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Appendix 5:

Slides of Hopedale's Proposed Local Historic Districts

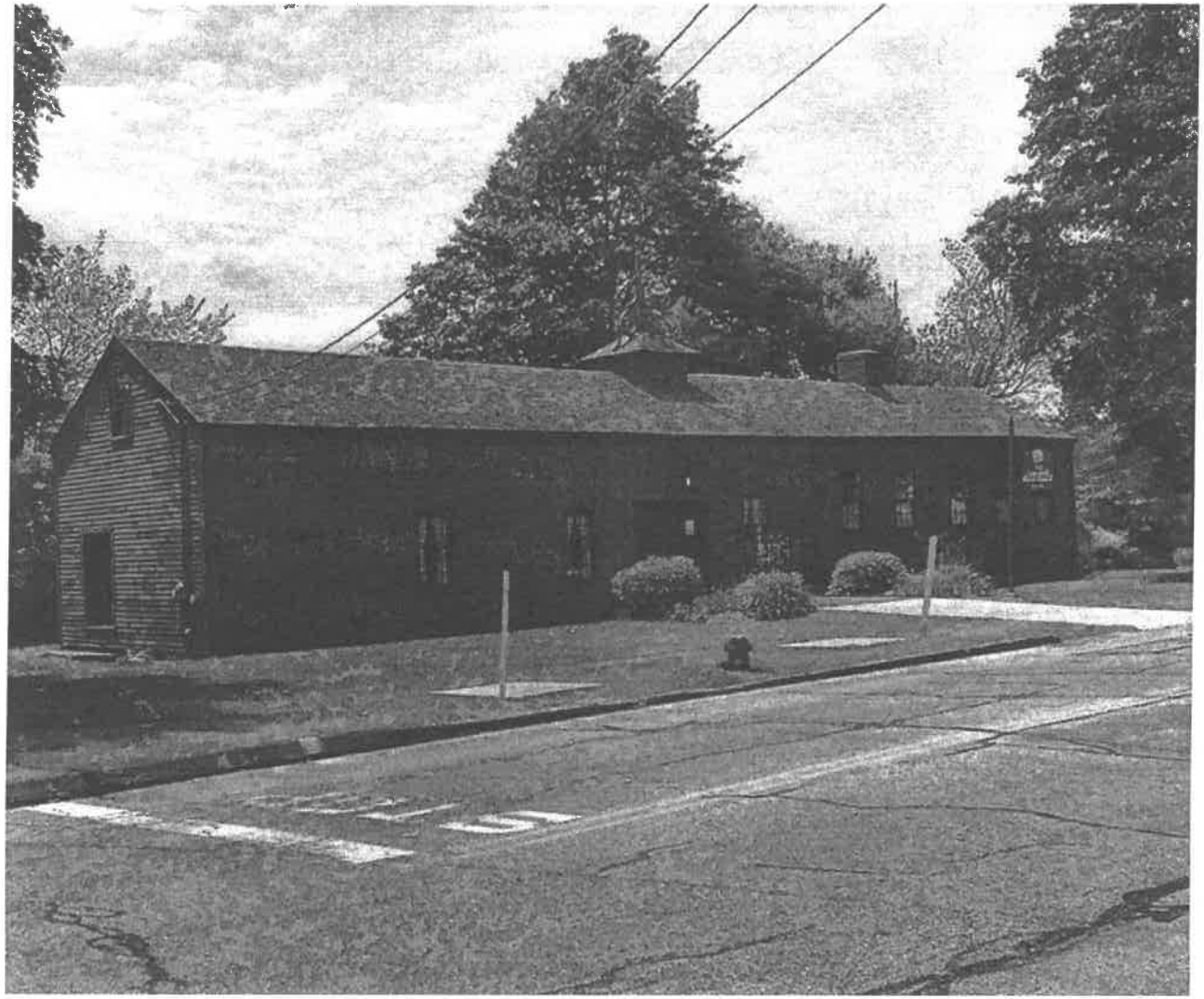
Hopedale, MA

Local Historic Districts

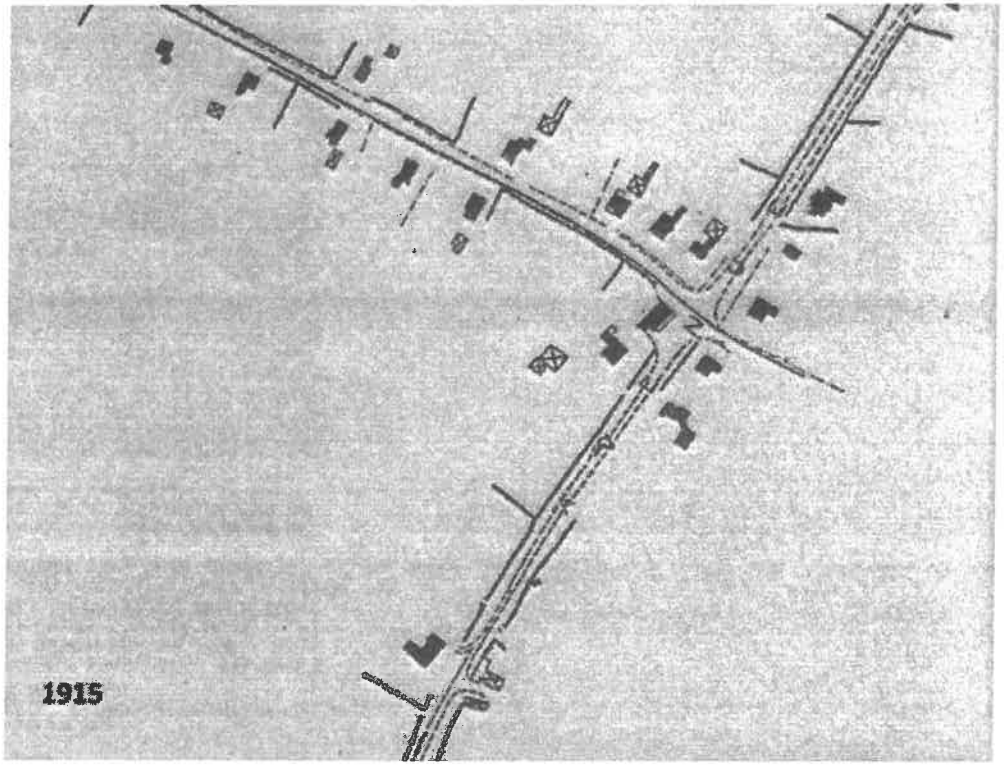
The Little Red Shop was originally two stories, and has been moved three times, ending up at its current location. It is seen in this photograph in its two-story incarnation, second building from the left.

The Red Shop, falling apart

The Little Red Shop today



The Green Store at 405 South Main Street is the oldest building being considered for a possible historic district, and is in the only district being proposed in South Hopedale.



