borderland State Park - Circulation System
- EST.931 Borderland State Park - Currivan Barn Foundation
257 Massapoag Ave
- EST.138 Borderland State Park - Currivan Corn Crib
Massapoag Ave
- EST.936 Borderland State Park - Dam and Sluiceway System 1825
- EST.933 Borderland State Park - Electric Wire Fence System
- EST.934 Borderland State Park - Maintenance Garage 1974
- EST.935 Borderland State Park - Puds Pond 1906
- EST.938 Borderland State Park - Selee Dam 1908
- EST.939 Borderland State Park - Shooting Range 1906
- EST.144 Borderland State Park - Smith Farm Barn 91 Bay Rd 1880
- EST.115 Borderland State Park - Smith Farmhouse 91 Bay Rd 1880
- EST.932 Borderland State Park - Stone Wall System
- EST.113 Borderland State Park - The Shooting Lodge
Massapoag Ave 1910
- EST.142 Borderland State Park - Visitor Center
Massapoag Ave 1993
- EST.937 Borderland State Park - Water Pipe & Valve System 1930
- EST.940 Borderland State Park - Water Tower Footings 1906
- EST.803 Borderland State Park - Wilbur Graveyard
Massapoag Ave 1807
- EST.143 Borderland State Park - Wilbur, George Cattle Barn
251 Massapoag Ave 1786
- EST.114 Borderland State Park - Wilbur, George House
251 Massapoag Ave 1786

2.2 Historic Municipally-Owned Properties and Management

2.2.1 Historic Municipally-Owned and Managed Properties

Easton Town Offices

Originally called Wayside, the Town Office was built in 1912 as the home of Mary Ames Frothingham. After the death of Mrs. Frothingham, it was donated to the town in 1960 with the stipulation that the building and grounds facing Elm Street would never be altered.

Rockery

Begun in 1882 as a Civil War memorial, this Frederick Law Olmsted designed monument became town property in the 1970s.

Moreau Hall

Opened in 1959 as a dormitory for seminarians at Stonehill College, Moreau Hall was purchased by the town in 1981 for use as an elementary school.

Water Department on Bay Rd.

Built as a school in 1939 with partial federal funding, this property became the headquarters of the Water Department in 1988.

Fire Department on Depot St.

In 1934 the South Easton Village District used WPA funds to build this fire station, and then turned the building and equipment over to the town.

Town Pool Garage

Part of the original North Easton Village District water department property, this building dates from 1887. It became town property in 1956 when a unified water department was created.

Italian Gardens (behind Ames Free Library)

The so-called "Italian Gardens" were originally part of the adjacent Queset House grounds (See below). The formal gardens were utilized by Queset owner and noted Broadway producer Winthrop Ames as a venue for plays and other performances. Now owned by the town restoration of the gardens is currently under discussion in association with restoration of the Ames Free Library which is soon to begin.

Old Pond

Built in 1752 to power Easton's first blast furnace, it became town property in 1984.

New Pond

Created by Shepard Leach in 1810, the New Pond Dam became town property in 1984.

Swifts Park

Located in front of the old foundry counting house that was the home of the Swift Brother's General Store from 1890 to 1948, the Park is named in honor of Lawrence Howard Smith who died in the First World War.

Flyaway Pond

Created by the Ames Company in 1845, Flyaway Pond was destroyed when its dam burst in 1968. The acreage became town property in the 1980s.

Langwater Pond

Created by Langwater Dam, this pond has had many names including Stone's Pond and Fred's Pond. Its north end is crossed by an Olmsted-designed bridge. It became town property in 2003.

Langwater Dam

Originally built sometime between 1716 and 1723, Langwater Dam is crossed by Main Street. It provides a scenic view into Olmsted designed landscapes at Sheep Pasture and Langwater. The dam itself has been rebuilt several times since its original construction.

Shovel Shop Pond

Created in 1792 by Eliphalet Leonard III, the dam at Shovel Shop Pond became the first home of the Ames Shovel Company in Easton.

2.2.2 Historic Properties Partially Managed but Not Owned by the Town

Oakes Ames Memorial Hall

Designed by H. H. Richardson in 1879 to honor Congressman Oakes Ames, this building is governed by a public-private agreement ratified in 1883.

Ames Free Library

Designed by H. H. Richardson in 1877, this building has the main branch of the public library since 1883. It is managed by a board with some members appointed by the Ames Free Library Corporation and some by the town.

Queset House

Built in 1854 for Oakes Angier Ames and added to in 1875 by architect John Ames Mitchell, this building has recently been purchased by the Ames Free Library.

2.2.3 Town-Owned Cemeteries

Map & Lot	Name	Year Estab.	Street #	Street
R02-003	George Wilbur	1807	257	Massapoag Ave. (in Borderland State Park)
R03-041	Capt. Jededick Willis	1820	117	Bay Road
R04-018	John Selee	1836	17	Mill Street
R04-035	William Dean	1815	145	Rockland Street (in Borderland State Park)
R05-075	Old Bay Road	1772	156	Bay Road
R07-010	Macey Record	1834	79	Chestnut Street
R08-159	Apollos Clark	1832	121	Black Brook Road
R08-402	Thomas Keith	1812	303	Bay Road
R11-090	Elijah Copeland	1817	334	Bay Road (across Beaver Dam Rd.)
R16-016	Elijah Howard	1775	126	Prospect Street
R17-004A	Asa Newcomb	1827	11	Red Mill Road (on right)
R19-014	Lt. John Williams	1739	282	Prospect Street
R19-019	Col. John Williams	1797	267	Prospect Street (north side)
U04-123	Icabod Manley	1805	16R	Cobblestone Road (near water tank)
U11-040	George Ferguson	1764	6R	Brookside Circle (end of Picker Lane)
U11-057	Capt. Elisha Harvey	1775	18	Oliver Street (parking lot)
U13-005	Washington Street	1796	199	Washington Street
U15-197	Perez Packard	1878	8	Flyaway Pond Drive
U16-031	Thomas Manley	1736	112R	Lincoln Street Rear
U35-007	Central	1803	371	Center Street
U35-054	Oliver Howard	1803	20	Short Street
U36-072	Silas Phillips	1842	213	Depot Street
U39-014	Cynthia Drake	1714	45	Church Street (north side)
U39-016	Old Burying Grounds	1705	46	Church Street (south side)
U41-105	Almshouse	1845	34R	Rachael Circle
U47-011	Issac Lothrop	1796	396	Purchase Street
U47-046	Neheimah Howard	1818	248	Turnpike Street
U49-009	Dr. Edward Dean	1816	24	Highland Street

2.2.4 Privately-Owned Cemeteries

Map & Lot	Name	Year Estab.	Street #	Street
U06-010	Immaculate Conception	1857	97	Canton Street
U11-026	Village	1877	15R	Main Street (rear of Unity Church)
U23-003	Holy Cross Fathers	1950	320	Washington Street
U28-002A	Seth Pratt	1801	474	Washington Street
U28-002A	South Easton	1851	473	Washington Street
U44-045	Furnace Village	1849	90	South Street
U53-010	Pine Grove	1796	5	Morse Road

3.0 The National Register Program in Easton

3.1 Overview of the National Register Program

The first federal law concerning historic preservation was the National Historic Preservation Act of 1966. Administered in Massachusetts through the Massachusetts Historical Commission on behalf of the National Park Service, the National Register of Historic Places is the nation's official list of buildings, structures, sites, landscapes, objects, and districts important in American history, culture, architecture, engineering or archaeology. These resources, which may be of local, state, or national significance, are worthy of preservation and consideration in planning and development decisions.

The National Register includes:

- All historic areas in the National Park System
- National Historic Landmarks that have been designated by the Secretary of the Interior for their significance to all Americans; and
- Properties significant to the nation, state or community which have been nominated by state historic preservation offices, federal agencies, and tribal preservation offices, and have been approved by the National Park Service.

Listed resources must meet at least one of the following criteria established by the National Park Service:

- Association with events that have made a significant contribution to the broad patterns of our history;
- Association with the lives of persons significant in our past;
- Embodiment of distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- Likelihood of yielding information significant in history or prehistory.

In Massachusetts, properties listed in the National Register of Historic Places also are listed in the State Register of Historic Places. Properties not meeting Federal standards can be listed on the State Register but not on the National Register.

Listing in the National Register can fall into one of two categories. Individual properties meeting the criteria listed above may be listed separately. A group of resources proximate to each other can be listed as a "district". The advantage to this second approach is that properties that would not otherwise qualify for listing can be designated, because together they convey a sense of history. In addition, districts can better capture the value of historic context.

Inventories of historic and prehistoric resources in each state are expected to identify any resources that may be eligible for the National Register. The primary purpose of the National Register is to recognize the value of the nation's historic and prehistoric resources and to ensure that actions of the Federal government do not adversely affect those resources. While individual resources and districts may be identified and landmarked at the state and town levels, it is National Register designation that ties these important properties into the federal preservation

program. The National Register also is an important education and information tool that raises awareness about these irreplaceable resources.

Though the National Register is not a design review program, listing in the National Register does provide a Massachusetts resource with limited protection from state and federal actions, as well as projects requiring state or federal licenses or permits. Commonly referred to as Section 106 Review, this provision of National Historic Preservation Act stipulates that federal and state agencies funding or issuing permits for projects must consult with the Massachusetts Historical Commission and take potential adverse effects on historic properties into consideration and, if they are unavoidable, to mitigate them. In practice, the Massachusetts Historical Commission seeks the recommendation of the Easton Historical Commission before making a final decision. This protection is crucial because each year the federal and state governments are involved in a variety of projects that impact historic properties. Section 106 Review and consultation applies not just to National Register listed properties but also to properties considered eligible for listing.

It is not well understood by the general public that listing in the National Register does not provide absolute protection for a resource from a private property owners' actions, such as insensitive remodeling or demolition. In general, private owners can do what they like to their properties, despite being listed on the National Register. National Register listing is largely an honorary designation rather than a regulatory one. However, in Easton most buildings included in National Register Districts are over 75 years old and protected to some degree by the town's demolition review by-law.

With National Register listing comes eligibility for certain matching state and federal grants (when available). Income-producing buildings listed in the National Register are eligible for federal income tax benefits for certified rehabilitation. A certified rehabilitation is a substantial historical rehabilitation project based on the Secretary of the Interior's Standards, monitored and approved by the Massachusetts Historical Commission and the National Park Service, that has been deemed consistent with the historic character of the building and, where applicable, with the district in which the building is located. Current tax benefits are up to 20% of rehabilitation costs on the Federal level and up to 20% at the State level. These tax benefits can be a tremendous motivating tool to foster preservation efforts. For homeowners who undertake substantial, certified rehabilitation of their properties, National Register listing qualifies them for phasing-in of any increases in assessed value as a result of the rehabilitation work. The incentive requires the adoption of a local bylaw creating a special property tax assessment under M.G.L. c.59, Assessment of Local Taxes, as amended in 1996, not yet adopted in Easton.

Property owners, the Easton Historical Commission, and the Massachusetts Historical Commission have been actively involved in the National Register nomination process. The Easton Historical Commission has a role in evaluating resources to determine whether they meet the criteria for listing in the National Register. The commission then requests concurrence from the Massachusetts Historical Commission staff. Once a resource or district is found eligible for listing in the National Register, Massachusetts Historical Commission staff will advise the applicant in the preparation of the nomination materials. Normally, the applicant would be the Easton Historical Commission, but it could be the property owner, in the case of an individual property. The Massachusetts Historical Commission staff would coordinate review of the nomination by the commission's State Review Board at one of its quarterly National Register meetings. Following a favorable vote

of this board, the completed nomination is forwarded to the National Register office in Washington, DC for final approval and listing in the National Register.

In 1935, the U. S. Congress charged the Department of the Interior with the responsibility for designating nationally significant historic sites, buildings, and objects and promoting their preservation for the inspiration and benefit of the people of the United States. The National Historic Landmark program was established to identify and protect places possessing exceptional value in illustrating the nation's heritage. Today, the National Historic Landmarks program is closely associated with the National Register of Historic Places, but only 3% of properties listed in the National Register of Historic Places are designated as National Historic Landmarks.

National Historic Landmarks may be individual properties, but more commonly today they come about through broad initiatives called theme studies which examine related places linked by a single subject or theme. The H. H. Richardson Historic District of North Easton came about through just such a theme study. A coalition of local historians worked with the National Park Service to develop an appreciation of the connection of H. H. Richardson's architecture with the landscaping of F. L. Olmsted. The National Park Service's National Historic Landmarks Survey staff prepares nominations, advises others on their preparation, and evaluates potential National Historic Landmark nominees for their ability to meet specific criteria. The National Park System Advisory Board considers completed nominations at public meetings and makes recommendations to the Secretary of the Interior. The Secretary of the Interior designates National Historic Landmarks usually six to eight weeks after the Advisory Board's recommendation. A bronze plaque bearing the name of the National Historic Landmark and attesting to its national significance is presented to the owner upon request.

A National Historical Landmark is a site:

1. That is associated with events that have made a significant contribution to, and are identified with, or that outstandingly represents, the broad national patterns of United States history and from which an understanding and appreciation of those patterns may be gained; or
2. That are associated importantly with the lives of persons nationally significant in the history of the United States; or
3. That represent some great idea or ideal of the American people; or
4. That embody the distinguishing characteristics of an architectural type specimen exceptionally valuable for the study of a period, style or method of construction, or that represent a significant, distinctive and exceptional entity whose components may lack individual distinction; or
5. That are composed of integral parts of the environment not sufficiently significant by reason of historical association or artistic merit to warrant individual recognition but collectively compose an entity of exceptional historical or artistic significance, or outstandingly commemorate or illustrate a way of life or culture; or
6. That has yielded or may be likely to yield information of major scientific importance by revealing new cultures, or by shedding light upon periods of occupation over large areas of the United States. Such sites are those which have yielded, or which may reasonably be expected to yield, data affecting theories, concepts and ideas to a major degree.

National Historic Landmarks are listed in the National Register of Historic Places and are subject to similar restrictions and opportunities. Owners of National

Historic Landmarks are free to manage their property as they choose provided no federal license, permit, or funding is involved. In cases where the federal permitting or funding is involved or when a federal agency's project affects a National Historic Landmark, the Advisory Council on Historic Preservation must have an opportunity to comment on the project and its effects on the property. Owners of National Historic Landmarks may be able to obtain federal historic preservation funding, when funds are available. Federal investment tax credits for rehabilitation and other provisions may apply. Once designated, the National Park Service commits to assist in the preservation of these irreplaceable properties through the National Historic Landmarks Assistance Initiative. The Assistance Initiative promotes the preservation of National Historic Landmarks through technical assistance to owners, managers, and friends groups.

Other private funding sources and foundations such as the Getty Foundation, and Federal programs such as Saving America's Treasures, also look to Landmark status as a prerequisite to funding.

4.0 Historic Planning in Easton

The Easton Historical Commission was created by a vote of the Town Meeting on March 17, 1969. Article 45, which created the Commission, was submitted through a petition of the newly activated Easton Historical Society and other interested citizens. The original Commission was established with seven members, including a member from the Conservation Commission and one from the Planning and Zoning Board.

Since its inception, the commission has had three major goals. One was to promote an awareness of the history of Easton. A second goal was to preserve and protect the historical assets of the town. Finally, and most importantly, the Commission has participated in the planning and development of the town in order to maintain its unique character.

By increasing public awareness of the town's unique history, the Commission hoped to build support for enlightened historic preservation. Its first effort in commemorating historic events was long range planning for the town's 250th anniversary and the bicentennial of American Independence. That planning led to the formation of the Dual Celebration Committee with representatives from the Historical Commission. In subsequent years, the Commission has placed stone historical markers in many areas of the town, marked 18th century homes, sponsored walks, talks, and publications and supported commemoration of the first European settlement of the town, the 275th anniversary of the town's incorporation, the bicentennial of Bristol County, the state's ratification of the U.S. Constitution, the 500th anniversary of Columbus' landing, and the 75th anniversary of the 19th amendment, among others.

The most successful promotion of the town's history has been the continued publication and updating of a historical map of the town. Begun in 1976 and passing through a dozen printings and two revisions, approximately 20,000 maps have been printed and distributed to the present. In 1995, the map was displayed at the fall leadership workshop of Historic Massachusetts, Incorporated as a model for other towns.

The second goal of the Commission is the protection and maintenance of historic assets of the town. To effectively perform this role, the Commission immediately sought to inventory the town. The Historical Society had already begun such an inventory and had a listing of 742 items including gravestones, historical sites, and monuments. It was anticipated that the survey could be completed in a year, but in reality it was several years before the first historic inventory was completed. Subsequently, the historic inventory was revised and added to in the 1980's. Citizens and members of the Commission undertook these early efforts. Professional surveys were undertaken in the last decade in Eastondale, Easton Center, and along Central Street, part of Foundry Street, and along the eastern border of the north Easton Village District. In part funded by the Massachusetts Historical Commission, today the Easton Historical Commission is creating a computer database of all properties in town that are over fifty years old.

Once historic properties are identified, it is the Historical Commission's duty to make efforts to protect and maintain them. In the first year, the Commission

worked hard to ensure that the Apollos Clark Cemetery would not be destroyed during the construction of the Black Brook Road subdivision. Before 2005, the Commission had no formal power to review the destruction of a historic house, but over the decades the advice and consent of the Commission was sought more and more often by other boards in determining the future of historic structures. Using persuasion and public education, the Commission also worked hard to promote the constructive re-use of historic buildings.

Beginning in the 1990's, Town Meeting has given the Commission increased power to protect buildings. The Commission holds preservation restrictions on the former Lincoln Street Intermediate and North Easton Grammar Schools. Easements attached to deeds specify particular aspects of the buildings that must be protected and maintained. Town meeting also specifically charged the Commission with the duty to oversee the planned restoration of the H.H. Richardson Ames Free Library. The Commission also holds a preservation restriction on Unity Church of North Easton, and is advising , the local Unity Church Restoration Committee during the \$2M restoration of this historically significant building. The Commission also holds a Preservation Restriction on Harmony Hall and one is under discussion regarding the Dean mill.

In 2004, Town Meeting passed a Demolition Permit Review By-Law that enables the Commission to review and delay for up to a year the demolition of structures 75 years old and older.

Recognition that the historic character of the town is a major asset for the community has led to an increased participation of the Commission in planning the future development of the town. The appointment of a member of the Planning and Zoning Board and the Conservation Commission to the original Historical Commission clearly indicates that from its origin the Commission was intended to be a participant in the planning and development of the town. In fact, this activity is the primary role of the commission today. However, in its early years the Commission struggled to make an impact. Where the Conservation Commission and Planning and Zoning Board had the power to make and enforce decisions, the Historical Commission was merely an advisory board.

Even to achieve the role of respected advisors, the Commission had to work hard in its first decade to be informed of impending planning decisions. However, within a few years the Commission had become a regular part of the distribution system for plans from the Planning and Zoning Board, Housing Authority, and Recreation Commission and has effectively reinforced the importance of the Historical Commission in planning. In fact, the writing of this historic preservation plan is a direct result of the creation of the Community Preservation Committee and its desire to have comprehensive plans for open space, recreation, housing, and historic preservation.

All three Historical Commission goals came together for the first time in 1970 when the proposed development of an interchange on Route 495 at Bay Road in Norton provided the first real challenge for the Commission. Commission members participated in preparing the environmental impact statement for the proposal, and joined in Operation Roadblock, an intercommunity effort aimed at mitigating the negative impact of the interchange. Most importantly, reaction to the Route 495 project led to the creation of a National Register District along Bay Road from the Five Corners to the Norton line in 1972. Also, in that year, the North Easton Village

District including about 500 acres became a National Register District as well. At the time of its creation it was the largest historic district east of the Mississippi River.

The Easton Historical Commission won substantial public recognition with the creation of these two districts that required a determined and well-publicized effort to complete the necessary inventory forms. Moreover, in the years around the national bicentennial, extensive federal matching grants were available for both public and private buildings in National Register Districts. Thus, the commission won even greater recognition when it facilitated grants for the Easton Historical Society's Old Colony Railroad Station, Oakes Ames Memorial Hall, and the Town of Easton's historic police and fire stations.

In 1974, the Commission joined with residents to oppose the widening of Foundry Street in Furnace Village west of the five Corners due to its impact on the unique historical assets of the residential district around Belcher Malleable Foundry. The Commission began to update inventory forms to provide the necessary information for a new National Register Historical District. The proposed district was submitted to the Massachusetts Historical Commission in 1977.

In 1973, the General Court passed the Scenic Roads Act (Chapter 67) that enabled a town to adopt the Act or a similar local bylaw to protect stonewalls and trees. The Commission immediately recommended that the Board of Selectmen designate Bay Road a scenic road under the Act while the commission worked to craft a local bylaw to protect other roads. The Commission met with the Planning and Zoning Board and the Conservation Commission that were both favorable to the proposal, but the Department of Public Works Director objected to the lack of emergency tree removal provisions in the state legislation. To meet these objections a local bylaw was drawn up creating a supervisory board with representatives from relevant town leadership. The Commission submitted the proposal to the Massachusetts Historical Commission for comment and was assured that the proposal would be accepted by the Attorney General's Office. However, despite being passed overwhelmingly by the Town Meeting, the bylaw was rejected on review by the Attorney General.

The lack of good advice from the Massachusetts Historical Commission did not inspire confidence from the Easton Historical Commission. Relations with the state Commission further deteriorated due to the delays on the proposed Furnace Village Historic District. Originally submitted to the state in 1977, the district was not finally accepted by the Massachusetts Historical Commission until 1983.

Relations with the Massachusetts Historical Commission improved dramatically with the appointment of Kate Beaudoin, an MHC employee, to the Easton Historical Commission. During her time as chair of the Commission, the two Commissions worked closely on the Main Street reconstruction project and the Ames Free Library addition. Her successor as chair, Dr. Greg Galer, a leader in the field of historic preservation, continued to maintain close relations with the Massachusetts Historical Commission. In recent years, MHC has helped Easton with grants for historic inventories, cooperation on preservation restrictions for the Lincoln Street Intermediate, North Easton Grammar Schools, and Unity Church of North Easton, and support on the Rockery project. Today, the Easton Historical Commission and the Massachusetts Historical Commission communicate and work together very well.

The year 1979 was a watershed for the Commission. In that year, its annual report noted that the Commission was now analyzing each proposed development for the

potential effect on the historic character of the town. The following year, in response to the proposed development of Spring Hill and Chestnut Knoll, the Commission wrote "In general, the Commission feels that continued residential development has reached the point where it is increasingly detrimental to the qualities that makes our town an attractive place to live."

While this statement may have been prophetic, it did not absolve the Commission from its assigned duties to protect the historical assets of the town. Thus, in 1980, the Commission strongly supported the revitalization of the North Easton business district through the restoration of existing buildings. For many years, a Commission member served on the North Easton Revitalization Committee. Ultimately, that committee accomplished the reconstruction of Main Street while private enterprise has preserved the historic structure of the business district. However, full implementation of an inclusive and historically sensitive rehabilitation of the Main Street business district has yet to be completed.

Also in 1980, the Commission formed a Local Historic District Study Committee. Local historic districts are a planning tool that allows a committee to regulate certain architectural and landscape features within an area deemed to be historically sensitive. Ultimately, due to political reasons, the study committee recommended against local districts, but the study, involving much community outreach, increased awareness of the value of historic preservation.

The Commission continued to ask for a study to plan the future of the town. The Commission sponsored meetings with other town agencies to discuss common issues brought on by unchecked development. The EHC's concerns were echoed by many town boards and citizens and led to the Growth Management Study that was published in 1995. The Commission participated in that study at several points.

While the Growth Management Study was underway, the Commission consulted on a number of projects. It played a major role in the Main Street Project, largely a Massachusetts Highway Dept. road reconstruction project, assisted the archeological survey for the Old and New Pond Dam Project, which assured the survival and future stability of their historic structures, and assisted in the Town Office rehabilitation.

During the mid-1990s, the Commission worked with the DPW to create a map of historically sensitive areas that could be impacted by development. The first version of this map simply included the boundaries of the various colonial archeological sites. Further development of this map was hampered by the lack of professional archeological surface surveys. Currently, the Commission is mapping properties covered under the Demolition Permit Review By-Law onto the standard assessors' maps.

Several major projects occupied the Commission during the late 1990s and into the new millennium. The Commission joined other town agencies in the fight against the proposed rail expansion through Easton. By the time planning for the route stalled at the Final Draft Environmental Report stage, the Commission had convinced the MBTA of the need for some, but not all, of the proposed mitigations suggested by the Commission to safeguard historical assets along the route.