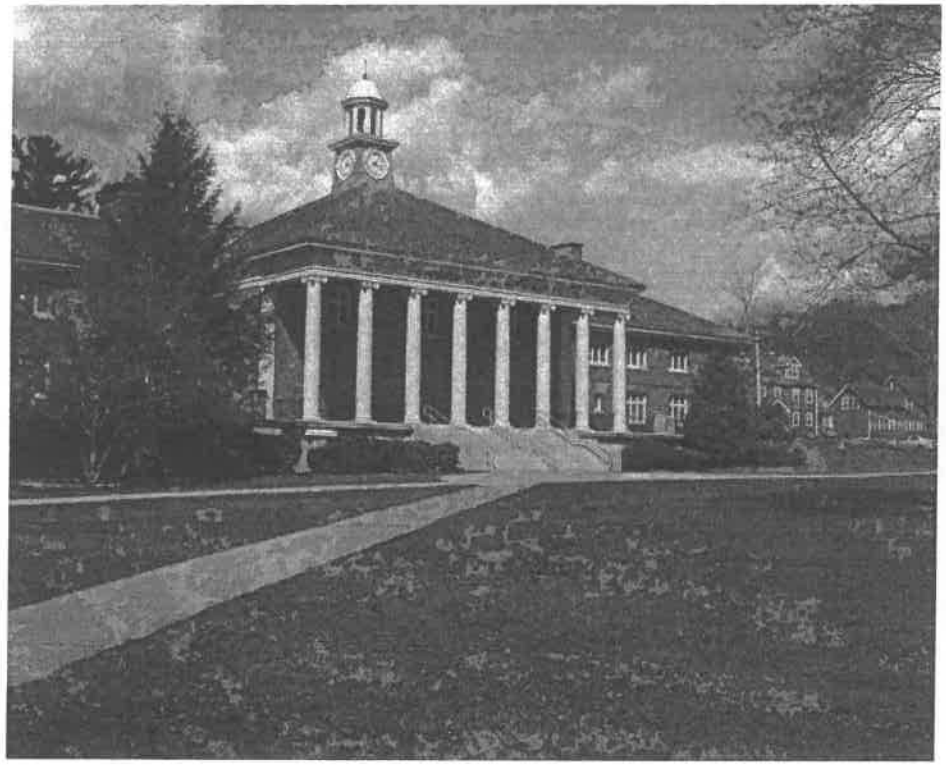
Map showing the Green Store in 1915

12/12/75

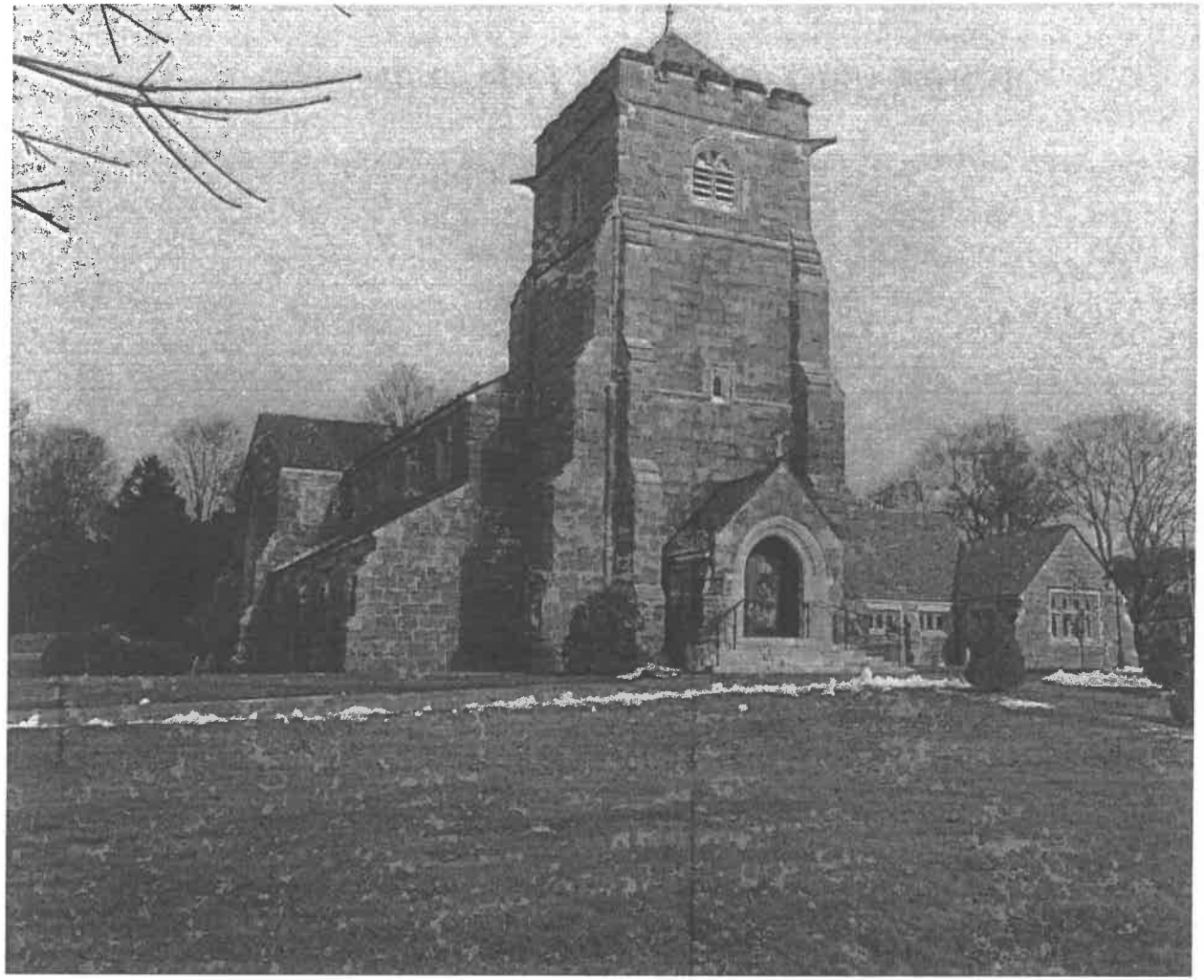
NEW LOOK — The old Green Store, so-called for more than 100 years, is being transformed into a new Bible Community Chapel building. It is located at the junction of route 140 and Hartford Avenue on the Hopedale-Mendon town line. Tina Poulos does some painting. She works for Ronald E. Boyd. (Daily News Photo by Edward MacKinnon)