The proposed addition to the H. H. Richardson-designed Ames Free Library has been a major source of controversy since the mid-1990s. A minority of townspeople, one prominent member of the Ames family and some leading preservationists from outside Easton opposed any further addition beyond the 1930

children's room. The Commission believed from the start that the best way to preserve the Richardson section of the library was to make it an integral part of an expanded and modernized library. The Town Meeting voted matching funds for the library project; it also charged the EHC with the duty to protect the historical integrity of the Richardson building and site. When the original sketch of an historically insensitive possible addition by world-renowned architect Robert Venturi shocked the town, a Design Review Committee was established. While the work of that committee was mired in turmoil, suspicion, and controversy that led to it being summarily disbanded by the Library Board of Directors, it did succeed in clarifying the position of the Historical Commission with the Library. The Commission also had a representative on the committee that selected the architect for the project. The successful plan met all the major design concerns of the Commission. Opponents of the project began a lengthy series of litigation, one thrust of which required the EHC to mediate a memorandum of agreement with the MHC on behalf of the Library. Beginning in 2004, with litigation about to be favorably resolved, the Commission began urging the Library Board of Directors to begin to resolve remaining issues in the detailed specifications, some of them substantial with both the Easton and the Massachusetts Historical Commissions. In 2005, the review process began anew. In addition, the Commission was informed that it would have a representative on the building committee. Ultimately, by 2006, delays in the project due to lengthy litigation drove the cost of the project to twice the original cost and made it prohibitive to complete.

The Commission viewed the sale by the Town of the Lincoln Street Intermediate School and the North Easton Grammar School as a mixed blessing. The Commission was disappointed that the Town itself could not find and finance a constructive reuse of the buildings. Once the decision was made to sell the buildings, however, Town Meeting once again called on the Commission to safeguard historically valuable assets. The Commission worked hard to draft and then to enforce historic preservation restrictions aimed at ensuring that the views from Main Street would remain unchanged and that important internal and external features would be restored and preserved.

In the spring of 2001, the Voters of the Town of Easton voted to accept the Community Preservation Act. The Community Preservation Act was passed by the legislature and signed into law by the Governor, to provide dedicated funding for the acquisition and preservation of historic resources, open space, and community housing. The funding is provided both locally, through a real estate tax surcharge, and through a statewide registry of deeds surcharge, the funds of which are distributed to participating communities as matching funds. The state match can be as much as 100% of the total amount raised by a local community, depending upon how much revenue is collected by the state and how many local communities have accepted the Act and are participating in the distributions. Easton has two CPA surcharge exemptions: an exemption for the first \$100,000 of assessed value for every residence; and an exemption for property owned and occupied by qualified lower income persons. Easton started collecting CPA funds on July 1, 2001, and since that time, has received a state match of 100% each year.

After the Town of Easton accepted the Community Preservation Act, the Town formed the Community Preservation Committee. Each city or town that accepts the CPA must form such a committee. Easton's Community Preservation Committee is comprised of four citizens "at large" who are appointed by the Selectmen and representatives from the following five town boards: Historical Commission,

Conservation Commission, Planning and Zoning Board, Housing Authority, and Recreation Commission. This provides the CPA committee not only with members who are experienced in town government, but also members who have acquired a unique understanding of Easton's landscape and rich history and the Town's needs. The committee's composition enhances the committee's ability to serve the community. The primary purpose of the CPA Committee is to make recommendations to town meeting (the town's legislative body) for the expenditure of CPA funds collected for (1) open space preservation or recreation purposes, (2) historic preservation and (3) community housing. CPA funds can be spent only through the recommendation of the CPA Committee and with a favorable town meeting vote.

Ten percent of the funds collected by the CPA are allocated strictly for historical preservation. Additional 10% allocations are made for conservation or recreation and community housings. The remaining 70% of the funds are available for any purpose under the Act. The Historical Commission has supported several projects that have received funding from the allocated section of Community Preservation Act funds. As noted below substantial funding for the restoration of the Rockery came from the CPA. The Commission currently holds a preservation restriction on Unity Church of North Easton and is acting as advisor to, the local Unity Church Restoration Committee that received \$380,000 in CPA funds from town meeting as part of the ongoing \$2M restoration of this historically significant building.

In 2005, the Historical Commission completed Phase II of the most extensive and time consuming project it has ever undertaken, the restoration of Frederick Law Olmsted's North Easton Memorial Cairn, better known as the Rockery. Originally constructed in 1882 as a Civil War memorial, it had fallen into some disrepair by the end of World War II. In 1947, the Ames family, who owned the site until its transfer to the town in the 1970s, removed much of the eastern side of the cairn as part of a never-completed effort to reconfigure the site into a WWII memorial. This work opened the way for increased erosion on the north and east sides of the memorial. In the early 1980s, the Historical Commission sought grant money to repair the Rockery. When these efforts were unsuccessful, the Department of Public Works stepped in to stabilize the site and the Garden Club contributed additional landscaping.

In 1998, the Easton Historical Commission created a committee of citizens and commission members to begin to develop a multi-phase master plan for the Rockery. Since that time, two phases of restoration have been completed reversing the site's deterioration and beginning the restoration of the Rockery to Olmsted's original design. The first phase of work was completed in Fall 2003 and the second phase in Fall 2005. The contractor for both phases was the Easton firm Folan Waterproofing & Construction Company. In the first phase, part of this extensive project was funded by grants and donations from a private citizen, the Department of Conservation and Recreation, and the National Park Service. The second phase received funds from the Massachusetts Historical Commission's Preservation Project Fund. Town meeting matched the grants in phase one from tax revenues. In Phase II, the citizens of Easton voted funds from the Community Preservation Act to the project. In all approximately three of every four dollars spent on the project came from grants and donations. The reconstruction of the eastern end of the Rockery to its full height awaits additional funding.

In 2004, Town Meeting passed a Demolition Permit Review By-Law that enables the Commission to review and delay for up to a year the demolition of structures 75

years old and older. The review seeks to find alternatives to demolition of structures deemed to be historically significant and worthy of preservation. Since the passage of the Demolition Permit Review By-law, the Commission has worked to develop policies and procedures for its effective implementation. This by-law gives the Commission a direct rather than an advisory role in Easton's permitting processing for the first time.

The Historical Commission's role in planning the rational development of the town has grown substantially over the last thirty years. However, challenges remain. Development on the periphery of the Furnace Village Historic District has increased pressure to modernize the infrastructure of this nationally important historic area. Funding for the maintenance and restoration of major historical structures such as Oakes Ames Memorial Hall, the Ames Free Library, and Unity Church is an increasing concern as well. Continued refinement of the planning and preservation tools available under the general laws of Massachusetts is vital to the preservation of the historic assets of Easton.

5.0 Municipal Planning and Regulations

5.1 Comprehensive Planning

Municipal planning has an important role to play in the preservation of a community's historic resources. The preservation of community character requires adequate master planning and regulations that assist the town in bringing its goals to reality. These regulations include zoning bylaws, subdivision regulations, sign ordinances and others. Easton has a long history of planning for its future, a history that continues with this Preservation Plan and with the new master plan now being considered by the Town.

5.1.1 Establishing Planning in Easton - 1950

According to the 1950-1954 Town Reports of Easton, Article 20 of the 1950 Annual Town Meeting was "To see if the town will vote to accept the provisions of Chapter 41 of the (MA) General Laws, Section 81A to 81Y inclusive, as amended, so as to establish a Planning Board for the town of Easton in accordance with provisions therein contained, or take any other action in relation thereto."

With that approval by the town, the first report of the Planning Board was included the 1951 Annual Town Report. The needs identified then were to:

- Dissolve the existing 6 districts and consolidate them to develop one water supply plan
- Develop a 5 year plan
- Perform a parking study
- Develop zoning laws and building codes
- Create a playground in South Easton
- Perform a study to erect Town Offices

5.1.2 Metcalf and Eddy, Inc. Master Plan - 1971

This master plan for Easton, prepared by Mr. Leo Mayewski of Metcalf & Eddy, Inc. over a 3 year period, and in conjunction with an Easton Planning Board and Citizens, and an Advisory Committee and the Massachusetts Department of Community Affairs, was published in April 1971. This document:

"Identifies and analyzes problems of a steadily growing residential suburban community...Correlates soil characteristics, physical features, existing land use, population growth, utility service areas, public facility provisions, future land use plan, and land use control...Recommends a program of public facility provision consistent with financial capabilities of the community, and land use control that provides a comprehensive framework for development according to overall planning objectives, standards, and policies."

Noted in the background studies of this plan is the attraction of nonresidential development, both industrial and commercial, as critical to Easton. Mention is made that in order to compete with communities in the surrounding area, rezoning will probably be required. They also recommended that additional elderly housing be added at sites close to the town center. They predicted that Easton would grow economically in proportion to its residential development and though not

specifically noting historical character, they also recommended the continuation and improvement of the town's prestige status. In 1971, Easton had one of the lowest percentages (approx. 10%) of land categorized as "Prime I", that is, land having a minimum of physical restraints to building construction and therefore high development potential.

Of note with regard to three historic buildings, the plan recommended a redesign of the interior of the Town Offices, and additions to the Ames Free Library and the North Easton Grammar School. The overall analysis of the North Easton Business District led to a plan for a local shopping center and town-wide social center, using existing facilities with a minimum of capital outlay. The plan notes that the area directly north of the business area was once the mainstay of the town, and with its designation as an Historic District (which was underway by the Easton Historical Commission at the time), serious consideration should be given as to how the business district and the historic district might function together to create "an area of widespread attraction". A new traffic circulation pattern accompanies the recommendations.

The Recommended Implementation Program section of the document identified tasks specifically assigned to Historical Commission. It noted that the "importance and need to protect and preserve the historic aspect of Easton cannot be overemphasized" and that it was imperative to do the following:

- Establish an historic district that controls new development or rehabilitation of present structures
- Initiate appropriate action in compliance with Chapter 40C of the General Law (regarding Historic Districts).

A critical part of the planning proposal is for the town to move as soon as possible toward the creation of a public sewerage system. To date, Easton does not have public sewerage and few of the recommendations were completed.

5.1.3 Van Orman & Associates Vision for North Easton – 1996

Van Orman & Associates of Belmont, MA performed this study, contracted by the Easton Board of Selectmen for the town, in April 1996 as an update to the Revitalization Plan of 1979 by David Crane & Partners of Boston. It is a Consensus Vision and Concept Plan, resulting from three public workshops (included residents, officials, businesses, and non-profit organizations), of what North Easton should look like in the future.

It includes policies and actions required to implement the plan. Some of the actions that could impact the historic nature of the area in particular are listed below.

Retain the Village Character

- Review current zoning bylaws and subdivision regulations to increase incentives for residential and small-scale businesses with compact/infill development.

Note The previous Revitalization Plan of 1979, to which the Van Orman study was an update, made an assumption that the Village should function as a commercial center. Van Orman saw that assumption as no longer valid since major commercial development occurred in other places in Easton, i.e., Shaw's and Washington Plazas. The Village could, however, be considered a civic cultural center.

Control Vehicular Speed for Pedestrian Safety and Ease

- Introduce “traffic calming” features in the redesign of Main Street

Make the Area Conducive to Pedestrian Use

- Demarcate and improve existing pedestrian paths and create more pedestrian paths
- Create and improve small parks within the Village
- Link the Village to nearby destinations such as Borderland State Park

Enhance the Historic District and Main Street Aesthetics

- Introduce sidewalk benches, lighting, and interpretive signage
- Bury the utility lines along Main Street

Fully Use Existing Historic Buildings and/or Create New Uses

- Improve access to all buildings
- Plan new uses for schools

The Van Orman vision for North Easton also included the adoption of growth management measures for the Village including a municipal approach to sewerage disposal.

This study noted that although the Village was now on the National Register of Historic Places, there were no subsequent regulations adopted to protect the Village character – that the Register offered relatively few and somewhat weak protections. The additional protections to consider are:

- Encourage small scale in-fill development, and maintain a pedestrian-oriented compact development pattern in the Village.
- Review proposed development site and exterior design for compatibility with the existing historic architecture and pedestrian design.
- Implement local historic districts to create a strong control on the exterior of developments visible from public ways within the National Register Historic District which would be approximately coterminous with the National Register boundaries. Note that this requires a great deal of public education prior to adoption.

5.1.4 Whiteman & Taintor / Landuse, Inc. Growth Management Study (GMS) – 1998

The Growth Management Study was prepared for the town by Whiteman & Taintor in response to Easton's challenge over the past 25 years of balancing rapidly residential growth with the preservation of open space and rural qualities while attempting to increase its commercial and industrial tax base. This extensive study was to produce a description of Easton's future as it could be under existing zoning, determine residents' concerns, and explore what changes should be made to change the town's course for the future.

A 1996 street map indicated that new growth was primarily occurring in the form of in fill development surrounding existing uses. The largest concentration of development was in the southwest and northwest corners of town, with many more subdivisions than in the 1971 Metcalf & Eddy Master plan.

At the time of the GMS, a total of 6,125 acres of land was used for single family residences, equal to 36.5% of the landmass in Easton. Public Service lands

comprised 21.2% of the land area, and 21.2% of the land was vacant. Commercial and industrial uses comprised 5.8% and 1.8% respectively.

GMS noted that, interestingly, Easton's zoning specifies a residential density that is less than the town's existing pattern. Instead of consuming an average of one-half acre of land for each dwelling unit, the zoning requires that about one acre be set aside for every new home.

Large lot size zoning decreases the total number of buildings that can be constructed but consumes more land per dwelling unit than smaller sizes. As a zoning technique, minimum lot sizes restrict the overall number of housing units and businesses but not the amount of land that is developed. This can result in a sprawling development pattern which increases the cost of extending roads and water services as well as the cost of ongoing municipal services such as plowing and other roadway maintenance.

Easton's accessibility to Interstate 495 and Route 24, which provides access to major employment centers in the Greater Boston and Rhode Island areas make it a desirable bedroom community for professionals.

Future development will require the construction of new roads and will begin to fill the open space and natural areas behind existing development. This would result in a loss of rural character as the town builds out.

It is important to note that even the best intentioned environmental protection strategies will not prohibit all development within an (state) overlay zone.

Regarding Site 3, under the Easton's Nonresidential Buildout section, which is the area southeast of Five Corners, the GMS noted that if the entire area (approximately 381 acres) were rezoned for industry, an estimated 2,915,800 square feet of one-story industrial space could be created.

Basic trends for sources of future demand for industrial land in Easton are:

- Manufacturing will be a weak source of new demand.
- Wholesale distribution will be a strong source of demand. Note that Easton is strategically placed within a regional transportation network (Route 24, I495, and I95) that provides congestion-free access to distribution points. Wholesale distribution has a relatively low septic demand.
- Service, Office, and Research and Development will continue to be strong and can be a segment of the market in which Easton can compete.

The combination of large malls and discount retailing outside Easton and convenience retailing available within Easton is seen as an appropriate mix of retail opportunities that adequately satisfies Easton's current retail needs. It is a pattern likely to continue.

The pace of commercial development in Easton will be driven primarily by growth in the resident population base and personal income within Easton. Easton must make sure that it preserves the value of its residential tax base, which constitutes 86% of the community's assessed valuation.

5.1.5 Open Space and Recreation Plan – (1972) 2001

The first Open Space and Recreation Plan was written in 1972 by the Conservation Commission. The plan has been updated at approximately five year intervals ever since. The most recent plan was completed in November 2001 by the Conservation and Recreation Commissions with the assistance of the Department of Public Works, the Town Planner, and Old Colony Planning Council. It includes information on the land, water, plant, and animal resources of the town. An inventory of conservation and recreation properties is also included along with recommendations for the next five years.

The plan includes a history of the town with population characteristics, and growth and development patterns. It also includes an environmental inventory analysis with information on landscape character and scenic resources, and unique environments.

Important insights are included in the population Characteristics and Growth Development Patterns section, such as “flexible development fostered by the Easton Zoning bylaw and the Easton Subdivision Rules and Regulations can do much to preserve large tracts of open space within (or adjacent to) new developments, preserving Easton’s remaining rural character and encouraging development to be more sensitive to the environment.”

The report’s build out analysis notes that of the 3045 vacant acres available for development, about 2100 are suitable for development after flood plains and parcels with severe septic system problems are eliminated. The report estimates that 40,000 square foot lots with about 10,000 additional square feet of infrastructure yields about 1830 new homes. Using census figures and estimating 72 new units annually, the report estimates a population of 27,314 at build out in the year 2026. It also notes, however, that the population estimate would increase depending on the number of condominiums, duplexes, four family units, and multi-family units. Adult retirement units can be built on 20,000 square feet lots and are the fastest growing types of units in town. The number of these units is capped at 5% of single-family units or approximately 255 units in 2001.

Implications of zoning noted in the report were that standard residential development on 40,000 square foot lots would do little to preserve open space and protect the character of the community. On the other hand, usage of the new flexible development zoning tools, such as the Adult Retirement development, Open space Residential Development, Residential Development, and Residential Compound, will do much to achieve the following community objectives:

- Preserve larger tracts of open space
- Preserve Easton’s remaining rural character
- Encourage development to be more sensitive to the environment

Minimize long-term operating costs to the town through proper Land Use Management (i.e., reduce roads requiring maintenance by the town; transform some of the open space management to private entities such as homeowner associations, etc.)

5.1.6 Coordination of Town Planning Functions

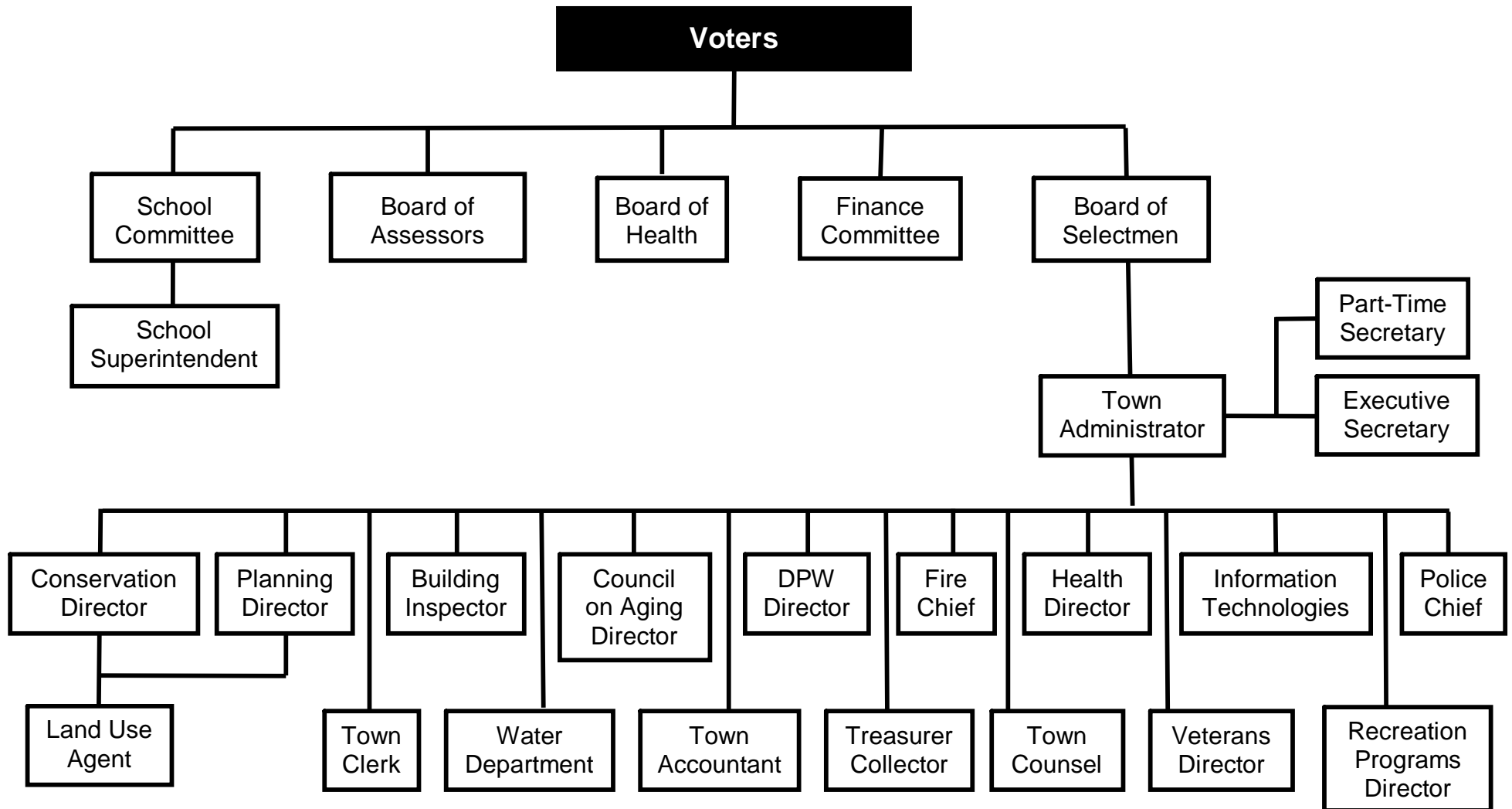
Coordination of town planning functions with historic preservation goals has been a challenge in Easton, as it is in many other communities. However, Easton has made great strides improving the integration of historic preservation into town planning efforts. For example, the Historical Commission now has timely information on development projects as a result of its effort to be included in the distribution list of plans from the Planning and Zoning Board, Housing Authority and Recreation Commission. This information has given the Commission the opportunity to communicate with other reviewing boards, thereby reinforcing the importance of historic preservation---and the Historical Commission---in planning. Recent Town initiatives will continue to improve overall coordination between town staff, boards and commissions that regulate development in Easton. As of July 1, 2007, a new Planning and Redevelopment Department was created to broaden planning assistance to various boards and commissions and to improve coordination and information-sharing.

Part of this reorganization is the formation of a staff development team. Among its other responsibilities, the team develops issues memos on each major project that raises questions, asks for additional information, analyzes and reviews the merits of the project and recommends mitigating actions. This memo is then shared with those boards and commissions that will be reviewing the project.

Another promising initiative in 2007 was the creation of the position of Land Use Agent. The agent will conduct the important field work for the Conservation Commission and the Planning and Zoning Board, and the Historical Commission, thereby assuring that the directives of these boards are implemented in the field. In addition, the agent acts as staff for the Easton Historical Commission, which assures that the Commission will be involved in the consideration of every development project that might impact historically-sensitive areas.

While considerable progress has been made, the perennial issue of adequately sharing information and coordination is still not fully resolved in the town. What do other boards and commissions need? What are staff needs and how will they be funded and implemented? These are issues that need to be addressed in the Town's new master plan.

5.2 Structure of Easton Town Government



5.3 Zoning

As stated in the Easton Zoning By Law document, adopted at Town Meeting, March 27, 1973 and including amendments through May 17, 2004, one of the purposes of this bylaw is to promote the educational, cultural, and economic welfare of the public through preservation and protection of buildings, sites, and districts of historic interests...and to improve and beautify the Town by encouraging the most appropriate uses of land within the Town including consideration of the recommendation of the Master Plan, and the comprehensive plan of the Old Colony Planning Council.

Development patterns and potentials are reflected in the current Easton Zoning Bylaw. The following describe Zoning Districts or special development plans that may affect historical aspects of development in Easton.

5.3.1 Residential (R)

This allows single-family housing on 40,000 square foot lots as of right and two-family housing by Special Permit. It also allows various health, education, and social service facilities.

5.3.2 Open Space Residential Development (OSRD)

In the Residential District, the Easton Planning and Zoning Board, serving as Special Permit granting authority, may grant a Special Permit for an OSRD as an alternative to a conventional subdivision. The minimum parcel must be five (5) acres with at least 40 feet of frontage on a public way. This type of development provides an alternative to conventional subdivisions that, by design, do not encourage the sensitive use of land. An OSRD allows the landowner to realize full land value while preserving open space.

The total number of lots to be allowed would be the same as a conventional subdivision, but since the lot area, frontage, and width can be reduced, the development can be designed with sensitivity to the site's environmental resources. 60% of the site would need to be designated as common land. The common land cannot have a greater percentage of wetlands than the entire parcel. A plan for the ownership and maintenance of the common land needs to be approved. The road may become either a public or private way. The development may be for single-family ownership that would require subdivision approval. Alternately, the development could be in the form of condominium ownership.

5.3.3 Residential (R1)

This District has the same provisions as Residential (R).

5.3.4 Business (B)

The Business District allows a wide range of retail and service activities as of right or by Special Permit, and excludes most industrial uses and open storage commercial uses. It permits site coverage of up to 25% and heights of three floors or 35 feet. It also allows single-family houses, row houses, multi-unit development, the conversion of single-family houses to two family houses as of right, and allows new two-family houses by Special permit.

Planned Business development projects allow mixed uses, up to 1/3 residential, increased building coverage from the basic 25% to 50%, and a 10% reduction in parking requirements. Sites must have at least 5 acres and development shall be in one continuous building or group of buildings consistent with the intent of the section.

5.3.5 Business Neighborhood (BN)

The Business Neighborhood District is intended to allow a narrow range of neighborhood-oriented retail and service activities but still requires the 40,000 square foot minimum site as in the Business District. It allows for a narrower range of commercial activities that the Business District (excluding restaurants, gas stations, and service repair businesses). It allows single-family detached dwellings by Special Permit only and excludes all other residential uses.

5.3.6 Industrial (I)

The Industrial district permits a wide range of industrial and distribution activities as of right, though it excludes hazardous waste or noxious industries, junkyards, and open storage activities. It excludes residential uses and many institutional uses but allows most commercial and service activities. It has the same 40,000 square foot minimum lot size as the Residential and Business Districts.

Planned Industrial development project are like cluster developments, which concentrate development to allow additional open space on a site.

The regulations permit lot size reductions by 20% as long as 25% of the tract (beyond wetlands and steep slopes) is set aside as common land for open space. The provisions require a minimum site of 15 acres and limit the number of Establishments, not building areas, to that allowable under the normal requirements of the District.

5.3.7 Flood Plain District

The Flood Plain District is an overlay district mapped over areas shown on the Easton Flood Insurance Map (FIRM) dated August 9, 2000, as Zones A, A 1-30 to indicate the 100-year-old flood plain. It prohibits activities that reduce flood storage or flow patterns and requires a Special Permit from the Board of Appeals for uses otherwise allowed in the underlying District.

5.3.8 Eleemosynary

This District only allows single-family residential uses by Special Permit. It prohibits most commercial uses.

5.3.9 Municipal or Open Space

This District prohibits all residential and most commercial uses.

5.3.10 Estate Lots

An Estate Lot allowed in a Residential Zoning District allows smaller road frontage in exchange for a larger lot than is normally required. An Estate Lot is only allowed upon meeting certain conditions and after the issuance of a Special Permit from the Easton Planning & Zoning Board. An Estate Lot offers a property owner an

alternative to a conventional subdivision. With conventional subdivisions, the cost of road development drives builders to create as many lots as possible. The Estate Lot alternative allows the creation of one larger lot accessed via a private driveway. Thus the long-term costs for the town are reduced (fewer roads) and potentially, the numbers of lots on the total tract are reduced.

5.3.11 Residential Compound

A Residential Compound is a 3 to 8-lot subdivision of land allowed in a Residential Zoning District. A Special Permit and Definitive Subdivision approval is required from the Easton Planning & Zoning Board. In this type of development, the required lot size of 40,000 square feet is increased to an average minimum lot size of 60,000 square feet. The required frontage is reduced from 150 to 75 feet. The town benefits because the roadway will be privately owned and maintained. A Residential Compound promotes less dense development (fewer homes per acre) with more open space. Residential Compounds also help to maintain rural character through the requirement of a 75-foot buffer from the existing public way.

5.3.12 Adult Retirement Development

A Special Permit, granted by the Easton Planning & zoning Board serving as a Special Permit Granting Authority, may allow an Adult Retirement Development (ARD) in a Residential, Business, or Industrial Zoning District. Definitive subdivision approval is also required from the same board. An ARD provides alternative housing for persons 55 years of age or older. Land in an ARD is specifically limited to use, residence, and occupancy by persons who have achieved a minimum of 55 years of age in accordance with MGL Chapter 151 B. The minimum tract of land is 25 acres with 40 feet of frontage on a public way. Minimum lot size is 9,000 square feet. At least 30% of the total tract has to be set aside as common land for use of the ARD residents. Said land shall be dedicated and used for natural resource protection, recreation, park purposes, community buildings, and facilities, outdoor education, agriculture, horticulture, forestry, or for any combination of such uses.

5.4 Local Permitting

During the preparation of the Easton Historic Preservation Plan, several issues related to permitting were mentioned by officials and residents as needing to be addressed. These issues included concerns related to the demolition permit review bylaw, design review, site plan review, landscaping requirements in the zoning ordinance and the sign bylaw. In addition, there was concern about communication between boards, the effectiveness of regulatory tools to review new construction and the appearance of Route 138.

5.4.1 Easton Demolition Permit Review Bylaw

A Demolition Permit Review By-Law was approved by Town Meeting on April 8, 2004. Appendix C contains the text of the bylaw. The by-law was passed to prevent the summary demolition of historic structures without review by the public. This review period allows the public to find alternatives to demolition of structures deemed to be historically significant and worthy of preservation. The by-law enables the Historical Commission to review and delay for up to a year the demolition of structures 75 years old and older.

Since the adoption of the by-law, the Commission has developed policies and procedures to improve the review process. One of the products of this effort is the Demolition Permit Review Checklist, which is shown in Appendix B. The checklist was developed in response to delays in notification that unnecessarily delayed action on review applications. This checklist clarifies the responsibilities of the Commission and the Building Inspector in the implementation of the by-law. Changes in how the Commission is notified have also significantly lessened the time within which applications are reviewed.

One of the major issues that still needs to be addressed related to the implementation of the demolition review by-law is alterations of historic properties and when major alteration crosses the threshold and becomes a demolition. This and other issues related to improving the administration of the by-law still need to be addressed by the Building Inspector and the Historical Commission. A recommendation to this effect is included in the Action Plan section of this plan.

5.4.2 Design Guidelines

One of the challenges facing Easton is to assure that new commercial and residential construction does not violate the historic aesthetic of the town. Easton is unique among New England towns in that within its palette of design aesthetic are works by one of the greatest architects in the history of America: H. H. Richardson. In executing his commissions for the Ames family, Richardson gave Easton his signature Romanesque architectural style.

The rounded heavy arches and bold stonework of the Romanesque style do not fit well with the more delicate wooden architecture of New England. Yet the mix works well in Easton. There are excellent examples in the town of new construction that has incorporated Romanesque design elements. Perhaps the best example is the North Easton Savings Bank building on Depot Street. Another example is the new library on the campus of Stonehill College.

The H. H. Richardson railroad station in North Easton has other elements that can be incorporated into contemporary architecture. The Japanese-inspired roof line and eave bracketing has been integrated into Richardson's Romanesque style in that

building. One strip shopping center in town uses this eave bracketing and suggests the possibilities available in adapting the roof line of the railroad station to modern architectural applications.

The aesthetic of Victorian country estates is also a major part of the Easton experience, particularly the cut stone walls that proceed for miles on the town's scenic roads and on its highways.

The overall eclectic mix of vernacular styles utilized over centuries of construction also provide a diverse design palette for new construction. While some styles indigenous to other parts of the country clearly don't fit, Easton's building stock provides a wealth of stylistic guidance for new construction.

There are many good examples of formal design guidelines from other communities that Easton could adopt, but that would be inappropriate. The strong design aesthetic bestowed on the town by Richardson, Stanford White, other architects, and countless anonymous carpenters and builders calls for design guidelines that are particular to Easton. The development of such guidelines is beyond the scope of this Preservation Plan; however, such a task should definitely be incorporated into the scope of the new master plan. The development of design guidelines should be accompanied by the creation of a design review committee to administer the guidelines. A recommendation to create design guidelines and a review committee is included in the Action Plan in this report.

5.4.3 Site Plan Review

Site plan review is important in assuring that new development is properly designed and conforms to Town regulations in all respects. Site plan review is also critical in assuring that historic properties that are a part of or that directly about the development are treated sensitively and appropriately.

The Town of Easton Site Plan Guidelines document is inadequate to assure quality development and needs major revisions. The revisions needed are too numerous to list in this preservation plan. This task should be a top priority of the master plan, and the revision of the guidelines should be incorporated into the scope of work for the master plan consultant. This is one of the recommendations of the Action Plan.

5.4.4 Landscaping Regulations

Landscaping regulations are important to assure that new development is adequately buffered within the site, from its neighbors, along the road frontage and to provide a pleasant aesthetic to the site. The Town's current landscaping regulations are two short paragraphs in the Site Plan Guidelines, and they appear to be advisory only. The Easton Zoning Bylaw includes no reference to landscaping.

The new master plan scope should include the development of detailed landscaping regulations and these regulations should be included in the Zoning Bylaw, where they will be mandatory and enforceable. This recommendation is included in the Action Plan.

5.4.5 Sign Control

Sign control is an important element in protecting the integrity of historic properties. Signs can have a major impact on whether a community preserves its historic character. Signs have been a contentious issue in the town recently, with

differences of opinion as to whether the town's sign bylaw is too restrictive or too lenient. The Inspector of Buildings is currently reviewing the bylaw to assess how the bylaw might be amended to address various constituent concerns. The sign bylaw should be amended as part of the proposed master planning process, where amendments can be considered in the context of larger issues.

One issue that needs to be addressed in sign control is the conflict between pylon signs and tree canopies. As new development includes street trees, there will be a conflict between pylon signs and tree canopies as the trees grow. One way of avoiding this conflict is to mandate that free-standing signs be no higher than the bottom of the tree canopy. If this is not done, there will be pressure to cut down trees as they mature and screen high pylon signs. The Action Plan includes a recommendation related to sign control and preserving tree canopies.

5.4.6 Regulatory improvements related to Route 138.

State Route 138 is in essence the town's "front door" yet it does not represent the image of the remainder of Easton. As new development occurs along the highway, the aesthetic of the road is improving. However, new development is occurring on 138 without any design guidelines to assure some degree of design uniformity or that the design reflects the architectural aesthetic of Easton. The preservation of the town's character and its historic resources on Route 138 demand some form of design review and design consistency.

To help assure design consistency, a design cross-section of the road is needed to guide boards and developers on what the 138 corridor should look like. Improving the aesthetics of Route 138 is also an important regulatory issue that should be addressed in the Town's new master plan.

In addition, the master plan consultant should review the appropriateness of the extent of the current Business zoning district as it is now delineated along Route 138, particularly along the northern extent of the highway in town.

Effectiveness of regulatory tools to preserve the integrity of historic structures and to improve new construction.

The preparation of the new master plan should include a review of all of Easton's regulatory tools and their effectiveness in preserving the integrity of the town's historic resources. This review should also include how regulations can result in improving the aesthetic quality of new construction so that this new development integrates well with Easton's town character.

5.4.7 Demolition by Neglect Ordinances – October 2006

In October 2006, Christopher Skelly, Director of Local Government Projects at the Massachusetts Historical Commission (MHC), attended the statewide historic preservation conference roundtable session on demolition by neglect and provided the summary below.

Demolition by Neglect is the gradual deterioration of a building due to a lack of adequate routine or major maintenance. When roofs, windows, walls or foundations are damaged and allow rain, snow, animals or vandals inside, a building can quickly reach a point where it can no longer be rehabilitated due to structural conditions.

Buildings that are not adequately maintained from the weather will eventually fall to the ground or be ordered removed by public safety officials. Demolition by neglect

can occur when a building is abandoned or neglected but it can also occur through deliberate efforts on the part of the owner to remove the building, if for instance, the building was in a local historic district and previous applications to demolish the building were denied by the historic district commission.

Demolitions by Neglect bylaws are established by municipalities to encourage owners to repair rather than demolish a building. A demolition by neglect bylaw encourages an owner to undertake basic maintenance on the building so that it will not deteriorate further. Requirements could include repairing holes in the roof, replacing broken glass in the windows, replacing missing siding, and keeping vegetation away from the building.

If the owner refuses to undertake this basic maintenance, the ordinance allows the municipality to impose a daily fine. The municipality can also choose to repair the building itself and recoup the costs later from the owner.

Demolitions by Neglect bylaws, although popular in other parts of the country, are not common in Massachusetts. The Lowell Historic Board has a minimum maintenance ordinance in the Downtown Historic District and the city of Lowell has a separate minimum maintenance ordinance for the rest of the city. The Lowell Historic Board has used the minimum maintenance ordinance when an owner is uncooperative to properly maintaining their building. Nantucket also has a demolition by neglect bylaw. Like Lowell, it is called a minimum maintenance bylaw.

5.5 Geographic Information System (GIS) Implementation

A Geographic Information System (GIS) is a computer system capable of assembling, storing, manipulating, and displaying geographically-referenced information (i.e., spatial data) about a town or other defined geographic area. Data for a town typically include, but are not limited to, the locations and boundaries of assessed parcels, building footprints, roads, water and sewer (if any) connections, zoning districts, aquifers, and other natural features, topography, utility lines, and even demographic information. The system can combine information from different sources, then analyze and map that information to illustrate relationships among the data. This computerized analysis and mapping system greatly enhances a town's ability to recognize and protect historic and prehistoric resources that may be affected by the town's planning and permitting process.

The Town of Easton contracted with a private consulting firm working with Bristol County to implement the town's GIS plan. The first phase of this project, the creation of a parcel base map, was completed at the end of 2007. The final phase of this project is the creation of a website which is still in production for the Bristol County Registry of Deeds. This website will link deeds to the GIS parcel data created through contracts with towns in Bristol County, including the Town of Easton.

In June of 2007, the Town of Easton hired a GIS Specialist to continue the development of Easton's GIS and its spatial data. With the addition of an "in-house" GIS staff person, Easton will be able to develop additional GIS data specific to Easton, which will include historic and prehistoric cultural resources. Easton is especially fortunate that this GIS Specialist has her degree in Anthropology, specifically North Eastern Native American Archaeology, and worked for four years

on the Massachusetts Historical Commission's GIS project that mapped the State's historic and pre-historic archeological sites.

Historic data is beginning to be included in the existing GIS database. Addition of more data, i.e., National Register Districts and properties, surveyed properties, dates of construction, known historical landscape and architectural features, etc. would be valuable and informative for planning and protecting the town's historic resources. These data have begun to be developed in the Easton GIS. With additional information, a GIS is capable of many functions useful to planning and protection with regard to cultural resources such as the development of models that draw attention to areas of greater archaeological sensitivity. Through digitization processes using GIS (such as importing scanned historic maps), landscape features of the past can be more readily recognized in relationship to the landscape.

5.6 Tax Structure

According to the Easton Growth Management Study, in terms of the distribution of the tax base between residential and nonresidential properties, Easton is right at the median for Massachusetts communities, with residential properties making up 86% of the total in FY 1995. This percentage increased during the 1990s because of more rapid residential growth and because commercial and industrial values declined more steeply than residential values during the recession, and they took longer to recover

Since Easton's tax revenue comes overwhelmingly from residential properties, it is imperative that the value of these properties be preserved through sound planning and development. Historic preservation has been shown to be a major factor in preserving and enhancing the value of both residential and commercial properties. While historic preservation is a worthy goal in itself, its additional benefit of conserving the value of a community's revenue base deserves serious consideration in planning a community's future. From this perspective, historic preservation should not be seen as a "frill" but as an integral part of any community's strategy of preserving its tax base.

6.0 Public Perception

The Historical Commission solicited public input on historic preservation in Easton through written questionnaires, interviews, and a public meeting. The questionnaires and interviews were held September through November 2005. Most of the individuals surveyed by the questionnaires or interviews have a role in making decisions that could affect historic resources in Easton. The list below identifies the boards and officials that were sent questionnaires and the Easton Historical Commission members also interviewed key people on this list. The result of the surveys and interviews follow this list.

Board of Selectmen	Community Preservation Act Committee
Historical Commission	School Committee
Historical Society	School Superintendent
Planning & Zoning Board	Easton Chamber of Commerce
Conservation Commission	Cemetery Commission
Municipal Building Committee	Building & Grounds / Tree Warden
Town Administrator	Old Colony Planning Council
Building Inspector	Library Board Director
Friends of Borderland	Friends of Wheaton Farm
Natural Resources Trust	Oakes Ames Memorial Hall Trustee
Garden Club	Department of Public Works
Town Historian	

6.1 Surveys & Questionnaires

Question 1: Features most important in defining Easton’s character. Rank 1-11, with 1 being most important.

Weighted Score was determined by multiplying the actual number of responses for each rank by the rank number. For example,

- 19 people ranked *Historic Buildings* as #1 in importance. So, the weighted score for that rank was 19x1=19
- 9 people ranked *Historic Buildings* as #2 in importance. So, the weighted score for that rank was 9x2=18
- 2 people ranked *Historic Buildings* as #3 in importance. So, the weighted score for that rank is 2x3=6

The scores were weighted this way so that an overall **Ranking Score** could be easily determined. Under the **Ranking Score** column, the lower the number, the higher the importance.

Survey Choices	Rank											Weighted Score	# of Responses	Ranking Score In order of most important to least important =Weighted Score / # of Responses
	1	2	3	4	5	6	7	8	9	10	11			
Historic buildings	19	18	6	4	5	6	7	0	0	0	0	65	34	1.9
Village character of North Easton	8	10	18	20	10	12	14	8	0	30	0	130	34	3.8
Scenic and rural roads	0	8	15	36	40	24	0	16	18	0	0	157	34	4.6
Open space	5	12	9	8	30	12	14	32	27	10	0	159	34	4.7
Working farms/pastures	1	8	6	16	15	48	28	8	18	40	11	199	34	5.9
Established residential neighborhoods	1	2	6	4	20	24	70	40	27	30	0	224	34	6.6
Scenic Views	0	2	12	24	10	18	35	8	54	50	11	224	34	6.6
Designed landscapes and gardens	0	2	9	12	15	12	35	88	18	40	0	231	34	6.8
Archeological sites	0	0	21	4	10	30	21	16	72	50	11	235	34	6.9
Cemeteries	0	6	3	8	10	12	14	48	81	60	11	253	34	7.4
Other*	0	0	0	0	0	0	1	0	0	2	6	9	9	n/a

***Other Comments:** Ames Estate, water features (ponds, brooks, etc.). Would love to see the streets replanted with large trees. Historic buildings, archeological sites, village character, and cemeteries cannot be replaced once gone! Easton’s character is made of many things in combination. Homes should be included as Historic buildings. Open space occurs naturally due to extensive wetlands. Bodies of water, rivers and streams. Stonehill College.

Question 2: Which of the following preservation tools and techniques would you like to know more about? Rank 1-13, with 1 being most important.

Weighted Score was determined by multiplying the actual number of responses for each rank by the rank number. For example,

- 3 people ranked *National Register District* as #1 in importance. So, the weighted score for that rank was 3x1=3
- 2 people ranked *National Register District* as #2 in importance. So, the weighted score for that rank was 2x2=4
- 3 people ranked *National Register District* as #3 in importance. So, the weighted score for that rank is 3x3=9

The scores were weighted this way so that an overall **Ranking Score** could be easily determined. Under the **Ranking Score** column, the lower the number, the higher the importance. Notice that the **Ranking Score** was calculated by dividing the **Weighted Score** by the **# of Responses** to account for the differences in the number of responses – not all responders to the survey gave ranks for every choice.

Survey Choices	Rank													Weighted Score	# of Responses	Ranking Score In order of most important to least important =Weighted Score / # of Responses
	1	2	3	4	5	6	7	8	9	10	11	12	13			
Preservation restrictions for buildings, archeological sites, and agricultural properties	1	8	6	0	15	54	21	16	0	10	0	12	0	143	26	5.5
Protection of scenic roads & stone walls	3	6	9	8	15	6	14	24	27	20	0	36	0	168	28	6.0
Village center zoning	6	2	0	12	25	12	7	16	18	30	11	24	13	176	29	6.1
Establishment of a Design Board	7	0	9	8	15	12	0	24	9	20	0	36	39	179	29	6.2
Tax incentives for historic property rehab	3	16	3	8	5	0	0	16	18	10	22	48	26	175	28	6.3
National Register District	3	4	9	12	5	12	0	8	27	20	44	24	13	181	27	6.7
Use of CPA funding for historic preservation	3	2	9	8	20	12	7	8	9	20	22	48	13	181	27	6.7
Flexible zoning for historic preservation	0	4	9	8	10	30	35	16	9	20	11	24	13	189	28	6.8
Archeological resources protection by-law	1	2	0	16	15	12	35	40	27	0	11	12	13	184	27	6.8
Local historic districts/designation of individual local historic landmarks...	2	4	9	8	0	0	28	0	27	30	44	24	13	189	26	7.3
Revolving loan fund for purchase or rehab of historic properties	0	4	12	12	10	6	14	8	9	50	55	12	13	205	28	7.3
Neighborhood conservation	0	0	6	8	5	12	21	16	54	20	22	12	52	228	27	8.4
Demolition review by-law	1	2	3	4	0	6	14	24	18	20	33	0	130	255	27	9.4

Comments: More cluster by-laws to save open space

Question 3: Which of the following would be helpful to you as you work to protect Easton's natural and built environment? Rank 1-7, with 1 being most important.

Weighted Score was determined by multiplying the actual number of responses for each rank by the rank number. For example,

- 5 people ranked *Definition of "historic"* as #1 in importance. So, the weighted score for that rank was 5x1=5
- 5 people ranked *Definition of "historic"* as #2 in importance. So, the weighted score for that rank was 5x2=10
- 2 people ranked *Definition of "historic"* as #3 in importance. So, the weighted score for that rank is 2x3=6

The scores were weighted this way so that an overall **Ranking Score** could be easily determined. Under the **Ranking Score** column, the lower the number, the higher the importance. Notice that the **Ranking Score** was calculated by dividing the **Weighted Score** by the **# of Responses** to account for the differences in the number of responses – not all responders to the survey gave ranks for every choice.

Survey Choices	Rank							Weighted Scores	# of Responses	Ranking Score In order of most important to least important =Weighted Score / # of Responses
	1	2	3	4	5	6	7			
Identification of historic and archeological resources in Easton	9	16	6	16	10	6	0	63	26	2.4
Explanation of resources that may be considered historic	5	8	36	20	10	0	0	79	28	2.8
Explanation of preservation planning	4	12	18	20	15	12	0	81	26	3.1
Definition of "historic"	5	10	6	12	20	30	0	83	24	3.5
Explanation of the relationship between my board or commission and the town's historic and archeological resources	2	4	9	12	15	30	0	72	18	4.0
Description of the Historical Commission's duties	3	2	3	20	35	24	14	101	23	4.4
Other*	2						1	3	3	n/a

***Other Comments:** Land development regulations that are cohesive and are reflective of community objectives. Info on deed restriction requirements. Would like a meeting of historical preservation groups. Questions other than 'Identification of historic and archeological resources in Easton' are too vague. Relationship with landowners/residents.

Question 4. What growth and development issues, if any, have you encountered that you believe are not dealt with adequately under the current zoning bylaw, subdivision rules and regulations, or town bylaws?

Natural Resources / Historic

- Implement Scenic Roads bylaw
- Watersheds do not seem to have a high priority
- Building near wetlands. Cluster development.
- Protection and identification of archeological resources
- Pressure to demolish older houses.
- Stonewall/road preservation
- Homestead ruins preservation
- Buildings too numerous and too close to wetlands
- Preservation of rock walls

Development

- The use of estate lots
- Slow the growth of development.
- The development of condos has the ability to change the character of Easton. Development of walking trails to link different areas would help unify the town.
- 40B projects
- Cluster homes & 40B sites
- 40B developments
- Duplexes and the amount of space they're allowed by zoning, and whether multi-family housing would be allowed more in certain districts.
- Septic installations on land that is barely acceptable-as evidenced by the number of new systems that fail.
- The proliferation of 'like' businesses in the same close locale, i.e., 3 drug stores/gas stations at 5 corners. This does not serve the public interest.
- I think we do a good job. Need more attention to encourage tastefully done small shopping areas. Allow tastefully done residential development on pork chop or smaller lots but relax some subdivision rules.
- The haphazard development of 138 corridors. Traffic problems soon to be increased at 5 corners.
- Too many new developments pricing people out of town
- Too many clusters of new homes
- Transfer of development rights with land donated to town so it remains open in perpetuity
- Do we really need another CVS?
- Longer range town planning.

Planning / Education

- Continue school education programs
- Design – there doesn't seem to be any consideration to integrate design into the community, particularly with business properties.
- Prevention of "mansionization"
- The land development laws and regulations do not wash well together and are not reflective of community goals, i.e., conservation, aesthetics, etc.

- Fragmentation of several interest groups & agencies with overlapping areas of concern but no mechanism for sharing information or creating cooperation.
- The apparent lack of planning, especially by the Town Planner!
- We need a Zoning bylaw limiting development to 1 acre or larger lots.
- Protection of neighborhood rather than individual home character – McMansions are eyesores in older neighborhoods.
- Design review board for new construction/additions
- Subdivision Review (appropriateness of size/scale within existing area)
- Continued perceived lack of emphasis on prioritizing land utilization (& purchase) for specific recreational and youth sports purposes
- 138 appears to present inconsistent zoning and planning decision-making
- Revisit/amend language in flexible zoning designations, particularly dimensional requirements: open space residential & adult retirement developments
- Better zoning with more cluster & open space planning, bylaws
- Decide whether we want to stay primarily a residential town or not. If not, how do we deal with septic and conservation restrictions? In either case, rather than just restricting building, we should be working with the builders so they can help us maintain the 'community' vision for the town – whatever that ends up being.

Question 5. What specific measures do you believe should be taken to protect and enhance the town's unique character?