HARMONY HALL-GREEN STORE
BUILT c 1780
SERVED AS GENERAL STORE FROM 1780
TO 1917 AND CONTAINED A POST OFFICE
FROM 1814 TO 1914 . ALSO WAS NEW
ENGLANDS FIRST MANUFACTURER OF
STRAW BONNETS AROUND 1810 .
THE CHAPEL ASSOCIATION BOUGHT IT
IN 1916 AND HAS USED IT AS A CHURCH
SINCE

This district will consist of seven community and municipal buildings in the historic center of Hopedale



Hopedale Community House



Hopedale Unitarian Parish/Draper Memorial Church

Hopedale Town Hall

Draper Worker Housing

The Seven Sisters Historic District

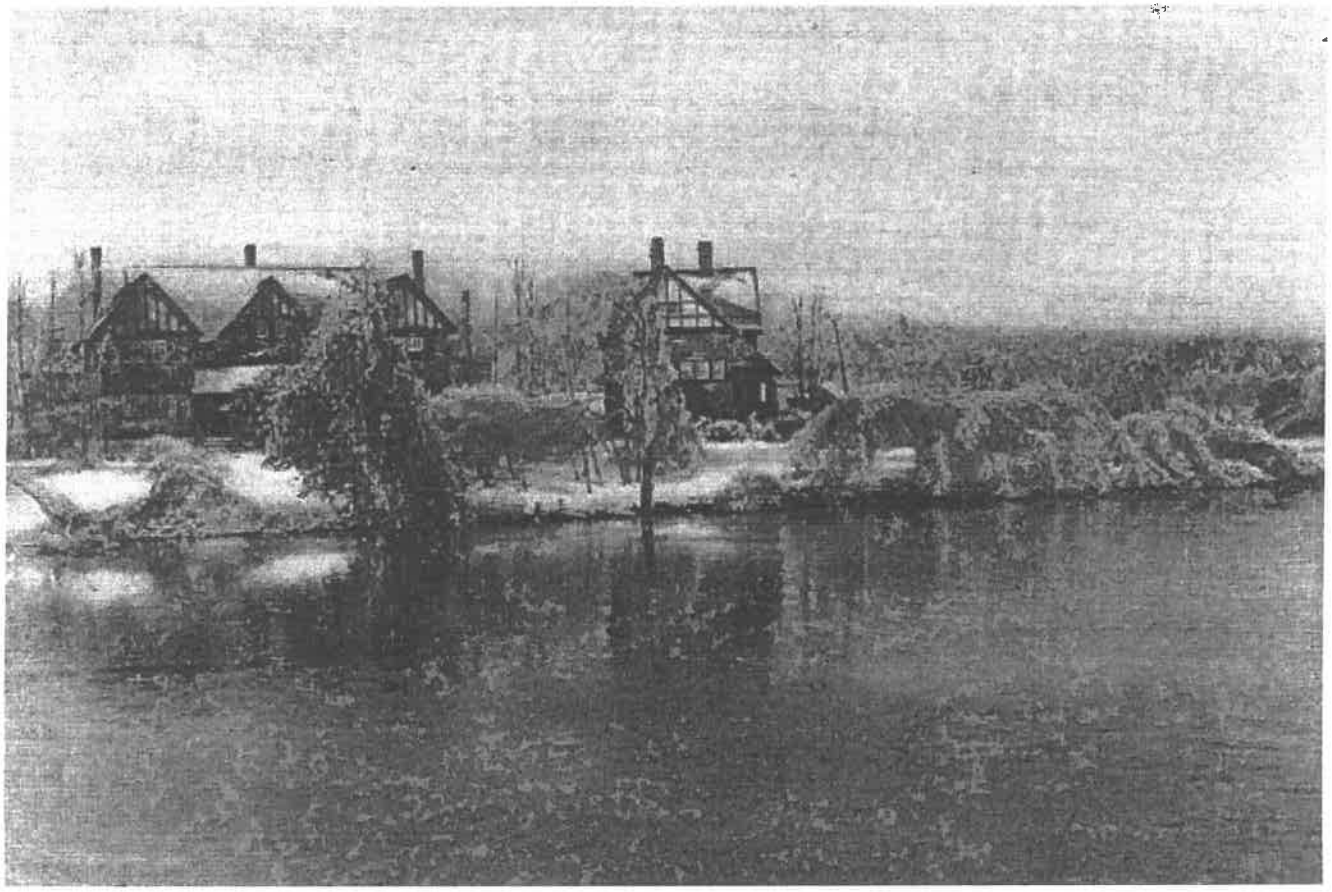
The eighth sister is located near its original home, now on Cemetery Street in the Bancroft Park neighborhood

Bancroft Park Historic District

This vintage photo shows the service road running in the back of the homes, a place for trash cans, coal deliveries, and hanging the wash!