Planning / Education

- Continued/expanded public awareness programs about the town's unique character (great improvement over the past 40 years – need to continue!)
- Enforcement, review, discussion of signing bylaws
- Review bylaws
- A Master Plan for restoration, rehab, etc. of public buildings, spaces.
- Give Planning & Zoning Boards the power to enforce
- North Easton Village
- Downtown needs more off street parking and preservation of the unique buildings, green space downtown with parking behind the buildings. I love the 'Victorian' era architecture but feel that the children's Christmas ornaments **severely** detract from the character of the town.
- Better integration of policies, standards, and regulations between towns boards (Planning & Zoning, ConCom, BOH, ZBA) to reduce inconsistencies.
- Advanced training for members of ZBA (they are special permit granting authority for 40B projects).
- Stop school overrides.
- Establish a Design Board, initially for businesses.
- Better land development bylaws and regulations. More sensitive to the land and community character.
- Explore projects & programs with broad, overlapping benefits. For example, can the town build a network of walking/jogging/bike/ski trails that link historical sites, schools, neighborhoods, shopping to encourage walking or biking and discourage driving?
- More recreation space is needed.

- Design/construction review of new buildings in historic zones. For example, Bridgewater did an awesome new addition to town center (historic look, rear parking, etc.)
- Keep up and expand public education. Expand passive use of open space. Decrease road width and other subdivision measures that detract from the rural character of the town.
- Try again to pass Zoning bylaw. Encourage CPA to buy athletic fields. Continue to restore treasures like the Rockery. Encourage via tax incentives or otherwise the preservation/restoration of historical properties.
- Hire a real town planner who lives up to the job title.
- Personally, I'd like to see a design review board and local Historic Districts but I don't think the town would agree. Archeological resources protection bylaw and a usable Scenic Roads bylaw would be important steps. Special zoning laws is also something to check as are individual preservation restrictions – purchased through CPA or with tax incentives if possible.
- Public participation and education. Residential building moratorium or a maximum #of annual permits (5-10). Instead, offer tax/loan incentive to renovate existing housing stock.
- Education of the public at large. Each new resident should be given a copy of Ed Hands wonderful book as a welcome gift.
- Design review board is needed
- Keep buying open space to slow development.
- Design based on input from the community, including builders who own so much of the build able land, and solid, professional planning to get the work done – not do just another feasibility study that goes nowhere.

Development

- Stay on track with plans to mitigate tall building
- Demo bylaw is good for buildings over 100 years old. Some may be less hard to control. Give concession to property that is >100 than volunteer of property Historical Commission is interested in (?)
- Ban subdivisions
- Deed restrictions are a way to preserve open spaces. Could we have more information on how to go about implementing it and is the cost prohibitive?
- Let's be a design/development model for senior living space, especially since many of our seniors are tax weary. The model would include building design elements to enhance the historic/rural feel of the town.
- Re-evaluate bylaws on new construction

Natural Resources / Historic

- Reinforcement & tuning of the demolition delay bylaw.
- Use the Scenic Road & Wall bylaw to inhibit growth. Grants (not loans) funded by a fee on subdivisions that would be used to rehab historic structures or landscapes in conjunction with preservation restrictions.
- The town has made a concerted, long-term, commitment to expending town & CPA funds for conservation purposes. No comparable commitment has been made for recreational & youth sports land & open space allocation.
- Stronger restrictions on rehab/reuse/removal of historic properties

Question 6. What would Easton look like in 50 years if there were no further changes to local bylaws and procedures?

Other Town References

- "Downtown" Stoughton
- New Jersey.
- 138 will look like Stoughton
- Probably like Quincy. Thanks for the good work that you all do!
- 138/106/123 will look like Stoughton, the rest of town will look like well-to-do Levittown
- Probably like Stoughton along the 138 road, less open space (for recreation & conservation use), and inadequate upkeep/renovation of historical buildings.
- Dorchester
- Arlington, Melrose, Wellesley, etc.
- Mansfield
- Stepford – Thanks you and keep up the good work!

Deterioration

- Scenic roads will disappear, farms will disappear altogether.. "When I left my home town of Norwood 50 years ago, it did have fields, farms, ponds, and many wooded areas. Due to poor planning, there is nothing left. I do not want it to happen to Easton"
- Not the same as now. We need additional tougher enforcement.
- Decrepit
- Foundry Street would be built out. 138 would continue to change over to uglier buildings.
- Subdivisions will use too much land
- Too many homes with character will have been demolished and replaced with mini-mansions
- Wall to wall McMansions. Little affordable housing, loss of historic buildings and open space.
- A small city – large buildings will continue to be built on small lots, high rises will be built (how many homes are now 3-4 stories?).
- Drug stores, gas stations, and donut shops on EVERY corner!
- Overbuilt with houses crowded together, interspersed with large preserved lands we've successfully saved from development.
- The same as today but more congested and generic. The small town feel would have been greatly diminished. The interesting history of the town and the beauty of its fields and buildings will be watered down by the 'bedroom community' majority.
- I don't believe local bylaws will remain the same – there will be passed for more apartments and high rises. If the bylaws don't change, I'd expect we still would have more scenic views of open space, but much more 'modern' housing will be built over demolished older homes.
- Like a city. No country charm is being maintained
- A mass of urban sprawl!

Better

- Just great!
- New buildings that incorporate existing style are way to go – blend old & new.
- Lots of condos & strip malls – mixture of architectural styles.

Neutral

- General character of town (outside of nodes such as 5 corners) would generally remain the same: Wetlands Preservation Act will serve as a major controlling factor in determining levels & locations of future growth.
- Much the same if what I believe is true that most land leftover is wet.
- Pretty much the same as today.
- Like any growing town – growth is good. Smaller growth is better. We should use our resource wisely not ignore them.
- There would be more CVS stores, gas stations, and supermarkets
- It depends. It could look pretty much the same, only seedier (like Norwood) because we haven't spent the resources to keep what we have up. If the town manages to somehow circumvent/change the strong conservation boundaries/laws, there'd be a 'free for all' by developers - the town would move towards a Mansfield-type town (that's in 50 years – Mansfield's not that bad really...after 50, not sure

7.0 Action Plan

This section of the Easton Historic Preservation Plan takes the various needs that have been identified in the plan and organizes them into a format that allows them to be effectively addressed. This action plan is organized into eight issue topics:

1. Inventory of historic resources and National Register Nominations.
2. Historic neighborhoods.
3. Informational needs, education, and advocacy.
4. Historic landscapes and scenic roads.
5. Cemeteries.
6. New development.
7. Special properties.
8. Organizational needs.

For each of these topics, needs are identified, a goal stated, and an action plan presented to achieve the goal. The action plan includes various objectives to meet the goal, tasks necessary to reach each objective, the lead agencies that must be involved to accomplish the tasks, and the year that the tasks will begin.

An Action Plan is important because it provides specific guidance on what needs to be done to address specific needs. However, its specificity also makes it vulnerable to becoming outdated within a few years. As objectives are achieved and conditions change in Easton, the Action Plan should be reviewed annually and updated approximately every five years. The electronic format of this preservation plan will allow this updating to occur with minimal effort.

The Easton Preservation Action Plan is very ambitious and includes no less than 78 individual objectives. However, not all of the objectives are the responsibility of the Easton Historical Commission. Other boards and agencies, such as the Easton Master Plan Committee, the Planning Board, and the Natural Resources Trust of Easton, will play a major role in implementing the plan. Preserving the historic character of Easton will truly be a community-wide effort.

Issue 1: Inventory of Historic Resources and National Register Nominations

Need:

- 1.1 All historic properties in the town have not yet been surveyed.
- 1.2 Archaeological sites in Easton have not yet been inventoried.
- 1.3 Existing National Register districts and properties are not current.
- 1.4 The boundaries of existing National Register districts may need to be clarified and expanded.
- 1.5 The current Easton Inventory of Historic Resources does not meet the current standards of the Massachusetts Historical Commission.
- 1.6 There are historic neighborhoods in Easton that may qualify as National Register districts.
- 1.7 There are historic individual properties in Easton that may qualify for National Register designation.

Goal 1: Upgrade and expand the Easton Inventory of Historic Resources and prepare and submit new district and individual nominations to the National Register of Historic Places.

<u>Objective</u>	Tasks	Lead Agency	Year
1.1 Upgrade the Town's Inventory of Historic Resources to include all pre-1940 structures in town.	<ul style="list-style-type: none"> ▪ Request that matching funds be placed in the budget of the Easton Historical Commission. ▪ Apply to the Massachusetts Historical Commission's Survey and Planning Grant Program for matching funds. ▪ Procure a consultant to conduct the work. ▪ Conduct the new surveys. 	Easton Historical Commission	2008
1.2 Commission new planning studies and inventories of archaeological and other historic landscapes.	<ul style="list-style-type: none"> ▪ Create a committee to identify which sites need additional documentation, using the data in the Preservation Plan as an initial data base. ▪ Develop a work program, including cost estimates, for surveying the main categories of historic landscapes: (1) Native American sites; (2) early European era sites; and (3) historic landscapes. 	Easton Historical Commission	2008
1.3 Review & update existing National Register districts and properties.	<ul style="list-style-type: none"> ▪ Implement this task through a subcommittee of the Easton Historical Commission. 	Easton Historical Commission	2008
1.4 Clarify and expand National	<ul style="list-style-type: none"> ▪ Implement this task through a subcommittee of the Easton Historical 	Easton Historical	

<u>Objective</u>	Tasks	Lead Agency	Year
Register districts, where necessary.	Commission.	Commission	2008
1.5 Revise existing surveys to bring them up to the standards of the Massachusetts Historical Commission's 1995 Survey Manual	<ul style="list-style-type: none"> ▪ Request that matching funds be placed in the budget of the Easton Historical Commission. ▪ Apply to the Massachusetts Historical Commission's Survey and Planning Grant Program for matching funds. ▪ Procure a consultant to conduct the work. ▪ Conduct the new surveys. 	Easton Historical Commission	2010
1.6 Prepare National Register nominations for the new and expanded districts identified in the Preservation Plan.	<ul style="list-style-type: none"> ▪ Submit a request for a Determination of Eligibility for the districts to the Massachusetts Historical Commission. ▪ Request that the Selectmen include matching funds for this study in the budget of the Easton Historical Commission. ▪ Submit an application for funding to MHC's Survey and Planning Grant Program. ▪ Retain a consultant to conduct the work. ▪ Prepare nominations for new and expanded NR districts. 	Easton Historical Commission	2011
1.7 Prepare new individual nominations to the National Register, as recommended in the Preservation Plan.	<ul style="list-style-type: none"> ▪ Submit a request for a Determination of Eligibility for the individual properties to the Mass Historical Commission. ▪ Request that the Selectmen include funding for this study in the budget of the Easton Historical Commission. ▪ Retain a consultant to conduct the work. ▪ Prepare nominations for new individual NR sites. 	Easton Historical Commission	2012

Issue 2: Historic Neighborhoods

Need:

- 2.1 There is no strategy identifying how each neighborhood will be preserved.
- 2.2 Sprawl needs to be contained---and historic neighborhoods defined---by preserving open space at their periphery.
- 2.3 Historical information for each neighborhood is not easily accessible.
- 2.4 Streetscape improvements are an issue for each neighborhood.
- 2.5 The historic downtown is in need of attention.
- 2.6 Not all historic neighborhoods have National Register status.
- 2.7 Historic neighborhoods are often not recognizable to the public.
- 2.8 Advocacy for historic neighborhoods is not consistent and effective.
- 2.9 Need to designate neighborhoods as 40C or neighborhood conservation districts.

Goal 2: Preserve the integrity of Easton's historic neighborhoods

Objective	Tasks	Lead Agency	Year
2.1 Develop a preservation strategy for each neighborhood.	<ul style="list-style-type: none"> ● Work with Town Planner to assure that historic resources are considered. ● Implement the study to develop a preservation strategy for each neighborhood. 	Easton Historical Commission	2008
2.2 Protect open space around historic neighborhoods to contain sprawl.	<ul style="list-style-type: none"> ● Identify an open space buffer around each neighborhood that should be protected. ● Work with the Natural Resources Trust and the Easton Conservation Commission on developing an acquisition and protection strategy for each neighborhood. ● Integrate this concept and strategy into the Easton Open Space Plan and the Easton Master Plan. ● Submit acquisition funding requests to appropriate entity. 	Easton Historical Commission, Conservation Commission and the Natural Resources Trust.	2008

Objective	Tasks	Lead Agency	Year
2.3 Prepare an historical packet for each neighborhood for homeowners and new arrivals.	<ul style="list-style-type: none"> ● Create a committee of the EHC to direct this task. ● Research and prepare the packet and print copies. ● Distribute the packet to homeowners and new arrivals. 	Easton Historical Commission	2008
2.4 Develop a streetscapes improvement strategy for each neighborhood.	<ul style="list-style-type: none"> ● Confer with the Department of Public Works on how best to proceed with this task, either retaining consulting assistance or conducting the work in-house. ● Develop a typical cross-section for each neighborhood for the design of street edgings, sidewalks (if appropriate), curbing, street lighting, street trees, etc. ● DPW to develop a standard operating procedure. ● Begin implementing the plan. ● 	Easton Historical Commission and the Department of Public Works.	2009
2.5 Prepare a revitalization strategy for the downtown section of Main Street.	<ul style="list-style-type: none"> ● Analyze the town's commercial areas as part of the master plan process. ● Review design elements such as lighting, overhead wiring, passive traffic control, signs, and related features. ● Follow through on the recommendations of the master plan. ● 	Master Plan Committee	2009
2.6 Define the boundaries of Easton's historic neighborhoods through their designation as National Register eligible districts.	<ul style="list-style-type: none"> ● (To be conducted as part of objective 1.4). 	Easton Historical Commission	2010
2.7 Provide signs that identify historic neighborhoods "on the ground."	<ul style="list-style-type: none"> ● Choose an appropriate design for a sign. ● Erect the signs on main roads at appropriate locations. 	Easton Historical Commission and the Department of Public Works.	2010

Objective	Tasks	Lead Agency	Year
2.8 Encourage the creation of neighborhood associations that can be advocates in historic neighborhoods.	<ul style="list-style-type: none"> ● Hold community meetings in neighborhoods. ● Follow through on interest provided at the meetings. 	Easton Historical Commission	2010
2.9 Follow through on designating each neighborhood either a 40C district or a neighborhood conservation district, where warranted.	<ul style="list-style-type: none"> ● Do the public education work necessary for getting Town Meeting approval. ● Follow the procedures required to create a 40C district. ● Submit a zoning amendment to Town Meeting for the neighborhood conservation districts. 	Easton Historical Commission	2011

Issue 3: Informational Needs, Public Education and Advocacy.

Need:

- 3.1 There is no place for homeowners and contractors to go to for resources related to the preservation of historic properties.
- 3.2 Additions to historic homes, and also "improvements," are frequently violates the character of the historic property.
- 3.3 Owners who restore their properties may find that they are penalized through increased tax assessments.
- 3.4 The Town's historic archives are in various locations and not very retrievable.
- 3.5 Additional training would be an asset for new and current members of the Historic Commission.
- 3.6 The relationship between the School Department and the Stonehill Industrial History Center is too limited.
- 3.7 Easton school students are not aware of the town's history.
- 3.8 Owners of historic properties are unaware of the benefits of and how to implement façade easements and preservation restrictions.
- 3.9 Barns and outbuildings are at risk because of the financial burden they impose.
- 3.10 Only a small percentage of Easton's residents are aware of the town's history, due in part to a limited number of resources.
- 3.11 New owners of historic properties are often unaware of the historic and architectural significance of their properties.
- 3.12 Other town board members tend to be unaware of historic preservation issues.
- 3.13 The Town's web site is not being used to its full potential for educating the public on preservation issues.
- 3.14 Most of Easton's residents are only vaguely aware of the town's history.
- 3.15 Many owners of historic properties are not fully aware of proper restoration and repair techniques.
- 3.16 Insufficient public recognition is being given to historic structures that are significant and well-maintained.
- 3.17 Most town residents are unaware of the history of their own historic neighborhoods.
- 3.18 There is a lack of appreciation of preservation values among many owners of historic properties.
- 3.19 Tours need to be expanded as an educational method.
- 3.20 Historic sites are underutilized as educational resources.

Goal 3: Provide the information necessary to preserve Easton's historic resources.

Objective	Tasks	Lead Agency	Year
3.1 Create a Preservation Resource Center in Easton for contractors, developers and owners of historic properties.	<ul style="list-style-type: none"> ● Compile a collection of resources that would be of value to contractors, developers and owners of historic properties. ● Locate a place for the collection that would be accessible to the public. ● Increase the effectiveness of the Preservation Resource Center with ongoing additions. ● Provide examples: restoration vs. replacement of windows/siding. 	Easton Historical Commission and the Library Trustees.	2008
3.2 Provide informal design review services to owners of historic properties.	<ul style="list-style-type: none"> ● Develop a system of notifying the EHC when an historic property is about to be enlarged or altered in a manner that may compromise its historical integrity. ● Modify the threshold for the definition of "demolition" which would trigger demolition review by including dramatic, large-scale alterations that effectively destroy an historic building. ● Follow up with design advice for the owner. 	Easton Historical Commission and the Easton Building Commissioner	2008
3.3 Adopt the provision of the Mass. General Laws that allows the phasing in of increased assessments for restoration of historic structures.	<ul style="list-style-type: none"> ● Meet with the Town's Assessors on this issue. ● Follow through as appropriate. 	Town Administrator, Town Assessors, and E. Historical Commission	2008
3.4 Assess the need for a centralized location for the storage of historic documents, including staffing.	<ul style="list-style-type: none"> ● Review the current consulting work being conducted on the archives issue. ● Prepare a plan that addresses the full scope of the archives storage, retrieval and research issue. ● Identify a place where such a center can be located. 	Town Administrator	2008
3.5 Provide preservation training opportunities for members of the Historical Commission.	<ul style="list-style-type: none"> ● Identify what training is needed. ● Research what training opportunities exist. ● Schedule training sessions, as appropriate 	EHC, Mass Historical Commission and Preservation	2008

Objective	Tasks	Lead Agency	Year
		Massachusetts.	
3.6 Develop a more formal and clearly outlined program between the Easton Public Schools and the Industrial History Center at Stonehill College.	<ul style="list-style-type: none"> ● Schedule a meeting between the School Department and the Industrial History Center to discuss options for improved collaboration. ● Implement those options that best advance student knowledge of Easton's history. 	Easton Public Schools and the Stonehill College Industrial History Center	2008
3.7 Integrate the history of Easton into the school's American History curriculum frameworks or some other option.	<ul style="list-style-type: none"> ● Schedule a meeting between the School Department and the Easton Historical Society to confer on possibilities for integrating the town's history into the school's American History curriculum frameworks or other options. ● Follow up on the most promising options. 	Easton Public Schools and the Easton Historical Society	2008
3.8 Make owners aware of the benefits of---and how to implement---preservation and façade easements.	<ul style="list-style-type: none"> ● Compile materials on façade easements. ● Distribute this material---and add to the web site---as part of the distribution of other preservation-related resources to owners of historic properties. ● Follow up with interested owners. 	Easton Historical Commission	2009
3.9 Assist owners of historic barns and out-buildings in preserving them through adaptive reuse, where historic uses are no longer viable.	<ul style="list-style-type: none"> ● Compile information on adaptive reuse of historic out-buildings. ● Distribute these materials and add to the web site. ● Follow through with owners in finding suitable new uses for barns and out-buildings. 	Easton Historical Commission and Preservation Massachusetts	2009
3.10 Create new histories and historical resources that enhance the public's knowledge of the history of Easton.	<ul style="list-style-type: none"> ● Identify what gaps exist in historical resources. ● Identify what additional histories and resources are needed. ● Acquire funding to obtain these resources. ● Disseminate the resources to the public. 	Easton Historical Society	2009
3.11 Create and disseminate preservation informational	<ul style="list-style-type: none"> ● Assemble available informational materials for distribution. 	Easton Historical Commission	2009

Objective	Tasks	Lead Agency	Year
materials for owners of new property.	<ul style="list-style-type: none"> ● Create new materials, where needed. ● Distribute the materials via various options. 		
3.12 Provide historic preservation training for other Town boards.	<ul style="list-style-type: none"> ● Identify what training is needed. ● Research what training opportunities exist. ● Schedule training sessions, as appropriate. 	EHC, Town Boards, MHC, Pres. Mass	2009
3.13 Use the Town's web site to disseminate information on historic preservation, the town's history, home restoration and maintenance and neighborhood tours.	<ul style="list-style-type: none"> ● Review the effectiveness of the current content of the web site. ● Confer with the Town's information systems staff on options available to improve the site. ● Implement improvements that advance the goals of the Historical Commission. 	Town's web master and the Easton Historical Commission.	2009
3.14 Create new approaches to conveying Easton's history to town residents.	<ul style="list-style-type: none"> ● Assemble a task force to review the issue. ● Review the effectiveness of current efforts. ● Identify what is needed to reach town residents. ● Identify what is available to reach town residents. ● Identify what additional media approaches are needed to reach town residents. ● Expand effective public education efforts such as "Historically Speaking." ● Begin to implement those approaches with new initiatives. 	Easton Historical Commission and the Easton Historical Society	2009
3.15 Initiate a program to educate owners of historic properties in town on proper restoration and repair techniques.	<ul style="list-style-type: none"> ● Create a mailer that would be sent to all owners of historic properties. ● Let owners know of the Preservation Resource Center, once established. ● Provide outreach to owners to invite them to meet with the Historical Commission. 	Easton Historical Commission and the Easton Building Commissioner	2009

Objective	Tasks	Lead Agency	Year
	<ul style="list-style-type: none"> ● Sponsor occasional informational forums for owners. 		
3.16 Institute an historic house plaque program.	<ul style="list-style-type: none"> ● Develop a design for the plaques. ● Seek funding for making the plaques. ● Manufacture the plaques. ● Develop a system for identifying qualifying structures and for the distribution of the plaques. 	New preservation society.	2010
3.17 Create walking tour brochures or create a cell phone tour program for each of Easton's historic neighborhoods.	<ul style="list-style-type: none"> ● Create a committee to compile the brochures. ● Locate funding for layout and printing. ● Disseminate the brochures to each household in historic neighborhoods. 	Easton Historical Society	2010
3.18 Increase the awareness of the value of preservation among all owners of historic properties.	<ul style="list-style-type: none"> ● Mail the updated historic property survey forms to all owners of these properties in Easton. ● Present a newcomers package to all new owners of historic properties, including a survey form for the property and histories of the neighborhood and town. ● Mail an occasional newsletter to all owners of historic properties in Easton to inform them of issues related to maintaining historic properties. 	Easton Historical Commission and a new preservation advocacy organization.	2011
3.19 Organize house tours and tours of other historic places in Easton as a method of increasing public appreciation of the town's historic assets.	<ul style="list-style-type: none"> ● Form a committee of the Historical Society or the Preservation Society to organize such tours. ● Implement the tours. 	Easton Historical Society and the Easton Preservation Society.	2011
3.20 Expand and promote historical sites as historical resources.	<ul style="list-style-type: none"> ● Create an ad hoc committee to study the need and identify potential solutions. ● Collaborate to implement these solutions. 	Easton Historical Society	2011

Issue 4: Historic Landscapes and Scenic Roads

Need:

- 4.1 There is a lack of knowledge of where valuable archaeological sites exist in Easton.
- 4.2 There is no connection between---and interpretation of---historic sites and landscapes in town.
- 4.3 Free technical assistance is available to the town to conduct a Heritage Landscape Plan.
- 4.4 Many historic landscapes in town are vulnerable to development.
- 4.5 Special places and gardens in Easton are deteriorating.
- 4.6 The boundaries of significant state, public and non-profit historic landscapes are being compromised by new development.
- 4.7 Scenic roads in town have not been designated.
- 4.8 There is a conflict between the needs for public safety and the need to preserve the scenic quality of Easton's scenic roads, when requests for sidewalks are received by the town.
- 4.9 Historic mile markers on Bay Road are being destroyed by vehicles.
- 4.10 Stone walls outside of town road rights-of-way are subject to destruction.
- 4.11 Dams, ponds and waterways in town are vulnerable.
- 4.12 There is some uncertainty about how to protect the edges of scenic roads when they are reconstructed.
- 4.13 Overhead utilities detract from the tree canopy that makes scenic roads attractive.

Goal 4: Protect historic landscapes and scenic roads.

Objective	Tasks	Lead Agency	Year
4.1 Identify the most important archaeological resources in Easton.	<ul style="list-style-type: none"> ● Apply for MHC Survey and Planning Grant funds and budget local matching funds to conduct an archaeological reconnaissance survey of the town. ● Procure a consultant to conduct the survey. ● Develop and begin implementing an open space protection strategy to preserve the most valuable of these sites. 	Easton Historical Com., Easton Conservation Com., the Natural Resources Trust, & the Community Preservation Com	2008
4.2 Develop a series of	<ul style="list-style-type: none"> ● Map existing trails in town. 	Easton Historical	2008

Objective	Tasks	Lead Agency	Year
interconnected walking trails in Easton.	<ul style="list-style-type: none"> ● Map a series of new trails that would interconnect with the existing trails and connect with historic sites and the Bay Circuit trail. ● Prepare text for a series of interpretative markers along the trail that would explain the historical and ecological significance of various sites. ● Lay out the new trails & install the interpretive markers. 	Commission, the Easton Conservation Commission and the Natural Resources Trust	
4.3 Request that the Department of Conservation and Recreation fund a Heritage Landscapes Plan for Easton.	<ul style="list-style-type: none"> ● Request that Easton be selected for conducting a Heritage Landscape Plan. ● Work with DCR to implement the plan. 	Easton Historical Commission, Natural Resources Trust and DCR	2008
4.4 Protect the most valuable historic landscapes that are not now protected.	<ul style="list-style-type: none"> ● Identify unprotected historic landscapes and rank according to vulnerability. ● Develop a short and long-term strategy for protecting these landscapes. ● Apply for state funding and budget local matching funds to acquire the most vulnerable properties. 	Easton Historical Com., the Easton Conservation Com., the NRT and the Com. Preservation Committee	2009
4.5 Restore significant gardens and special places in town.	<ul style="list-style-type: none"> ● Prepare a plan and implement the restoration of the gardens at the Town Offices site. ● Implement the plan to restore the Italian Gardens adjoining the Town Library site. ● Fund and implement the completion of the Rockery site. ● Plan, fund and implement the restoration of other significant landscapes in the North Easton NR district, including at the Memorial Hall and the Library. 	Easton Historical Commission	2009
4.6 Develop a strategy to aid the preservation of in-holdings on state, public, and non-profit historic properties.	<ul style="list-style-type: none"> ● Identify opportunities for protecting in-holdings on Borderland State Park, Hockomock Swamp, Sheep Pasture, Wheaton Farm, and other historic landscapes. ● Work with the Town's environmental community to develop and 	NRT, Easton Con. Com., MA Dept of Conservation and Recreation, the MA DFW, and Community	2009

Objective	Tasks	Lead Agency	Year
	implement a plan to protect these sites.	Preservation Com	
4.7 Designate qualifying roads in town as Scenic Roads.	<ul style="list-style-type: none"> ● Review roads that had been previously presented to Town Meeting for designation and refine the list if necessary. ● Prepare a warrant for Town Meeting that would designate the list as Scenic Roads. 	Easton Historical Commission	2009
4.8 Develop a sidewalk policy for Scenic Roads.	<ul style="list-style-type: none"> ● Survey other towns to determine how they manage the conflict between the safety issues attendant to scenic roads and the need for sidewalks. ● Develop a sidewalk construction policy that does not detract from the integrity of scenic roads. 	Easton Department of Public Works	2009
4.9 Restore mile markers on Bay Road.	<ul style="list-style-type: none"> ● Identify which markers need replacing. ● Procure replacement markers. ● Install the replacement markers. 	Easton Department of Public Works.	2009
4.10 Preserve stone walls that are on private property.	<ul style="list-style-type: none"> ● Map the location of stone walls in town. ● Develop a bylaw that requires review before the EHC before stone walls are removed. ● Prepare a warrant article for Town Meeting. 	Easton Hist. Com, Easton Planning Board and the DPW	2010
4.11 Develop a strategy to preserve the integrity of dams and waterways (e.g., Queset) and ponds (weed problems rampant) in town.	<ul style="list-style-type: none"> ● Fund a survey of dams in Easton. ● Prepare a report recommending actions to preserve the dams. 	Easton Department of Public Works.	2010
4.12 Develop a policy on road reconstruction that respects the characteristics of the road and of abutting historic properties.	<ul style="list-style-type: none"> ● Analyze the different street edge cross-sections that exist for various historic neighborhoods in Easton. ● Develop model cross-sections that respect the various neighborhoods. ● Implement a policy of using the cross-sections that apply when reconstructing roads in historic districts. 	Easton Historical Commission and the DPW	2010

Objective	Tasks	Lead Agency	Year
4.13 Develop a utilities policy for Scenic Roads.	<ul style="list-style-type: none"> ● Survey other communities to determine how they address this issue. ● Develop a strategy to place overhead utilities underground in historic districts and scenic roads. 	Easton Historical Commission and DPW	2011

Issue 5: Cemeteries

Need:

- 5.1 Damages to town-owned historic cemeteries are not insured by the Town.
- 5.2 Survey forms for the town's 35 historic cemeteries are incomplete.
- 5.3 Development pressures are destroying the open space context of historic cemeteries.
- 5.4 Not all of these cemeteries are listed on the National Register.
- 5.5 There is no strategy for restoring each historic cemetery.
- 5.6 Restoring priority features in the town's historic cemeteries has not been funded.

Goal 5: Survey and restore historic cemeteries.

Objective	Tasks	Lead Agency	Year
5.1 Include Town-owned cemeteries in a rider to the Town's insurance policy.	<ul style="list-style-type: none"> ● Add the Town's historic cemeteries to the town's insurance policy. 	Town Administrator	2008
5.2 Update all survey forms for the 35 historic cemeteries in Easton.	<ul style="list-style-type: none"> ● Apply for funding for the survey update to MHC's Survey and Planning Grant Program and budget local matching funds. ● Procure a consultant to conduct the survey. 	Easton Historical Commission and the Easton Cemetery Commission	2010
5.3 Preserve the open space context surrounding each of Easton's historic cemeteries.	<ul style="list-style-type: none"> ● Map out which cemeteries need to have their perimeters buffered with open space. ● Develop an acquisition or protection strategy for each cemetery. ● Begin implementing the strategy. 	Easton Historical Commission and the Natural Resources Trust	2010
5.4 Prepare National Register nominations for those cemeteries that are not now on the list.	<ul style="list-style-type: none"> ● Apply to MHC's Survey and Planning Grant Program for funding and budget local funds for preparing the nominations. ● Procure a consultant to prepare the nominations. 	EHC and the Easton Cemetery Commission	2011
5.5 Prepare preservation plans for each historic cemetery that outline how	<ul style="list-style-type: none"> ● Apply to MHC's Survey and Planning Grant Program for funding and budget local funds for preparing the preservation plans. 	EHC and the Easton Cemetery	2012

each site is to be restored.	<ul style="list-style-type: none"> ● Identify which features are to receive priority for restoration. 	Commission	
5.6 Fund the restoration of priority features.	<ul style="list-style-type: none"> ● Apply to the Mass Preservation Projects Fund, DCR's Historic Landscapes Fund or other sources and budget local matching funds to implement the restoration work. ● Procure a consultant to spec out the work. ● Procure a contractor to implement the work. 	EHC, the Easton Cemetery Commission and the DPW	2012

Issue 6: New Development

Need:

- 6.1 Demolition permit review procedures are cumbersome.
- 6.2 Communication between boards on new development issues continues to be challenging.
- 6.3 Regulatory tools available for improving new construction may be underutilized.
- 6.4 This Preservation Plan may not be used during the preparation of the master plan.
- 6.5 Development on Route 138 detracts from the historic character of the town.
- 6.6 The Town's site plan review bylaw is inadequate to address current development issues.
- 6.7 The landscaping bylaw is inadequate for insuring that commercial development is attractive.
- 6.8 The Easton sign bylaw is too strict for some applications and too lenient for others, and enforcement is difficult and a low priority for law enforcement.
- 6.9 There are no design guidelines for developers to use when developing commercial properties.
- 6.10 There is no entity to review and guide design issues in new commercial development.

Goal 6: Improve the quality of new commercial construction so that it complements the historic character of the town.

Objective	Tasks	Lead Agency	Years
6.1 Revise the demolition permit review procedures to expedite the review process.	<ul style="list-style-type: none"> ● Review the bylaw to identify what needs to be amended. ● Implement the revisions. 	Easton Historical Commission and the Easton Building Commissioner.	2008
6.2 Improve communication between town boards on development-related issues.	<ul style="list-style-type: none"> ● Monitor the new procedures that the Town Administrator has instituted. ● Improve those procedures as needed. 	Easton Master Plan Committee	2008
6.3 Review the effectiveness of regulatory tools to improve new construction as part of the master	<ul style="list-style-type: none"> ● When preparing the scope of services for the master plan consultant, include a thorough review of all Town bylaws related to construction. 	Easton Master Plan Committee	2008

Objective	Tasks	Lead Agency	Years
planning process.	<ul style="list-style-type: none"> ● Review these bylaws as part of the master planning process. 		
6.4 Integrate the recommendations of the Easton Historic Preservation Plan into the new Master Plan.	<ul style="list-style-type: none"> ● Present the recommendations of the Preservation Plan to the Master Plan Committee to review when preparing the scope of services. ● Recommend that the Master Plan consultant use the Preservation Plan as a resource when preparing the Master Plan. 	Easton Master Plan Committee and the Easton Historical Commission	2008
6.5 Develop a design cross-section of how the town wants the road edge treated along Route 138.	<ul style="list-style-type: none"> ● As part of the master planning process, develop alternatives to consider. ● Implement the selected alternative by submitting to Town Meeting warrants that would add a landscaping section to the zoning bylaw and amend the Town's sign bylaw. 	Easton Master Plan Committee	2009
6.6 Revise the site plan regulations to improve the effectiveness of the review function.	<ul style="list-style-type: none"> ● As part of the Easton Master Plan process, compare the current bylaw with those that are effective in other communities. ● Revise the regulations to improve the functioning of site plan review. 	Easton Master Plan Committee	2009
6.7 Add a landscaping section to the Easton Zoning Bylaw to improve the aesthetics of site plans.	<ul style="list-style-type: none"> ● As part of the Easton Master Plan process, compare the current bylaw with those that are effective in other communities. ● Submit zoning amendments to Town Meeting that will add the landscaping requirement to the bylaw. 	Easton Master Plan Committee	2009
6.8 Amend the Easton sign bylaw to address current business concerns yet improve the attractiveness of commercial areas.	<ul style="list-style-type: none"> ● Inspector of Buildings to review the current bylaw to address both business and aesthetic issues. ● Review these recommendations with relevant boards. ● Submit a warrant to Town Meeting amending the sign bylaw that addresses the issue of the conflict of tree canopies and pylon signs. 	Building Commissioner, Town Administrator and relevant town committees	2009
6.9 Develop design guidelines for new commercial and multi-family development in Easton.	<ul style="list-style-type: none"> ● As part of the master planning process, study the models available in other communities and revise them to conform with Easton's design ethic. ● Submit a design review bylaw to Town Meeting for adoption. 	Easton Master Plan Committee	2010

Objective	Tasks	Lead Agency	Years
6.10 Create a design review committee to implement the design review bylaw.	<ul style="list-style-type: none"> ● As part of the master planning process, develop procedures for design review, using models available from other communities. ● Submit the design review procedures to Town Meeting for adoption. 	Easton Master Plan Committee	2010

Issue 7: Special Properties

Need:

- 7.1 The redevelopment of the Shovel Shop property could compromise the historic architectural integrity of the property.
- 7.2 The Dean Mill site is threatened with development.
- 7.3 The Rockery faces challenges to its completion.
- 7.4 The gardens at the Town Office site need restoration.
- 7.5 Town historic properties like the Rockery are not insured.
- 7.6 The town does not have a preservation strategy for its historic properties.
- 7.7 The Memorial Hall building is an underutilized resource whose future needs to be charted.
- 7.8 Funding for the maintenance of Borderland State Park continues to decline.
- 7.9 The Italian Gardens need restoration
- 7.10 Short and long-term planning for the railroad station is lacking.

Goal 7: Address the needs of special properties in Easton.

Objective	Tasks	Lead Agency	Years
7.1 Assure that historic preservation considerations are included in the redevelopment of the Shovel Shop property.	<ul style="list-style-type: none"> ● Confer with the developer to discuss issues and options. ● Use any intervention strategy to influence the outcome so that the redevelopment of the site respects the historic and architectural integrity of the site. 	Town Administrator and Easton Historical Commission	2008
7.2 Initiate a planning effort to save the integrity of the Dean Mill site.	<ul style="list-style-type: none"> ● Meet with the owner and involved stakeholders to identify alternatives for various build/preserve options. ● Act on whatever build/preserve option seems most realistic and that will preserve as much of the mill site as possible. 	Easton Historical Commission; site owner; Easton Conservation Commission.	2008
7.3 Preserve and complete the construction of The Rockery	<ul style="list-style-type: none"> ● Develop and implement a maintenance plan for the Rockery. ● Complete a feasibility study of the expansion of the Rockery to its originally-planned size, including utility issues. 	Town Administrator, Public Works Department and	2008

Objective	Tasks	Lead Agency	Years
	<ul style="list-style-type: none"> ● Seek funding for the completion. ● Procure a contractor to implement the scope of work. 	the EHC	
7.4 Restore the rose garden and the full grounds at the Town Office property.	<ul style="list-style-type: none"> ● Prepare a plan for the restoration of the full property grounds. ● Request funding for the implementation of the plan in stages. 	Town Administrator	2008
7.5 Include Town-owned historic properties like the Rockery, the Civil War monument, and other sites in a rider to the Town's insurance rider.	<ul style="list-style-type: none"> ● Add the Town's historic sites to the Town's insurance policy. 	Town Administrator	2008
7.6 Develop a comprehensive preservation plan for all town-owned historic properties.	<ul style="list-style-type: none"> ● Develop a list of historic properties and their managing authorities. ● Develop a list of needs for each property. 	EHC and the Town Administrator	2008
7.7 Plan for the long-term restoration and reuse of Memorial Hall.	<ul style="list-style-type: none"> ● Coordinate with the Memorial trust in conducting a feasibility study of the best long-term use of the building. ● Put in place the legal and other preconditions necessary for the building to be used as a productive facility. 	The Memorial Trust, the Easton Board of Selectmen, the Town Administrator and the Easton Historical Commission	2009
7.8 Restore funding for Borderland State Park adequate to assure that the facility has sufficient staffing and is properly maintained.	<ul style="list-style-type: none"> ● Meet with Commissioner of the Department of Conservation and Recreation to discuss the issue. ● Follow up with state representatives to assure that funding and staffing are adequate to maintain the facility. 	Commissioner of DCR, state representatives, and the Town Administrator	2009
7.9 Restore the Italian Gardens adjoining the Public Library.	<ul style="list-style-type: none"> ● Request funding for the implementation of the design that has been prepared for the site. ● Procure a contractor to implement the plan. 	Town Administrator	2009
7.10 Support enhanced utilization and preservation of the railroad	<ul style="list-style-type: none"> ● Request funding for the stabilization of the building and the finishing 	Easton Historical Society	2009

Objective	Tasks	Lead Agency	Years
station.	<p>of the basement to allow it to store archives.</p> <ul style="list-style-type: none"> ● Conduct a feasibility study of the future space needs of the Easton Historical Society. ● Conduct a feasibility study of the future of the RR Station. 		

Issue 8: Organizational Needs

Need:

- 8.1 Preservation advocacy in the town needs a non-town entity.
- 8.2 An entity is needed to do acquisition deals involving purchase, restrict and resell.

Goal 8: Create new organizational structures to increase the effectiveness of historic preservation in Easton.

Objective	Tasks	Lead Agency	Year
8.1 Establish an Easton Preservation Society to act as a private advocate for historic preservation issues.	<ul style="list-style-type: none"> ● Convene a meeting of local preservationists to discuss this possibility. ● If found to be needed, establish this organization. 	Local residents.	2012
8.2 Establish an Easton Preservation Trust to buy/restrict/sell historic properties when necessary.	<ul style="list-style-type: none"> ● Convene a meeting of local preservationists and environmentalists to discuss the need and the possibility of forming such a group. ● If found to be needed, establish this organization. 	Local residents.	2012

8.0 Timeline: Implementing the Easton Historic Preservation Plan

This chapter organizes the objectives in the Action Plan by the year indicated for their initiation. The numbers used are indexed to the numbers of the objectives in the Action Plan.

2008

- 1.1 Upgrade the Inventory of Historic Resources to include all pre-1940 structures in town.
- 1.2 Commission new planning studies of archaeological sites.
- 1.3 Review and update existing National Register districts and properties.
- 1.4 Clarify and expand existing National Register districts, where necessary.
- 2.1 Develop a preservation strategy for each neighborhood.
- 2.2 Protect open space around each neighborhood.
- 2.3 Prepare an historical packet for each neighborhood.
- 2.4
- 2.6 Define boundaries of Easton's neighborhoods through NR district designation.
- 3.1 Create a preservation resource center for owners and contractors.
- 3.2 Provide informal design review for owners of historic properties.
- 3.3 Adopt provisions related to phasing in assessments for historic restorations.
- 3.4 Assess need for centralized location for historic documents.
- 3.5 Provide preservation training opportunities for Historical Commission members.
- 3.6 Develop formal ties between Easton Public Schools and Stonehill's Industrial History Center.
- 3.7 Integrate the history of Easton into the schools' curriculum.
- 4.1 Identify the most valuable archaeological resources in Easton.
- 4.2 Develop a series of interconnected walking trails in Easton.
- 4.3 Request funding for a Heritage Landscapes Plan for Easton.
- 5.1 Include Town-owned cemeteries in the Town's insurance rider.
- 6.1 Revise demolition permit procedures to expedite review.
- 6.2 Improve communication between Town boards on development projects.
- 6.3 Revise regulatory tools to improve new construction.
- 6.4 Integrate Preservation Plan recommendations into the master plan.
- 7.1 Assure that historic preservation issues are included in the Shovel Shop site.
- 7.2 Initiate a planning effort to save the integrity of the Dean Mill site.
- 7.3 Preserve and complete the construction of the Rockery.
- 7.4 Restore the rose garden at the Town Offices site.
- 7.5 Include the Rockery and other Town properties in the Town's insurance rider.
- 7.6 Develop a preservation plan for all town-owned historic properties.

2009

- 2.5 Develop a streetscapes improvement strategy for each neighborhood.
- 2.6 Prepare a revitalization strategy for downtown Main Street.
- 3.8 Make owners aware of benefits of façade easements.
- 3.9 Assist owners of historic barns in preserving them.
- 3.10 Create new histories and historical resources for the public.
- 3.11 Create and disseminate preservation informational materials for new homeowners.
- 3.12 Provide historic preservation training for other town boards.
- 3.13 Use the Town's web site to disseminate information on historic preservation.
- 3.14 Create new approaches to conveying Easton's history.

- 3.15 Create a program to educate owners of historic properties on restoration techniques.
- 4.4 Restore significant gardens and special places in town.
- 4.5 Protect the most valuable historic landscapes that are not now protected.
- 4.6 Strategize to preserve historical assets on state, public & non-profit historic properties.
- 4.7 Designate qualifying roads in town as Scenic Roads.
- 4.8 Develop a sidewalk policy for scenic roads.
- 4.9 Restore mile markers on Bay Road.
- 6.5 Develop a design cross-section for Route 138.
- 6.6 Revise site plan regulations.
- 6.7 Add a landscaping section to the Zoning Bylaw.
- 6.8 Amend the Easton Sign Bylaw.
- 7.7 Plan for the long-term use of Memorial Hall.
- 7.8 Restore funding for Borderland State Park.
- 7.9 Restore the Italian Gardens.
- 7.10 Support enhanced utilization and preservation of the railroad station.

2010

- 1.2 Revise existing historic surveys to current MHC standards.
- 1.5
- 2.7 Provide on-street identification signs for each neighborhood.
- 2.8 Encourage creation of neighborhood associations.
- 3.16 Institute an historic house plaque program.
- 3.17 Create walking tour brochures for each neighborhood.
- 4.10 Preserve stone walls that are on private property.
- 4.11 Develop a strategy to preserve the integrity of dams and waterways in town.
- 4.12 Develop a policy on the reconstruction of scenic roads.
- 5.2 Update survey forms for all 35 cemeteries in town.
- 5.3 Preserve the open space context surrounding each historic cemetery.
- 6.9 Develop design guidelines for new commercial development in Easton.
- 6.10 Create a design review committee.

2011

- 1.6 Prepare nominations for new and expanded National Register districts.
- 2.9 Designate each neighborhood as a 40c or a conservation district.
- 3.18 Increase awareness of preservation's value among owners of historic properties.
- 3.19 Organize historic house tours.
- 3.20 Expand and promote historic sites as educational resources.
- 4.13 Develop a utilities policy for scenic roads.
- 5.4 Prepare NR nominations for unlisted cemeteries.
- 2012
- 1.7 Prepare new individual National Register nominations.
- 5.5 Prepare preservation plans for each historic cemetery.
- 5.6 Fund the restoration of priority features for each cemetery.
- 8.1 Establish an Easton Preservation Society.
- 8.2 Establish an Easton Preservation Trust.

9.0 Tools and Techniques Necessary to Implement Easton's Historic Preservation Goals

Preserving Easton's historic resources will require the use of a range of regulatory and non-regulatory approaches. In most instances, more than one approach will be necessary. The techniques described here are only a brief summary of the tools and techniques available to municipalities in advancing the goals of historic preservation.

Recommendations related to which of these tools and techniques should be used by Easton are not described in this section but are explored in more detail in other sections of this report. The purpose of this chapter is to describe the broad range of resources available to protect historic properties and to inform the public of their value.

Note that many of these techniques can be used to promote historic preservation efforts. However, they can be equally applied in ways diametrically opposed to preservation. Like any tool, use is key.

9.1 Regulatory Tools

Because new development is a major threat to historic structures and landscapes, land use regulations are an important part of any preservation strategy. Zoning is one of the most important of these regulatory tools. Regulatory powers available are wide-ranging and can be extremely effective in moderating the effects of development on historic resources.

9.1.1 Site Plan Review

Site plan review allows a community to review plans for residential and non-residential development. The purpose of such reviews is to assure that all plans submitted to the town are consistent with local regulations. Typical site plan review involves the review of regulations related to zoning, town engineering standards, landscaping, wetlands, public safety, public health, handicapped parking and access standards, and impacts on historic resources, among other issues. Site plan review is also an opportunity to reduce negative impacts and improve the functioning of the proposed development.

Typically, this regulation is segmented into minor site plan review (for single family homes or small projects) and major site plan review.

9.1.2 Landscape Bylaws

A thorough landscape section in the zoning bylaw is an important complement to site plan review. Landscaping regulations should be in the zoning bylaw to assure that they have legal force. Landscaping regulations include requirements for landscape and planting buffers along public ways, in parking lots, and along the perimeter of the property. Such regulations also typically include planting

requirements for the site to assure that all new development is aesthetically pleasant and consistent with the preservation of town character.

9.1.3 Special Permits

Special permits are additional powers available to local boards through zoning bylaws. Such permits are discretionary and are typically used where a use allowed by-right in the zoning bylaw needs additional review or oversight to assure that the purpose of the zoning district is achieved. For example, cluster or open space developments are usually allowed only by special permit because of the design review that is necessary to achieve the desired objective of open space preservation. Potentially noxious uses such as auto repair shops are another example where special permits are commonly required.

9.1.4 Open Space Development

Open space development, also known as cluster zoning, allows the reduction of residential lot size and frontage requirements if a certain portion of the parcel is reserved as protected open space. The cluster option can be important to the protection of historic resources, since developers can use it to avoid the destruction of historic sites while still keeping the same density of dwellings that was proposed in the original conventional subdivision plan. The use of cluster zoning may be a tool to protect open space and historic resources at no cost to the municipality, but of course not all proposals using this method protect resources.

9.1.5 Transfer of Development Rights

Transfer of Development Rights (TDM) allows the transfer of density from one parcel to another parcel. TDM's are usually allowed only by special permit. The concept is similar to open space zoning, except that the clustering occurs across property lines. TDM has been controversial in instances where residents in the "receiving" neighborhood do not want the added density. However, TDM's are sometimes valuable in saving open land or historic resources where no other option is available and where circumstances favor it.

9.1.6 Hammerhead (or Pork Chop) Lots

Hammerhead lots are a provision in the zoning bylaw that allows substantially reduced frontage and "neck" width requirements if the size of the lot is increased. They are usually allowed only by special permit.

Hammerhead lots have a function in preserving historic resources because they allow development to move back from scenic and historic roads, thereby reducing the amount of disturbance and visual impact at the road edge. When used effectively, only a drive may be visible from the road using this option. On the other hand, this provision can be utilized simply to develop lots otherwise undevelopable, thereby adding to the density of development with its various negative impacts.

9.1.7 Common Driveways

Common driveway provisions in a zoning bylaw help to preserve the integrity of historic resources by minimizing the amount of cuts that could occur on scenic roads and through historic stone walls. They can be used in either residential or commercial developments and are usually given by special permit. Again, if used to

make unbuildable land developable this method can be utilized in a manner negatively affecting preservation.

9.1.8 Subdivision Regulations

Subdivision regulations lay out the “ground rules” for the dividing up of land into house lots and commercial subdivisions. They are intended to provide prior notice to developers as to what the Planning Board expects in terms of development standards for design and construction of private and public ways. State enabling legislation constrains the latitude that Planning Board have in developing subdivision regulations.

Two opportunities exist to amend subdivision regulations to increase protection of historic resources. First, if the Planning Board wishes to have the latitude to review the impact on historical resources of a proposed subdivision, it must assure that the regulations clearly state this. In other words, the regulations must tell the developer in advance---must provide “due notice”---that historic preservation considerations may be a reason that the Planning Board may deny the plan or request revisions.

Second, subdivision regulations may include a provision that the board may ask for special impact studies if it believes that the development will adversely affect historical resources. This is a very important option that is available to a planning board but only if the board amends their regulations to include this provision.

9.1.9 Demolition Delay (Review) Bylaws

Demolition delay bylaws are local regulations that can delay the demolition of historic properties in response to an application for a demolition permit. The historic properties affected are typically on the local survey of historic structures or are identified by a threshold date and certain other criteria. The delay allows the community and the owner an opportunity to review the need for the demolition and to arrive at an alternative outcome that preserves the property.

More detail on Easton’s Demolition Review Bylaw are included in this report.

9.1.10 Design Review

One of the more effective tools for the protection of historic resources is design review. Unlike most zoning regulations, which regulate only those design elements that are on plan, design review allows the community to comment on design issues that are in elevation. Design review often only applies to commercial or multi-family residential development but could be applied more broadly.

Design review should be accompanied by design guidelines for the community. These guidelines provide developers and architects with ideas and concepts of what the community is seeking in its new commercial and residential buildings.

9.1.11 Scenic Roads Bylaws

The Scenic Roads Act (G.L., Ch. 40, sec.15C) allows municipalities to enact bylaws to protect local roads for their historic, scenic and aesthetic values. The law states that:

“any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal of trees, or the tearing down or

destruction of stone walls or portions thereof, except with the prior written consent of the planning board.”

The law requires a public hearing, unless the proposed work does not involve trees or walls. It applies to the entire right-of-way, including walls and trees at the edge of the right-of-way. Where the boundaries of a right-of-way are in question, stone walls may be used as boundary lines. The Scenic Roads Act complements the Public Shade Tree Act, which does not protect trees from road construction. Local roads may be designated as scenic under the act. In addition, state routes may also be subject to the Scenic Roads provisions if they are incorporated into a National Register District or through special legislation.

9.1.12 Public Shade Tree Act

Trees within a public right-of-way are public property and, as such, are subject to the provisions of the Public Shade Tree Act. The law requires that every community shall designate a tree warden who shall hold a public hearing when any public shade tree is proposed for removal, cutting or trimming. Trees must be posted with such hearing notices. Appeals to the decision of the tree warden may be made to the selectmen. Removal of dead, diseased or dangerous trees is exempt from the Act.

9.1.13 Sign Regulations

Accessory signs can be regulated by a local bylaw. Local authority over signs extends to all signs on private property, including professional signs. The local building inspector or zoning enforcement officer enforces the bylaw. Sign control is an important component of any effort to preserve the historic character of a community. This requires both a sound bylaw and strict enforcement.

Sign regulation should consider the special needs of both residential and commercial districts. In commercial zones, regulations should address the issue of the inevitable conflict between tree canopies and signs on high pylons. In historic area regulation should take into account the design aesthetic of the neighborhood.

9.1.14 Special Assessment Policy

Chapter 191 of the Acts of 1996 allows municipalities to phase-in increased property assessments when an historic structure is substantially restored. The legislation allows, under local option, the authorization to phase-in over a five-year period rehabilitation work for owner-occupied residential properties that are listed in the State Register of Historic Places.

9.1.15 Chapter 61

MGL Chapter 61, the Farmland Assessment Act, allows local assessors to tax land in active forestry use (Chapter 61), agricultural use (Chapter 61A) or open recreational use (Chapter 61 B) at their farming, forestry or recreational value rather than their highest and best use, which would be the uses for which the land is zoned. The act was designed to preserve farming in the Commonwealth by reducing the real estate tax burden on farmers. It has been an important tool in preserving the viability of historic farms.

9.1.16 Reservation of land provisions in the Subdivision Control Law

Under the provisions of the state's Subdivision Control Law (G.L. Ch. 41), local planning boards may, as a condition for approving a subdivision, require the developer to set aside for "park" purposes a part of the subdivision "not unreasonable in area in relation to the land being subdivided" for a period not to exceed three years. This is only a "set-aside" for three years, not a gift from the developer. If a community wishes to reserve a portion of a subdivision for possible public use, it must purchase it. However, the advantage of this provision is that it gives the town a reasonable time to decide whether to purchase the site.

This provision could be useful when a part of a subdivision has been determined to contain historic resources, particularly resources of an archaeological nature. While it may be preferable for a developer to use cluster zoning to preserve an open space resource, this reservation clause may be useful when a developer chooses to go the route of a conventional subdivision.

9.2 Acquisition Tools

The most effective way to preserve historic resources is to purchase all or partial interest in a property. Most of the funding available to purchase historic properties originates from agencies whose purpose is to preserve land for conservation and agricultural purposes.

It is unusual for historic structures to be purchased by public agencies to be owned in full fee due to concerns of use and maintenance. If an appropriate and viable use can be determined by the agency, then purchase is a viable option. Most of the acquisition approaches to protecting historic building involve either the purchase or gifting by the owner of a preservation restriction or façade easement, while the building continues to remain in private ownership and use.

9.2.1 Conservation Restrictions

A conservation restriction is in effect a deed restriction that prevents some or all of development from occurring on a parcel. These "development rights" can be either donated or purchased. Conservation restrictions are a preferred method of protecting open or agricultural land because the land remains in private ownership. As a result, the land continues to be used as private property and the public is saved from maintaining the land or having to purchase full fee title to protect it. Under the provisions of G.L. Ch. 184, sec. 31-33 approved in 1969, conservation restrictions may now be held in perpetuity.

Gifts to the town of conservation restrictions must be approved by the local board of selectmen and by the Secretary of Environmental Affairs. The statute permits but does not require public access as part of the restriction, depending on the purpose of the restriction.

9.2.2 Preservation Restrictions

Preservation restrictions are allowed under the provisions of the Conservation Restriction Act. These restrictions can limit the exterior and interior alterations of a building, the altering of a site, or historically inappropriate uses when this is necessary to preserve the structure or site for its architectural or archeological value or for its historical associations. Each preservation restriction must be approved by the selectmen and by the Massachusetts Historical Commission. The restriction

may be held by the local historical commission or by some other approved public or non-profit entity. These restrictions area also held in perpetuity.

9.3 Buy/Restrict/Resell

This is one of the most effective approaches to protecting historic resources. It involves the purchase of a property, the placing of a preservation or conservation restriction on all or part of the property, then reselling the property with the restrictions in place. In many instances, the property can be resold without a loss in value. Restrictions on structures tend to reduce value less than restrictions on land.

9.3.1 Limited Development

Limited development involves the development of a site at less than the allowed density, thereby allowing the preservation of an historic or open space resource. This approach can be used in either residential or commercial developments. It tends to be a last-option approach when sufficient funds cannot be raised to purchase the entire property.

9.4 Special District Tools

9.4.1 National Register Districts

Historic districts created through nomination to the National Register of Historic Places recognize coherent areas that are important in American history, culture, architecture or archaeology. National Register Districts are federal designations, with nominations made to the Secretary of the Interior through the Massachusetts Historical Commission. National Register designations are important because they recognize the significance of an area to the community, state or nation. Unlike 40C districts, however, they do not provide any protection against inappropriate alteration or demolition. They do, however, trigger some protection on the state and federal level if state or federal permitting or funding is used to alter a property listed on the Register.

9.4.2 Local 40C Historic Districts

Massachusetts General Laws Chapter 40C allows municipalities to create local historic districts for areas that qualify under guidelines established by the Massachusetts Historical Commission. The purpose of a 40C district is to protect areas of architectural and historical integrity. The historic districts that are created under 40C allow a range of protections for historic properties, including inappropriate alteration, and are administered by local historic district commissions. For areas of special historical significance to a community, there is no more effective approach to protecting it than designating it a 40C district.

9.4.3 Neighborhood Conservation Districts

Neighborhood Conservation Districts are overlay zoning districts that provide limited protection for areas that have special architectural or historical attributes. Usually, these areas would not qualify for historic district designation but nonetheless have qualities worth conserving. In other instances, a district may qualify for 40C status, but local conditions may preclude getting approval for such a designation.

Conservation districts regulate new construction, additions, and demolition through a design review process. The powers and scope of what the conservation district includes within its regulations varies among communities. The City of Cambridge has extensive experience in administering neighborhood conservation districts.

9.4.4 Zoning Overlay Districts

Zoning overlay districts mandate special requirements over and above the underlying zoning district. These overlay districts are usually enacted to advance certain natural resource objectives such as the protection of groundwater resources, floodplains and wetlands. However, they can also be applied to historical resources such as archaeological and geological resources. Overlay districts usually require development applications to submit additional information on the resource to be protected, and they require mitigation measures when the development will adversely affect that resource.

9.5 Acquisition Funding Programs

9.5.1 Community Preservation Act

The Community Preservation Act was created by the Commonwealth to allow municipalities to create a local revenue source that could be used to protect open space, create affordable housing and preserve historic resources. The source of funding for local CPAs comes from a surcharge on the real estate tax, ranging from one to three percent. A state match can provide as much as a 100% match.

A minimum of 10% of the annual revenues of the fund must be used for each of the three core community concerns: open space, historic preservation and affordable housing. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use. This allows each community the opportunity to determine its priorities, plan for its future, and have the funds to make those plans happen. To date, 127 communities have adopted the CPA, or over one-third of the municipalities in Massachusetts.

9.5.2 Massachusetts Preservation Projects Fund

The Massachusetts Preservation Projects Fund is a matching grant program that is administered by the Massachusetts Historical Commission and assists public or non-profit owners to purchase, restore and maintain historic properties. The program requires that any property purchased or improved through the fund must have a preservation restriction placed on it. To qualify for MPPF funding, a property must be on the State or National Register of Historic Places.

The total amount of funding, state-wide, under this program varies year to year, and is relatively limited. Thus the selection process is competitive. These grants also typically require a 50% match from the town.

9.5.3 Self-Help Program

This is a matching grant program administered by the Massachusetts Division of Conservation Services. It provides up to \$500,000 per project to municipalities for acquiring land that will be protected for conservation and passive recreational purposes. Landscapes that have historical significance qualify for this funding if they also have conservation and recreational value.

9.5.4 The Agricultural Preservation Restriction Program

Administered by the Massachusetts Department of Food and Agriculture, The Agricultural Preservation Restriction Program provides farmers an alternative to selling their land for development. The APR Program purchases development rights to prime, active farmland. This assistance provides the dual benefit of providing cash to farmers to continue their operations while assuring that the land will stay open in perpetuity.

Since the APR Program has a per-acre cap on what it will spend for agricultural land, a local match is usually required to purchase farmland in most parts of the state. The Department of Food and Agriculture encourages municipalities to participate in funding the match and in being co-holders of the deed restrictions. Since the APR Program doesn't include the protection of farm dwellings, barns and other structures, these historic resources will require other approaches if they are to be protected.

9.5.5 State Agency Land Acquisitions

If a state agency determines that a property has value to its mission, it may purchase land and add it to its protected inventory. The Massachusetts Division of Fisheries and Wildlife and the Massachusetts Department of Conservation and Recreation are two such agencies.

The Division of Fisheries and Wildlife purchases larger tracts of land that are important wildlife habitats, particularly if they include wetlands. The agency's low per-acre ceiling on land purchase costs limits the amount of upland that they are able to purchase. The Department of Conservation and Recreation has a current policy of acquiring land where the parcel is an in-holding to a current DCR property, abuts a property or in some other way complements an existing holding.

In Easton, the potential for Division of Fisheries and Wildlife acquisitions exist in the vicinity of the Hockomock Swamp or other large wetlands habitat, particularly if they abut existing protected land. The Department of Conservation and Recreation interests in the town may include parcels that would expand the boundaries of the Borderland State Park.

9.5.6 Local Land Trusts

Local land trusts can be impressive leaders in protecting historic landscapes in a community. One of the most important assets of a land trust is that they provide the ongoing advocacy that is essential if a community's land acquisition program is to succeed. Another asset of local land trusts is that they are typically in contact with land owners and frequently have a keen sense of what properties are about to be offered for sale or are vulnerable to development. As private entities, they are also free to raise funds from sources that may be unavailable to public agencies. Some landowners also feel more comfortable donating land to a private entity. Easton's Natural Resources Trust has been very effective in protecting historic landscapes in the town. It also manages effective advocacy and educational initiatives.

9.5.7 Private Funding Sources

Historic landscapes can also be protected by private conservation entities, if the property aligns with the mission of the organization. The Nature Conservancy and

The Trustees of Reservations are two organizations that will come to a community if a project advances their goals. The Trust for Public Land is another national private organization that assists local municipalities and organizations in protecting historic landscapes. Unlike The Nature Conservancy and The Trustees of Reservations, the TPL does not fund acquisitions but holds land while an acquisition deal is in process. They are especially helpful when an owner needs to sell quickly but the funding source is not yet available or when part of the land must be sold off for limited development to finance the acquisition of the major part of the holding.

9.6 Historic Restoration Funding Tools

Historic properties can be expensive to maintain, and the existence of funding programs can be important to assuring the long-term viability of historic resources.

9.6.1 Massachusetts Preservation Projects Fund

This program was described earlier under the acquisition tools section, but it is principally a major source of funding for the restoration of historic structures. It is usually not available for private residences.

9.6.2 Local Community Preservation Act Funding

This source of funding is available for not only the acquisition of historic resources but also for restoration of local historic properties. Projects must be approved by the local Community Preservation Act Committee and Town Meeting.

9.6.3 Federal Rehabilitation Tax Credits

These tax credits are available to National Register properties or qualifying structures in National Register districts and only for income-producing properties. There are creative approaches to using these credits. For example, large projects (generally over \$1.5 million) can consider teaming with an investor who will help fund a project to get the tax credits in exchange. The National Trust Community Investment Corp (<http://ntcicfunds.com/>) is one agency involved with this process.

9.6.4 DCR's Historic Landscapes Program

This program, administered by the Mass Department of Conservation and Recreation, provides modest grants to public properties that are listed on the National or State Register of Historic Places. Funds can be used for preliminary planning, preparation of construction documents or the conducting of construction improvements to historic landscapes. This DCR program funds studies and restoration of local historic cemeteries.

9.6.5 LEED Program

Recent efforts to promote environmentally sensitive design and construction has led to potential funding opportunities in this regard. While LEED funding focuses on environmental and energy consumption, there are LEED standards focused on rehabilitation of existing buildings. The preservation and environmental communities are beginning to recognize a symbiosis, many noting "the most green building is the one that already exists." Extant buildings represent a great deal of embodied energy, and demolition or overzealous upgrading effectively wastes all the

energy that went into making that building. In addition, much historic fabric within a building is less toxic than modern materials. Older buildings “breathe” and have had many years to off-gas and are therefore far less susceptible to problems like “sick building syndrome.” Also, despite the conventional wisdom about old windows, the tight grain of old –growth wood utilized in these windows is far more energy efficient than new wooden windows (assuming the old windows are maintained).

9.6.6 Private owner funding

The major source of funding for preserving historic resources, of course, is the private owners of historic properties. Most historic properties, particularly residential properties, are maintained and restored without any outside source of funding. Even when public sources of funding are used to restore a property, private matching funds are always a major and required part of the funding source.

9.7 Funding for Studies of Historic Resources

9.7.1 Survey and Planning Grants

The Survey and Planning Grant Program is administered by the Massachusetts Historical Commission and provides an excellent source of funding for local projects that are consistent with MHC’s State Historic Preservation Plan. That plan focuses on the need to identify, evaluate and protect the state’s cultural resources.

Eligible projects include the following:

- Inventories of historic, architectural, landscape and archaeological resources.
- Preparation of National Register Nominations.
- Surveys or planning projects for the identification, evaluation and protection of National Register-eligible resources.
- Support of preservation planning and education efforts.
- Development of local initiatives for the protection of historic resources.
- Pre-development and development projects (for Certified Local Governments only).

The program requires a 40% local cash match and has a project cost minimum of \$10,000.

The Survey and Planning Grant Program has funded projects such as local inventories of historic resources, the preparation of preservation plans, public education programs, feasibility studies for historic projects and related initiatives. The S&P Grant Program is a way to fund those activities that provide the basic information that is the essential first step in preserving historic resources. The educational activities it supports makes the public aware of the rich historic resources in their community.

9.7.2 Massachusetts Preservation Projects Fund

The MPPF funds feasibility studies of specific buildings or projects, including rehabilitation plans, specifications and bid documents. Properties must be on the State or National Register of Historic Places to qualify for funding.

9.7.3 Historic Landscapes Program

The Historic Landscapes Program, administered by the Department of Conservation and Recreation funds studies of historic landscape resources, such as cemeteries, parks and parkways. Properties must be on the State or National Registers to qualify for funding.

9.7.4 MFH Programs

Funding for researching the historic context of an historic property is available from the Massachusetts Foundation for the Humanities. The MFH usually funds studies if there will be a public presentation or forum that will result from the research. This not only assists in researching the history of a property but also encourages the applicant to make public the knowledge derived from the research.

9.8 Information Tools

One of the most powerful tools available to the preservationist is information. An historic resource can be destroyed with impunity if no one knows its significance. Information in effect places a protective mantle around a property that says, in effect, "This property is significant and deserves to be saved." While this mantle is very fragile, it is always the essential first step if a property is to be preserved.

9.8.1 Municipal Surveys of Historic Structures

Perhaps the most valuable informational tool available to local historical commissions is their local surveys of historic structures. These surveys include the history of each historic resource including the ownership, architectural characteristics and other historical information related to the property.

The common failing of most surveys of historic resources is that they were conducted by volunteers before the current thorough requirements of the Massachusetts Historical Commission were in effect. As a result, many surveys are not as complete or accurate as would be required today. Given that these survey forms contain all of the most critical information about a community's historic resources, they should be updated to reflect the current requirements of the MHC.

9.8.2 National Register Nominations

The National Register of Historic Places is the nation's official list of buildings, districts, sites, structures and objects important in American history, culture, architecture, or archaeology.

The Massachusetts Historical commission administers the National Register program for the National Park Service.

Nominations to the National Register are based on a comprehensive survey of local historical resources that document the historical and architectural value of individual properties. These surveys identify properties that are eligible for listing in the National Register and allow decisions concerning whether a property should be listed to be made within a consistent context. National Register nominations can be either for individual properties, for area-wide resources or instances where properties are thematically connected.

National Register status benefits historic resources because it gives public recognition to a property or area for its significance to the community, state and/or

nation. It also makes a property eligible for federal tax incentives for rehabilitation, gives it a limited degree of protection when public funds are used, or federal or state permitting is triggered, and provides eligibility for matching state grants under the Preservation Projects Fund and the Historic Landscapes Program.

9.8.3 Local Histories

Histories of local communities are important to historic preservation efforts because they provide the context within which historic properties were built and used. They bring the story of history to life.

While local histories are invaluable informational tools, they are accessed by only a small percentage of the public. In addition, local histories typically provide a mass of detail without placing events in the larger context of state, national and world history. What is often needed is an abbreviated version of local history that is accessible yet provides the essential information necessary to adequately tell the story.

9.8.4 New investigations

Local surveys of historic structures include those areas that are known to exist or have existed, including structures, ruins of structures or known archaeological sites. However, sites that are not as evident tend not to be inventoried. These include unexplored archaeological sites, old trails and historic geologic formations. As a result of this lack of information, valuable historic sites can be destroyed without anyone being aware of their significance.

New information about these sites can either be obtained by commissioning a consultant to perform a formal investigation (the preferred approach for potentially sensitive archaeological sites) or it can be performed by volunteers in the field.

9.8.5 Historic Landscapes Program

Information about historic landscapes can be funded through the Historic Landscapes Program administered by the Mass Department of Conservation and Recreation. Properties must be on the National or State Registers to qualify for funding.

9.8.6 Certified Local Government Program

The Certified Local Government Program is a unique partnership that provides a close integration of federal, state and local preservation activities. Communities that have enacted historic preservation legislation are eligible to apply to MHC for certification. By extending state and federal programs at the local level, the CLG program allows communities to participate directly in the review and approval of National Register nominations. CLGs are eligible to compete for at least 10 percent of the federal funds allocated to MHC.

9.8.7 “On the Road”

The Massachusetts Historical Commission provides on-site technical assistance to local historical commissions and historic district commissions through its Director of Local Programs. The program is designed to assist local commissions in resolving problems or discussing issues of concern. Topics that can be covered include the role of local historical commissions, developing goals and objectives,

grants, inventories and surveys, zoning, the National Register, local historic districts, demolition delay bylaws, and similar issues. This service is available by appointment, and MHC encourages the host community to invite other area historic commissions to the meeting.

9.8.8 Web Sites

With the widespread use of the Internet in recent years, web sites have become important sources of information. However, the full potential of web sites is still unrealized. Web sites provide the opportunity to post public information on historic properties on the Internet, including the surveys of historic structures. Information on restoration resources and other information helpful to owners of historic properties can be made easily available on the Internet.

Web sites can also be quite creative. For example, a virtual walking tour of a community's historic resources can be posted on web sites. It can also be a place where homeowners can obtain advice on specific restoration issues via email. Web sites have unlimited potential to connect the public with information on all aspects of historic preservation.

9.9 Educational Activities

Historic resources are difficult to protect if no one knows that they exist. The more residents are aware of the value of the historical sites in their community, the more likely those resources will be preserved. Educational activities are an extremely important protective tool for historic preservation, particularly in those communities where the value of protecting historic resources may not be widely appreciated.

9.9.1 Distribution of Municipal Surveys of Historic Structures

Perhaps the most focused and effective educational activity available to local historical commissions is their local surveys of historic resources. When distributed to owners of properties and to realtors, this information can be enormously effective in influencing the actions of owners in preserving their properties.

Most owners of historic properties are not fully aware of the full historical or architectural value of their property. The distribution of survey forms, therefore, provides local historical commissions with the opportunity to remind owners that they are unique stewards of the community's history. The more owners that receive copies of the survey forms, the more effective they will be. Therefore, a system should be created to assure that the surveys are distributed, that owners receive new information about their properties as it is generated, and that property owners are invited to become partners with the Historical Commission in adding to this information.

In order for the survey forms to be fully effective, they should be updated to the current standards of the Massachusetts Historical Commission.

9.9.2 Slide Programs and PowerPoint Presentations

Slide programs and PowerPoint Presentations are especially effective educational tools because of their visual character and flexibility. Every community should have presentations on some or all of the following topics:

- The architectural styles in the community, and their historical progression.

- An historical overview of the community, as told through images of its historic sites.
- The evolution of the economic base of the community and the role that the landscape played in the development of the economy.
- A history of the people and culture of the community, as told through the places where residents have lived and worked.
- A narrative history of special events in the community.
- A history of the development of the landscape, described using surficial geologic maps, and the influence that this geologic history has had on the use of the land.
- Narrative/visual summaries of reports, such as preservation plans.

PowerPoint presentations are supplanting slide programs, but there is no need to abandon slides where the capability and equipment needed to produce a PowerPoint presentation is lacking. What is important is to have some form of graphic presentation available.

9.9.3 Speakers Bureau

Even the best PowerPoint or slide programs don't present themselves, so it is necessary to have a team of individuals available as a speakers' bureau. The presentations should be advertised to local civic groups and scheduled for showing at the regular meetings of these groups. In addition, special showings of the programs can be made at any time.

9.9.4 House Tours

House tours are popular events that highlight a community's history. They are not only effective fundraisers for educational activities related to historic preservation but provide an opportunity to reach many individuals with educational materials. House tours are also effective in emphasizing the importance of preserving historic interiors and lend themselves to a community's Christmas activities.

9.9.5 House Plaques

House plaques identify the name of an historic structure and the date of construction of the original part. Plaques have an intangible but nonetheless very effective result in protecting a structure from demolition or major alteration. Their preventive power lies in their visibility and the prominence that they give to a structure's history. A plaque in effect says "this place is a valuable historic resource and should be protected."

9.9.6 Historic Tours

There are several kinds of historic tours possible: neighborhood walking tours, self-guided tours, bus tours, bicycle tours, environmental hiking tours, "armchair tours" and "virtual tours."

Neighborhood walking tours are ideal for villages or urbanized places that can be easily traversed through walking. Self-guided tours allow the flexibility of taking a walking tour at any time, as long as there is a tour brochure, effective signage or some other means available of providing information. Bus tours are popular because they are accessible to the elderly and others who may have difficulty walking longer distances. Bus tours also have the benefit of being held in any weather and

of being able to accommodate a larger group. Their negative is the expense involved in hiring a bus and driver.

A newer innovation is cell phone tours. For a nominal fee, information can be recorded that can be accessed by calling a cell phone number and keying in the number for a particular site. Visitors can be directed to the proper number by small signs on-site or maps.

Bicycle tours are ideal for more extended tour routes, but are limited to those who have access to and are able to ride bicycles. Environmental hiking tours are ideal for learning about geological and archaeological sites that are isolated or on the routes of regular outdoor tours.

“Armchair tours” are ideal because they allow individuals to participate in a tour while remaining inside. They are excellent for group presentations and for reaching audiences that would otherwise not attend an on-site tour. “Virtual tours” are walking tours that are placed on an organization’s web site, whether that organization is an historical commission, an historical society or a preservation society. Virtual tours are excellent because they are accessible to any one at any time and can include any number of thematic tours.

9.9.7 Lecture Series

A venerable but still popular form of informing the public of a community’s history and historic resources is through lectures and forums. The Massachusetts Foundation for the Humanities is an excellent source of funding for such educational events.

9.9.8 Interpretive Monuments

When historical structures disappear, one way to preserve the memory of the significance of a site is to place a commemorative marker within public view. These monuments provide an opportunity for the public to know that something significant occurred or existed at this location. When a significant structure or site is gone, that may be the best that can be done.

However, the significance of commemorative markers should not be minimized. Where a marker is placed on open land, it has the same effect as an historic plaque placed on a structure: it has a tendency to protect the site from being defiled. For example, if a subdivision was proposed for an open site that had a marker near the road that identified the site as having some historical significance, the marker would have notified the public that the site has historical value and that options to conventional development should be explored.

These options could include purchase of a full fee interest in the property the purchase of a conservation restriction; reservation of the most historical part of the site through the development of the site in an open space or cluster subdivision; or development of the site at a less density that would preserve part of the site. Had the marker not existed, the significance of the site would be known to only a few persons in the community and the momentum to develop as a conventional subdivision would be insurmountable.

9.9.9 School Curriculums

The integration of historical components into local school curriculums received an impetus from the Massachusetts Education Reform Act. The Social Studies

Frameworks that developed out of the act require integrating the history of Massachusetts into the teaching of history. This requirement provides an opportunity to include local history into the curriculum as a way of illustrating larger state and national concepts.

The Frameworks now require that third grade students be shown how local sites illustrate history; require that the fifth grades include local history and that high schools include a component on the Industrial Revolution, which has relevance at the local level.

9.9.10 News Articles

Advocates need to be constantly aware of the ways in which preservation makes news. Newspaper articles in particular provide a readily available source for reaching a wide local audience on issues related to local history and historic preservation. Articles can originate from a reporter covering an event (a lecture, a house tour, or a bus tour); a controversy (the projected demolition or spoiling of an historic site); a dedication of a site that has been saved; an historical anniversary date (for example, the 100th anniversary of a local engineering project); an accomplishment (the acceptance of a National Register nomination or the receipt of a funding grant); or the publication of a report on local preservation efforts.

Articles can also be written by local preservationists and submitted to community newspapers as op ed pieces. Letters to the editor are excellent for focusing on specific issues of topical concern or for following up on a news article.

9.9.11 Exhibits

Exhibits in well-traveled areas provide the opportunity to reach residents that may not attend special events related to historic preservation. Exhibits have the disadvantage of being passive but have the advantage of being able to remain in one location for an extended period.

Exhibits are most effective when they interact with a related event, for example, a photo competition that has an historic preservation theme or an exhibit that commemorates an anniversary of an historic event. The opening of an exhibit is usually accompanied by an article in the local newspaper.

Appendixes

Appendix A. Inventory Detail

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
54	1800	519	Bay Street	Daniel Wheaton House 1765	2003
56	1725	539	Bay Street	Captain Benjamin Williams House	2003
57	1717	479	Bay Street	Josiah Keith House 1717	2003
59			Bay Street	Newcomb-Claire House	
115		91	Bay Street	Borderland State Park-Smith Farmhouse 1880	
144		91	Bay Street	Borderland State Park-Smith Farm Barn 1880	
255	1900	18	Bridge Street	Joseph Texeira House-No Style	2003
256	1891	19	Bridge Street	Frank Spillane House-Queen Anne	2003
257	1900	23	Bridge Street	Harold Plunkett House-No Style	2003
18			Canton Street	Picker Farm	
46	1812	300	Center at NE Dist Line to Depot	Edson House (Federal), Barn ca. 1900	2003
191	1820	285	Center at NE Dist Line to Depot	Clark House (Greek Revival)	2003
192	1800	314	Center at NE Dist Line to Depot	Miranda Howard House	2003
193	1880	321	Center at NE Dist Line to Depot	Greek Revival, Barn ca, 1890 Victorian Ecl.	2003
194	1890	347	Center at NE Dist Line to Depot	William Leonard House, Vict. Ecl., Barn ca 1900 Vict. Ecl.	2003
195	1880	348	Center at NE Dist Line to Depot	H. L. Leonard House, Vict. Ecl., Barn ca. 1900 Vict. Ecl.	2003
196	1900	349	Center at NE Dist Line to Depot	Victorian Eclectic, Barn ca. 1870	2003
197		367	Center at NE Dist Line to Depot	Cape Cod	2003
198		409	Center at NE Dist Line to Depot	Victorian Eclectic, Barn ca. 1870	2003
199	1780	414	Center at NE Dist Line to Depot	Colonial Revival	2003
200	1920	425	Center at NE Dist Line to Depot	Bungalow, Garage ca. 1940	2003
201	1920	429	Center at NE Dist Line to Depot	David Reed House, Greek Revival	2003
202	1920	432	Center at NE Dist Line to Depot	Victorian Eclectic, Shed ca 1900	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
203	1916	433	Center at NE Dist Line to Depot	1860	2003
204		434	Center at NE Dist Line to Depot	Victorian Eclectic	2003
45	1830	37	Center Street	Admiral Wild House-1885	2003
145		12	Central Street	Victorian Eclectic	
146	1868	7	Central Street	Morse Thread Mill, Victorian Eclectic	2003
147	1940	14	Central Street	Colonial Revival	2003
148	1930	19	Central Street	Colonial Revival	2003
149		22	Central Street	Charles E. Crofoot Gear Building	
150	1880	24	Central Street	Federal	2003
151	1940	25	Central Street	Cape Cod	2003
152	1900	31	Central Street	Victorian Eclectic	2003
153	1900	33	Central Street	Victorian Eclectic	2003
154		36	Central Street		
155	1900	39	Central Street	Victorian Eclectic	2003
156	1930	40	Central Street	Colonial Revival	2003
157	1920	43	Central Street	Victorian Eclectic	2003
158	1920	44	Central Street	Colonial Revival	2003
159	1920	45	Central Street	Colonial Revival	2003
160	1950	46	Central Street		2003
161	1920	47	Central Street	Colonial Revival	2003
162	1930	50	Central Street	Cape Cod	2003
163	1948	51	Central Street	Cape Cod	2003
164	1946	52	Central Street		2003
165	1950	54	Central Street		2003
166	1930	61	Central Street	Cape Cod	2003
167	1950	62	Central Street	Cape Cod	2003
168	1930	65	Central Street	Cape Cod	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
169		71	Central Street		
170	1930	73	Central Street	Cape Cod	2003
171	1930	77	Central Street	Cape Cod	2003
172	1930	81	Central Street	Cape Cod	2003
173	1930	83	Central Street	Cape Cod	2003
54			Dean Street		
55			Dean Street	Godfrey-Jones House	
205			Depot Street	Easton Evangelical Congregational Church	
208	1880	263	Depot Street	Ripley House, Shed ca. 1900	2003
211	1900	354	Depot Street	Victorian Eclectic	2003
214	1900	375	Depot Street		2003
258	1936	7	Depot Street	Bertha Cunningham House-No Style	2003
260	1890	13	Depot Street	Jesse Wilson House-Queen Anne	2003
262	1920	27	Depot Street	Frederick and Katherine Mahoney House-Craftsman	2003
265	1920	60	Depot Street	Michael and Elizabeth Fox House-Craftsman	2003
267	1900	83	Depot Street	Lyman Heath House-1 1/2 story front gable end	2003
270	1700	95	Depot Street	James Guild House-Colonial	2003
269	1932	87	Depot Street	South Easton Fire Station-No Style	
21	1880	104	Elm Street	Spring Hill	2003
22		136	Elm Street	Wayside	
23		133	Elm Street	F. L. Ames Estate Gate Lodge	
24			Elm Street	F. L. Ames Estate Gardener's Cottage	
27	1890	135	Elm Street	Langwater	2003
61		75	Foundry Street	Slocum House	2003
62		121	Foundry Street	Joseph Hayward House	
63	1810	269	Foundry Street	Horace M. Pool House (1770)	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
64		555	Foundry Street	Swift Store	
65		500	Foundry Street	Lincoln Drake House	
124	1830	541	Foundry Street	Greek Revival-Andrus House	2003
125	1804	531	Foundry Street	Greek Revival-Spiby House	2003
126	1900	530	Foundry Street	Gothic-Grant House	2003
127	1920	534	Foundry Street	New England Cottage-Munier House	2003
128	1900	542	Foundry Street	New England Frame-Stewart House	2003
129		558	Foundry Street	Greek Revival	
130	1933	560	Foundry Street	Victorian	
131			Foundry Street		
132		581	Foundry Street	New England Frame-Wilbur House	
133		583	Foundry Street	New England Frame-Shaw House	
134	1900	573	Foundry Street	Cape-Baker House	2003
135	1760	549	Foundry Street	Hipped Roof Colonial-Wry House	2003
136	1850	545	Foundry Street	Greek Revival-Stacey House	2003
244			Foundry Street	Meadow Lea Cranberry Company Shed #2	
245	1870	239	Foundry Street	Edward R. Hayward House	2003
246	1920	243	Foundry Street	Hayward/Gershman House	2003
247	1890	247	Foundry Street	Edward B. Hayward House	2003
248	1810	261	Foundry Street	Joseph Hayward, Jr. House	2003
249	1890	263	Foundry Street	Harrison Pool House	2003
251	1771	285	Foundry Street	Edward Hayward/Deacon Pool House	2003
252			Foundry Street	Meadow Lea Cranberry Company Building #1	
254			Foundry Street	Meadow Lea Cranberry Company Shed #1	
			Foundry Street	Meadow Lea Cranberry Company Building #2	
271	1925	6	High Street	Ralph Philbrick House-Craftsman	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
272	1900	26	High Street	Estelle Heaphy-No Style	2003
84	1920	23	Highland Street	Greek Revival-South School House	2003
85	1730	29	Highland Street	Josiah Keith House, Georgian	2003
86	1760	35	Highland Street	Colonial	2003
87	1720	37	Highland Street	Cape	2003
88	1830	41	Highland Street	Cape	2003
89	1900	49	Highland Street	Cape	2003
107	1830	12	Highland Street		2003
108			Highland Street		
109	1920	18	Highland Street	New England Frame-1850	2003
110	1920	58	Highland Street		2003
137	1932	45	Highland Street	Center Entrance Colonial-Rollins House	2003
273	1915	2	Hill Street	Leslie B. and Vera White House-Colonial Revival	2003
274	1900	6	Hill Street	Edwin H. White House-Queen Anne	2003
275	1950	11	Hill Street	Elwood and Evelyn Andrews House-Ranch	2003
50			Howard Street	Second Elijah Howard House	
48	1769	2	Howard Street	Howard House	2003
49	1880	3	Howard Street	Howard House	2003
51	1880	25	Howard Street	Soule House	2003
52	1845	36	Howard Street	Howard Schoolhouse	2003
53		57	Howard Street		
356	1900	5	Howland Court	J. D. Atwood House and Barn-Queen Anne	2003
357	1900	7	Howland Court	August Anderson House-Queen Anne	2003
358	1900	8	Howland Court	Alfred Johnson House-Queen Anne	2003
359	1900	9	Howland Court	Borje Johnson House-Queen Anne	2003
360	1900	12	Howland Court	Carl Nelson House-Queen Anne	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
276	1860	5	Jenny Lind Street	O. J. Lindquist House-Greek Revival	2003
277	1918	9	Jenny Lind Street	August Benson House-Four Square	2003
278	1890	11	Jenny Lind Street	Andrew B. Anderson House-Queen Anne	2003
279	1900	21	Jenny Lind Street	James P. Downey House-Italianate/Queen Anne	2003
280	1900	25	Jenny Lind Street	Anna Anderson House-Queen Anne	2003
281	1900	31	Jenny Lind Street	John Lonn House-Queen Anne	2003
282	1900	35	Jenny Lind Street	Albert F. Dahlborg House-Italianate	2003
13	1890	10	Lincoln Street	First Oliver Ames High School	2003
14			Lincoln Street		
15			Lincoln Street		
1			Main Street	Oakes Ames Memorial Hall	
3			Main Street	Ames Free Library	
7			Main Street		
9	1854	51	Main Street	Queset Lodge	
10	1862	23	Main Street	Unity Close	2003
11	1900	13	Main Street	Unity Church	
12		9	Main Street	Unity Church Parsonage	
28	1880	250	Main Street	Langwater Farm House	2003
29	1880	235	Main Street	Canary Cottage	2003
30		193	Main Street	Immaculate Conception Roman Catholic Church	2003
32		140	Main Street	Covenant Congregational Church	
283	1900	5	Maple Street	Carl Peterson House-Queen Anne	2003
284	1900	9	Maple Street	John O'Leary House-No Style	2003
285	1926	10	Maple Street	Melof Vendt-Bungalow	2003
112	1900	257	Massapoag Avenue	Borderland-Ames Mansion	2003
113			Massapoag Avenue	Borderland State Park-The Shooting Lodge	

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
114		251	Massapoag Avenue	Borderland-George Wilbur House	2003
138			Massapoag Avenue	Currivan Corn Crib	
139			Massapoag Avenue	Borderland State Park Maintenance Garage	
143		251	Massapoag Avenue	Borderland-George Wilbur Cattle Barn	
31			Mechanic Street	Easton Central Methodist Church	
2			North Main Street	Knights of Columbus Building	
4			North Main Street	Ames Shovel Company Building	
5			North Main Street	Ames Shovel Company-Carriage House	
6			North Main Street	Ames Shovel Company-Carriage House	
25	1900	69	North Main Street	S. Randall House	2003
26	1820	92	North Main Street	Easton Public School	2003
16			Oliver Street	Ames Shovel Company Stone Factory Building	
19	1925	50	Oliver Street	General Electric Company Building	2003
20			Oliver Street	Ames Shovel Company Manager's Housing	
74	1802	59	Pine Street	Jeptha Howard House	2003
286	1940	70	Pine Street	Eastondale Grammar School-Classical Revival	2003
287	1856	87	Pine Street	W. H. Southworth House-Greek Revival	2003
288	1925	90	Pine Street	Carl and Elouise Carlson House-Craftsman	2003
289	1904	95	Pine Street	Eugene W. Blood House-Queen Anne	2003
290	1920	103	Pine Street	Sainsbury House-Dutch Colonial Revival	2003
291	1900	106	Pine Street	Thomas Howard House-Italianate	2003
292		106	Pine Street	Thomas Howard Barn	
293	1920	111	Pine Street	Benjamin Lunn House-Queen Anne	2003
294	1950	116	Pine Street	Anthony and Olga Borack House-Contemporary Ranch	2003
295	1900	120	Pine Street	Frank W. Algar House-Italianate	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
296	1905	121	Pine Street	Orrin Packard House-Queen Anne	2003
297	1900	122	Pine Street	Frank W. Algar House-Italianate	2003
361	1920	23	Pine Street	Alvin E. Fuller House-1 1/2 story front gable end	2003
362	1928	24	Pine Street	Donald Porter House-Tudor	2003
363	1920	27	Pine Street	George and Emma May House-1 1/2 story front gable end	2003
364	1920	28	Pine Street	Thomas Weatherbee House-1 1/2 story front gable end	2003
365	1920	31	Pine Street	Harry J. Canegaly House-1 1/2 story front gable end	2003
366	1900	33	Pine Street	Dexter and Nettie Ewell House-1 1/2 story front gable end	2003
367	1920	34	Pine Street	Harrison W. Bruce House-1 1/2 story front gable end	2003
368	1920	34	Pine Street	James Gordon Shop-1 1/2 story front gable end	
369	1920	35	Pine Street	Alton Alger House-1 1/2 story front gable end	2003
370	1910	40	Pine Street	James E. Howard Apartments-1 1/2 story front gable end	2003
371	1920	41	Pine Street	Charles W. Willis House-1 1/2 story front gable end	2003
372	1910	42	Pine Street	Charles I. Wright House-1 1/2 story front gable end	2003
373	1920	43	Pine Street	Ruby E. Howard House-1 1/2 story front gable end	2003
374	1920	45	Pine Street	1 1/2 story front gable end	2003
375	1920	53	Pine Street	Earl E. Staples-No Style	2003
33	1792	46	Pond Street	Oliver Ames House	2003
78	1900	15	Poquanticut Street	Richardson-Converted Barn	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
91	1804	10	Poquanticut Street	Colonial	2003
92		14	Poquanticut Street	Cape	2003
93	1900	18	Poquanticut Street	Carpenter Gothic	2003
94	1900	20	Poquanticut Street	Greek Revival	2003
95	1900	19	Poquanticut Street	Duplex? Cape	2003
96	1930	27	Poquanticut Street		2003
97		31	Poquanticut Street		
98	1900	34	Poquanticut Street	Duplex Cape	2003
98		36	Poquanticut Street	Duplex Cape	2003
99	1830	35	Poquanticut Street	Duplex Cape	2003
99		37	Poquanticut Street		
100	1880	49	Poquanticut Street	Cape-1820	2003
101	1850	60	Poquanticut Street		2003
118	1950	39	Poquanticut Street	Swanson House-Cape	2003
119	1940	24	Poquanticut Street	Sandstrom House-New England Frame	2003
120		22	Poquanticut Street	Rosa House-Cape	2003
121	1900	10 R	Poquanticut Street	Hip Roofed Cape	
73		308	Purchase Street	Slocum House	
215	1900	3	Purchase Street	Clapp House, Victorian Eclectic, Garage ca. 1940	2003
216	1920	6	Purchase Street	Stillman Lincoln House	2003
298	1890	11	Reynolds Street	Edward J. McMenemy House-Queen Anne	2003
299	1900	12	Reynolds Street	Charles E. Nyquist House-Italianate	2003
300	1900	13	Reynolds Street	Peter Melin House-Queen Anne	2003
301	1894	17	Reynolds Street	Peter Melin House-Queen Anne	2003
302	1917	26	Reynolds Street	Charlotte Anderson House-Queen Anne	2003
303	1900	10	Seaver Street	Dennis Kelly House-Colonial Revival	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
304	1900	20	Seaver Street	Edward H. Kennedy House-Dutch Colonial Revival	2003
305	1900	22	Seaver Street	Andrew Bergland House-Queen Anne	2003
306	1920	33	Seaver Street	August Rosen-Dutch Colonial Revival	2003
307	1914	40	Seaver Street	Adolph P. Dahlborg-Craftsman Bungalow	2003
308	1915	44	Seaver Street	Godfrey Anderson House-Four Square	2003
309	1900	48	Seaver Street	Albert Carlson House-Queen Anne	2003
217	1900	4	Short Street	Victorian Eclectic	2003
218	1920	14	Short Street	Bungalow	2003
219	1953	25	Short Street	Cape Cod	2003
220	1880	76	Short Street		2003
221		104	Short Street	Cape Cod	2003
222	1840	31	Short Street	Oliver Howard House, Federal	2003
224	1954	106	Short Street	Cape Cod	2003
79	1900	51	South Street	Belcher Foundry Worker Housing	2003
80	1900	53	South Street	Belcher Foundry Worker Housing-Duplex Cape	2003
81	1900	58	South Street	Belcher Foundry Worker Housing-Duplex Cape	2003
82	1900	64	South Street	Belcher Foundry Working Housing-Duplex Cape	2003
83	1780	102	South Street	Cape and Barn	2003
90		69	South Street		2003
102	1900	8	South Street	New England Frame	2003
103	1900	16	South Street	Greek Revival	2003
104	1920	25	South Street	New England Frame	2003
105	1900	55	South Street	New England Frame	2003
106	1920	59	South Street	New England Frame	2003
122	1920	3	South Street	Cape	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
123	1850	21	South Street	Roscoe House-New England Frame	2003
66		24	Turnpike Street	Morse House	
67	1850	39	Turnpike Street	S. W. Mores & Co. House and Tavern-No Style	2003
69	1900	122	Turnpike Street	White House-Gothic Revival	2003
70	1807	537	Turnpike Street	Taunton-South Boston Turnpike Toll House	2003
71		538	Turnpike Street	Gilmore House	
72	1815	220	Turnpike Street	Howard House-Federal	2003
310	1890	9 and 11	Turnpike Street	Baker Double House-No Style	2003
311	1890	13	Turnpike Street	Michael Cunningham House-Greek Revival	2003
312	1920	17	Turnpike Street	Walter and Nellie Bruce House-Queen Anne	2003
314		48 and 50	Turnpike Street	James M. Howard Double House-No Style	2003
315	1900	56	Turnpike Street	Albert Lothrop House-Federal	2003
316	1910	64	Turnpike Street	James Orcutt House-Queen Anne	2003
317	1900	70	Turnpike Street	James M. Howard House-No Style	2003
318		70	Turnpike Street	James M. Howard Carriage House-Queen Anne	
320	1931	77	Turnpike Street	James M. Howard Store and P.O.-Craftsman	
321	1900	81	Turnpike Street	Louis Thayer House-Greek Revival	2003
322	1880	82	Turnpike Street	Charles Thayer House-Greek Revival	2003
323	1920	83	Turnpike Street	Asaph and Katherine Howard House-Greek Revival	2003
324	1750	87	Turnpike Street	Macomber House-Cape	2003
326		126	Turnpike Street	Junco Products Factory	
327	1949	126	Turnpike Street	Junco Products Factory Office-Industrial	
328	1888	129	Turnpike Street	Robert Lunn House-Greek Revival	2003
329	1900	132	Turnpike Street	United Unitarian Church-Queen Anne	2003

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
330	1854	133	Turnpike Street	Henry White House-Greek Revival	2003
331	1900	156	Turnpike Street	James Magner House-Queen Anne	2003
331		75	Turnpike Street		2003
332	1920	164	Turnpike Street	Edward Gifford House-Colonial Revival	2003
333	1930	168	Turnpike Street	Philip Southworth House	2003
334	1910	192	Turnpike Street	Seba Howard House-Greek Revival	2003
335		192	Turnpike Street	Seba Howard House Barn 19th Century	
68/319	1910	71 and 75	Turnpike Street	Howard Shoe Company Factory-No Style	2003
34		93	Union Street		
35	1900	7	Union Street	Dr. Webster House	2003
39		411	Washington Street	F. L. Ames Carriage House	
40	1900	359	Washington Street	Twin Cottages	2003
41		320	Washington Street	F. L. Ames Mansion	
42		560	Washington Street	South Easton Elementary School	
43		606	Washington Street	Elijah Howard House	
44	1828	682	Washington Street	Barzilla Dean House-Federal	2003
111		719	Washington Street	Simpson Spring-Office and Storage Building-No Style	
174		572	Washington Street		
175	1930	573	Washington Street	Neubert Morse House-Colonial Revival	2003
176		574	Washington Street	Restaurant	
178		588	Washington Street	Commercial	
179	1946	589	Washington Street	Commercial	
180		590	Washington Street	Restaurant	
181	1900	593	Washington Street	George Copeland, Jr. House, Victorian Eclectic	2003
182		594	Washington Street	Restaurant	

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
183		597	Washington Street		
184	1900	599	Washington Street	Victorian Eclectic	2003
185		604	Washington Street	Commercial	
186	1775	605	Washington Street	Funeral Home, Victorian Eclectic	2003
187	1900	611	Washington Street	Morse Thread Company Workers Housing-Victorian Eclectic	2003
188	1880	613	Washington Street	Morse Thread Company Workers Housing-Victorian Eclectic	2003
189	1880	617	Washington Street	Morse Thread Mill Worker Housing-Victorian Eclectic	2003
337	1830	670	Washington Street	James Rankin House-Queen Anne	2003
338	1900	679	Washington Street	T. H. Dean House-Italianate	2003
340		682	Washington Street	Barzilla Dean House Barn	
341	1900	683	Washington Street	Charles D. Simpson House-Queen Anne	2003
342	1900	687	Washington Street	S. D. Simpson House-Greek Revival	2003
343	1920	688	Washington Street	Colinal Revival Four Square	2003
344	1900	691	Washington Street	Edward H. and Kate Kennedy House-Queen Anne	2003
345	1900	713	Washington Street	Pearl Eastman House-Queen Anne	2003
376	1900	719	Washington Street	Simpson Spring-Manufacturing & Bottling-No Style	2003
377		719	Washington Street	Simpson Spring-Old Store House-No Style	
379		719	Washington Street	Simpson Spring-Storage-No Style	
380		719	Washington Street	Simpson Spring-Auto Repair Shop-No Style	
381		719	Washington Street	Simpson Spring-Truck Garage	
382		719	Washington Street	Simpson Spring-Garage and Storage Building-No Style	
383		719	Washington Street	Simpson Spring-Loading and Transportation-No Style	

Inventory EST#	Assessed Age (used to apply Demo Permit Review Bylaw Process)	Street #	Street Name	Historical Survey	Year of Latest Street Directory Listing
384		719	Washington Street	Simpson Spring-Warehouse-No Style	
177/223	1900	579	Washington Street	Morse Thread Mill Storage Building	2003
177/233	1900	579	Washington Street	Morse Thread Mill Storage Building	2003
47/389	1900	670	Washington Street	Dean Mill	2003
36	1787	91	Washington Street to Main St.	Dickerman House	2003
37	1792	142	Washington Street to Main St.	140-142 Washington St.	2003
37	1900	140	Washington Street to Main St.	140-142 Washington St.	
75	1765	4	Water Street	Morse House	2003
76	1754	8	Water Street	Colonial	2003
190		6	Water Street		2003
346	1878	10	Williams Street	John O'Hanlon House-Queen Anne	2003
347		18	Williams Street	Swedish Church-Queen Anne	
348	1902	25	Williams Street	Andrew Johnson House-Queen Anne	2003
349	1864	27	Williams Street	J. Cahill House-Greek Revival	2003
350	1900	30	Williams Street	Daniel Mitrano House-Queen Anne	2003
351	1903	34	Williams Street	Frank Johnson House-Queen Anne	2003
352	1900	36	Williams Street	Patrick Reynolds House-Second Empire	2003
353	1891	39	Williams Street	James Todd House-Italianate/Queen Anne	2003
354	1900	43	Williams Street	Daniel J. Dineen House-Italianate/Queen Anne	2003
355	1926	46	Williams Street	Frank McMenamy House-Dutch Colonial Revival	2003
385	1900	51	Williams Street	Daniel Dineen House-No Style	2003
386	1900	53	Williams Street	Cornelius Dineen House-No Style	2003
387	1900	55	Williams Street	Thomas Lyons House-No Style	2003
388	1900	57	Williams Street	Joseph Dineen House-No Style	2003
17				Ames Shovel Company Worker's Housing	
142				Borderland State Park-Visitor's Center	

Appendix B. Demolition Permit Review Checklist

The following table includes guidelines followed by the Easton Historical Commission (EHC) when a demolition permit request is forwarded to them by the Building Inspector.

Required Permit Application Information	Guidelines for the EHC
Address of Property	
Date permit application received from the Building Inspector (BI)	Must respond to the BI within 7 business days of receipt of the application.
If building is not found to be historically significant, date of written notification to the Building Inspector.	If no response is received from the EHC within 15 business days, the Building Inspector may issue the permit.
A. If building is found to be historically significant, date of written notification to the Building Inspector.	Must be within 15 business days of receipt of the application.
1. Date of public hearing.	Must be within 15 business days of receipt of the application.
2. Date of notification posted in Town Offices by the EHC.	Must be with 30 days of B.
3. Date of newspaper notification of hearing.	Not less than 7 days prior to the public hearing.
B. Date of written determination from public hearing forwarded to Building Inspector and to the applicant.	Not less than 7 days prior to the public hearing.
<i>If necessary and agreed to here, this determination may be postponed and/or the public hearing continued – such an action will override the timeframe outlined in C.</i>	
C. If building is found NOT to be preferably preserved after the public hearing, end the process.	Must be within 14 days after the public hearing.
If the building is found to be preferably preserved after the public hearing, 12 month delay will be enacted – date after which demolition permit can be issued.	

Appendix C. Demolition Review Bylaw of April 8, 2004

Preservation of Historically Significant Buildings

Section 1. Intent and Purpose

This bylaw is enacted for the purpose of preserving and protecting significant buildings within the Town of Easton that constitute or reflect distinctive features of the architectural, cultural, economic, political, or social history of the town and to limit the detrimental effect of demolition on the character of the town. Through this bylaw, owners of preferably preserved buildings are encouraged to seek out alternative options that will preserve, rehabilitate or restore such buildings, and residents of the town are alerted to impending demolitions of significant buildings. By preserving and protecting significant buildings, this bylaw promotes the public welfare by making the town a more attractive and desirable place in which to live and work. To achieve these purposes the Easton Historical Commission would be authorized to advise the Building Inspector with respect to the issuance of demolition permits that are regulated as provided by this bylaw.

Section 2. Definitions

APPLICANT- Any person or entity who files an application for a demolition permit. If the applicant is not the owner of the premises upon which the building is situated, the owner must indicate on or with the application his/her assent to the filing of the application.

APPLICATION - An application for the demolition of a building.

BUILDING - Any combination of materials forming a shelter for persons, animals, or property.

DEMOLITION - Any act of pulling down, destroying, removing, dismantling or razing a building or commencing the work of total or substantial destruction with the intent of completing the same.

BUILDING INSPECTOR - The person occupying the office of Building Inspector or otherwise authorized to issue demolition permits.

COMMISSION - The Easton Historical Commission or its designee.

DEMOLITION PERMIT - The permit issued by the Building Inspector for a demolition, substantial demolition or removal of the exterior of a building, excluding a demolition permit issued solely for the demolition of the interior of a building.

SIGNIFICANT BUILDING - A building determined by the Commission to be significant based on any of the following criteria:

- The Building is listed on the National Register of Historic Places.
- The Building has been found eligible for the National Register of Historic Places.
- The Building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town of Easton or the Commonwealth of Massachusetts or the nation.
- The Building is historically or architecturally important (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

PREFERABLY PRESERVED SIGNIFICANT BUILDING - Any significant building that the Commission determines, following a public hearing, is in the public interest to be preserved rather than demolished. A preferably preserved building is subject to the twelve (12) month demolition review period of this bylaw.

Section 3. Procedure

No demolition permit for a building that is in whole or in part seventy-five (75) or more years old shall be issued without following the provisions of this bylaw. If a building is of unknown age, it shall be assumed that the building is over 75 years old for the purposes of this bylaw.

An applicant proposing to demolish a building subject to this bylaw shall file with the Building Inspector an application containing the following information:

- The address of the building to be demolished.
- The owner's name, addresses and telephone number.
- A description of the building.
- The reasons for requesting a demolition permit.
- A brief description of the proposed reuse, reconstruction or replacement.
- A photograph or photograph(s) of the building and photos of neighboring buildings (for context).

The Building Inspector shall within seven (7) business days forward a copy of the application to the Commission. The Commission shall, within fifteen (15) business days after receipt of the application, make a determination of whether the building is significant.

Upon determination by the Commission that the building is not significant, the Commission shall so notify the Building Inspector and applicant in writing. The Building Inspector may then issue the demolition permit.

Upon determination by the Commission that the building is significant, the Commission shall so notify the Building Inspector and applicant in writing. No demolition permit may be issued at this time. If the Commission does not notify the Building Inspector within the specified time period, the Building Inspector may issue the demolition permit.

If the Commission finds that the building is significant, it shall hold a public hearing within thirty (30) days of the written notification to the Building Inspector. Public notice of the time, place and purpose of the hearing shall be posted in a conspicuous place in town hall for a period of not less than seven (7) days prior to the date of said hearing, and the applicant and Building Inspector shall be notified in writing of the meeting time and place.

The Commission shall decide at the public hearing or within fourteen (14) days after the public hearing whether the building should be preferably preserved. If agreed to in writing by the applicant, the determination of the

Commission may be postponed. If agreed to in writing by the applicant, the public hearing may be continued at a later date.

If the Commission determines that the building is not preferably preserved, the Commission shall so notify the Building Inspector and applicant in writing. The Building Inspector may then issue the demolition permit.

If the Commission determines that the building is preferably preserved, the Commission shall notify the Building Inspector and applicant in writing. No demolition permit may be issued for a period of twelve (12) months from the date of the notification unless otherwise agreed to by the Commission. If the Commission does not notify the Building Inspector within twenty-one (21) days of the public hearing, the Building Inspector may issue the demolition permit.

No permit for demolition of a building determined to be preferably preserved shall be granted until all plans for future use and development of the site have been filed with the Building Inspector and have been found to comply with all laws pertaining to the issuance of a building permit or, if for a parking lot, a certificate of occupancy for that site. All approvals necessary for the issuance of such building permit or certificate of occupancy including without limitation any necessary zoning

variances or special permits, must be granted and all appeals from the granting of such approvals must be concluded, prior to the issuance of a demolition permit under this section.

The Building Inspector may issue a demolition permit or building permit for a preferably preserved building within twelve (12) months if the Commission notifies the Building Inspector in writing that the commission finds that the intent and purpose of this bylaw is served even with the issuance of the demolition permit or the building permit. Following the twelve-month review period, the Building Inspector may issue the demolition permit.

Administration

The Commission may adopt such rules and regulations as are necessary to administer the terms of this bylaw.

The Commission is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration and review of any application that is filed under this bylaw.

The Commission may delegate authority to one or more members of the Commission.

The Commission may delegate authority to municipal staff under this bylaw.

The Commission may pro-actively develop a list of significant buildings that will be subject to this bylaw. Buildings proposed for the significant building list shall be added following a public hearing.

Section 4. Responsibility of Owners

It shall be the responsibility of the owner of record or his designee to assist in the facilitation of the above process by providing information, allowing access to the property, and securing the premises; to participate in the investigation of preservation options and to actively cooperate in seeking alternatives with the Commission and any interested parties.

Upon determination by the Commission that a building or structure is a Preferably Preserved Significant Structure, the owner shall be responsible for properly securing the building, if vacant, to the satisfaction of the Building Inspector. Should the owner fail to secure the building to the satisfaction of the Building Inspector, the subsequent destruction of such building through any cause, which destruction could have been prevented by the required security measures, shall be considered a demolition in violation of this bylaw.

Section 5. Emergency Demolition

In the event that the Building Inspector determines or is asked to consider the condition of a building seventy-five (75) years or older, the Chairman of the Easton Historical Commission or designee shall be notified to accompany the Building Inspector during his inspection. The Building Inspector shall pursue all reasonable courses of action to prevent emergency demolition of such a building which the Chairman of the Commission or designee determines is or may be a significant building, included but not limited to requiring the owner to secure it against further danger to the public. Nothing in this bylaw shall restrict the Building Inspector from immediately ordering the demolition of unsafe structures in accordance with the provisions of Massachusetts General Laws Chapter 143.

Whenever the Building Inspector issues an emergency demolition permit under this Section he shall prepare a written report with attached photographic evidence describing the condition of said building or structure and the basis of the decision to issue an emergency demolition permit and provide a copy thereof to the Commission.

Section 6. Enforcement and Remedies

The Commission and/or the Building Inspector are each specifically 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.

Any owner of a building demolished without first obtaining a demolition permit in accordance with the provisions of this bylaw shall be subject to a fine of not more than Three Hundred Dollars (\$300.00). Each day the violation exists shall constitute a separate offense until a faithful restoration of the demolished building is completed, or unless otherwise agreed to by the Commission.

If a building is demolished without first obtaining a demolition permit, no building permit shall be issued for a period of two (2) years from the date of the demolition on the subject parcel of land or any adjoining parcels of land under common ownership and control unless otherwise agreed to by the Commission.

Section 7. Historic District Act

Nothing in this bylaw shall be deemed to conflict with the provisions of the Historic District Act, Massachusetts General Laws Chapter 40C. If any of the provisions of this bylaw do so conflict, that act shall prevail.

Section 8. Severability

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

Appendix D. Maps

A wide variety of maps can be created to illustrate the placement and distribution of historic properties in Easton. Working in conjunction with DPW staff the Easton Historical Commission is expanding efforts to produce more maps as tools for understanding the nature of Easton's historic assets. A few examples are included in this appendix. They are:

- Figure A: Historic Site Map
- Figure B: Historic Properties
- Figure C: Date Ranges
- Figure D: MACRIS Properties
- Figure E: Historical Properties of North Easton
- Figure F: Furnace Village Historic District

Figure A: Historic Site Map

The Easton Historical Commission and the Easton Historical Society with private sponsorship have produced and freely distributed several thousand copies of this map highlighting many of the town's historic sites. The reverse side of the map, not pictured here, provides a brief history of these sites and major town events.

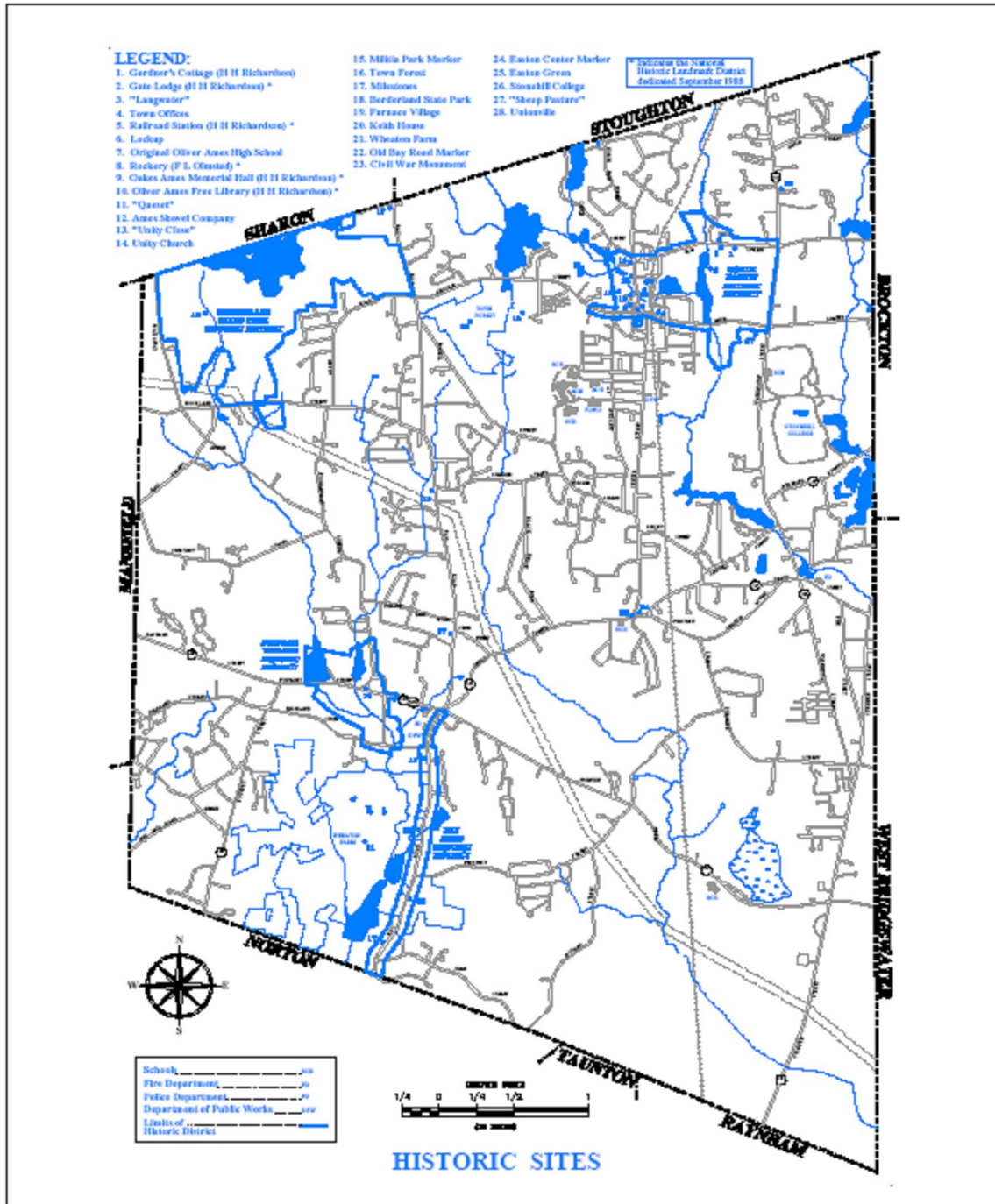


Figure B: Historic Properties

This map highlights buildings in the Massachusetts Historical Commission's MACRIS computer database as well as other buildings over 75 years old. On this map the entire lot of the historic building is highlighted. The town's historic properties are reasonably well surveyed, but additional work is needed to assure each property is sufficiently documented.

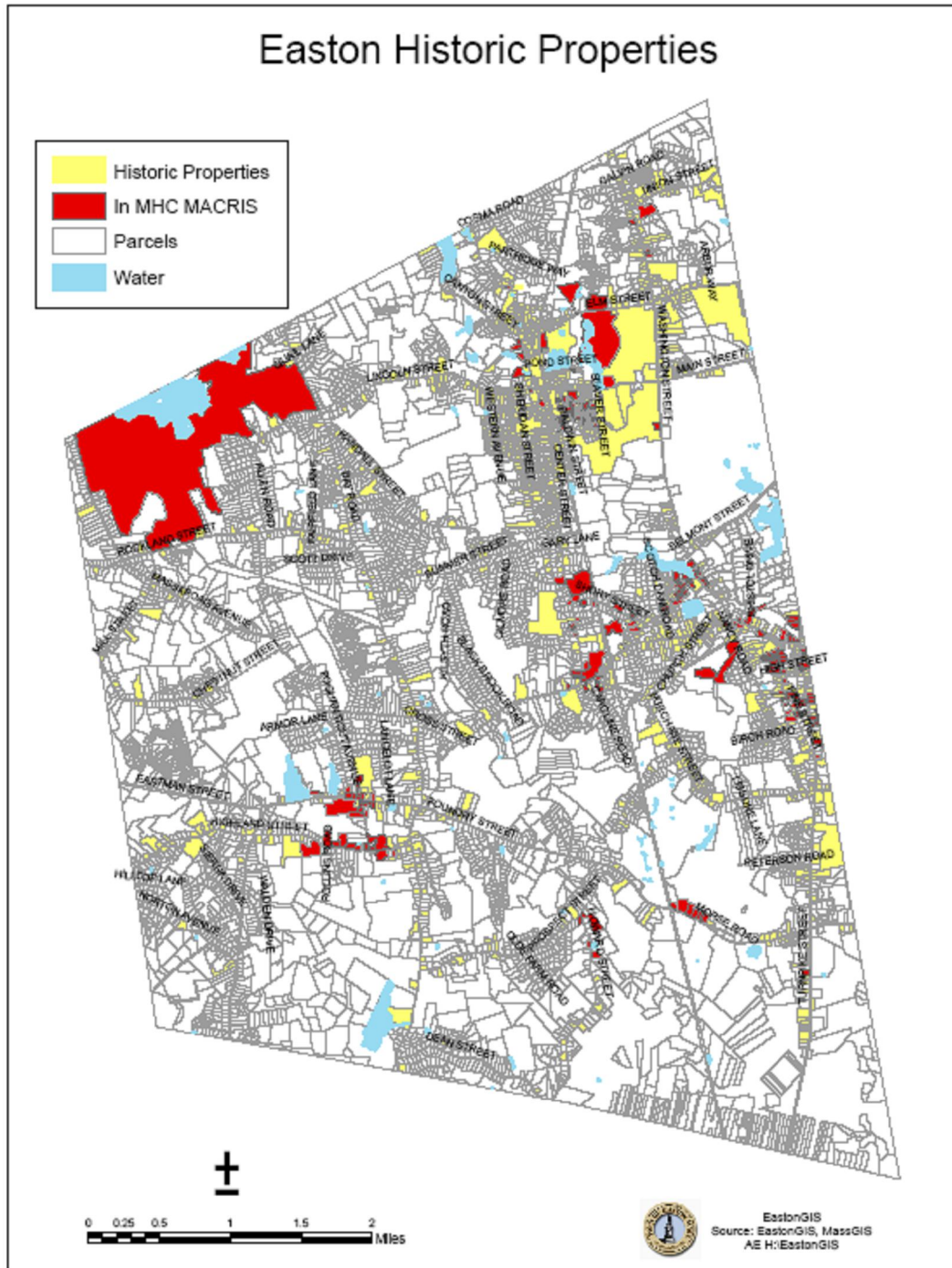


Figure C: Date Ranges

This map shows historic buildings broken into various date ranges to better understand the distribution and survival from various eras. Important to note are the few surviving properties from the 18th century as well as those properties 75 years or older which are subject to the Demolition Review Bylaw.

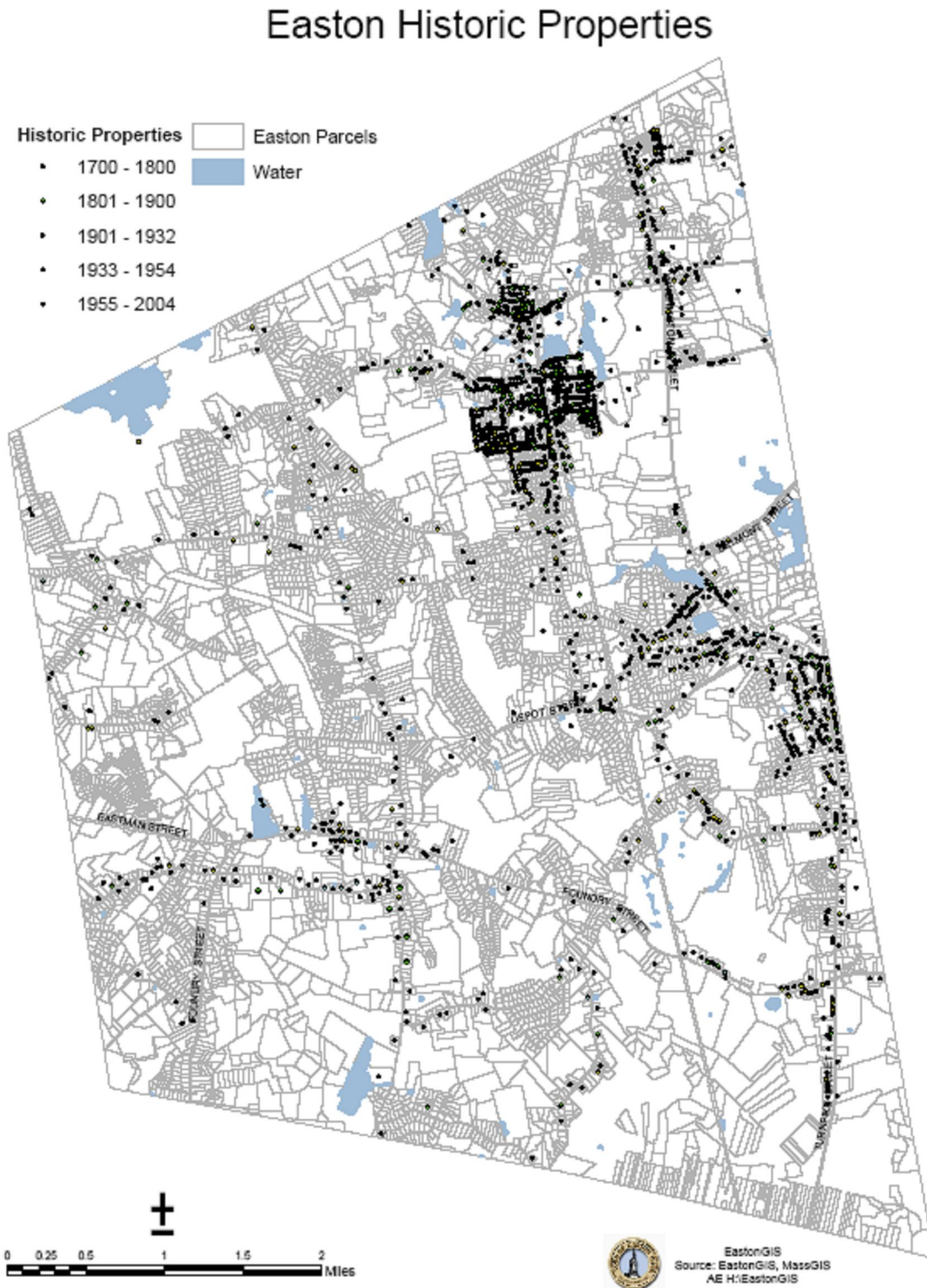


Figure E: Historic Properties in North Easton

This map details historic buildings in the existing North Easton National Register Historic District as well as the many historic properties adjacent to it. The data supports the potential expansion of this National Register Historic District.



Figure F: Furnace Village Historic District

This map details the historic buildings in the Furnace Village National Historic District.