An aerial view

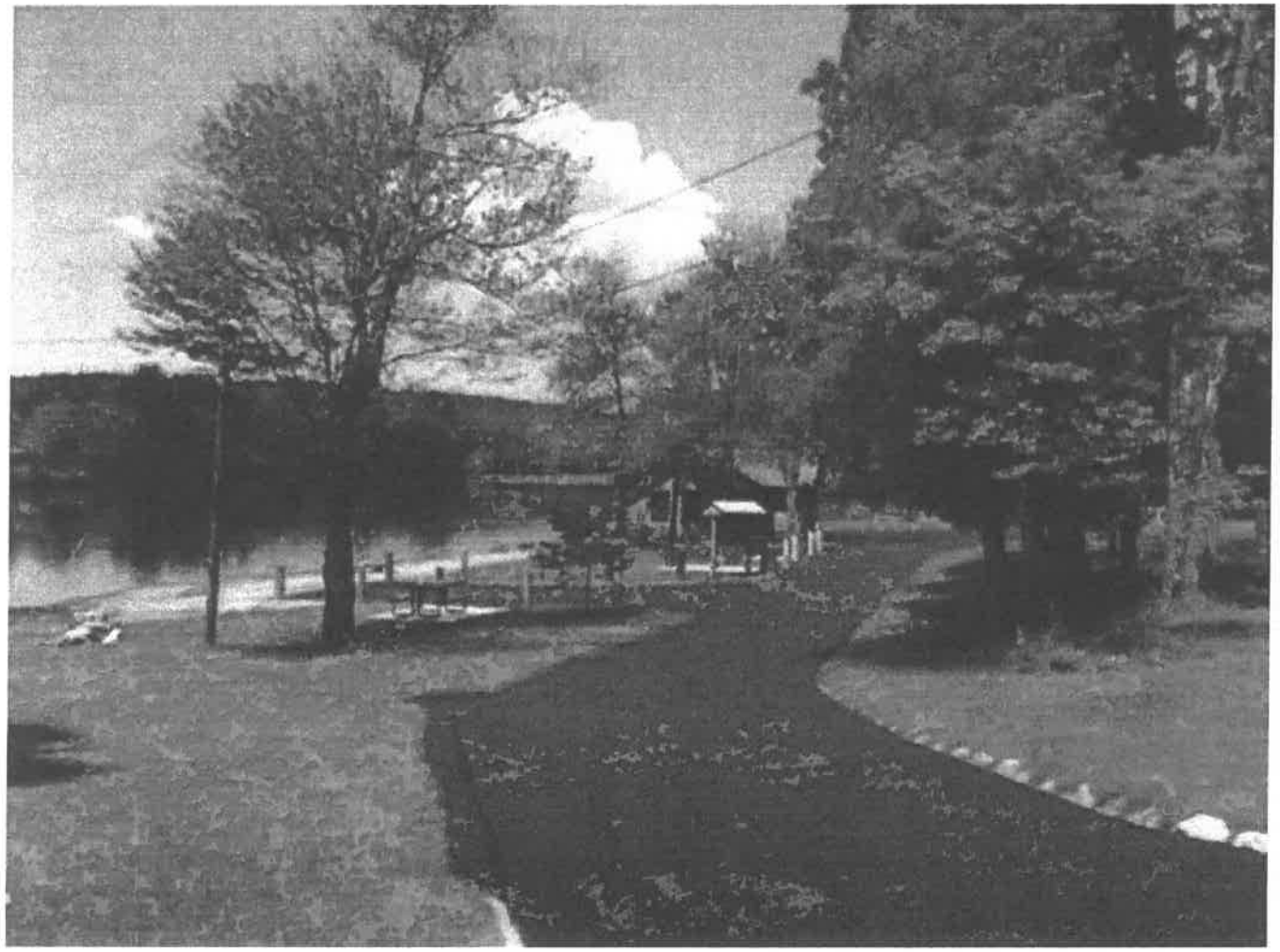
Lake Point Historic District



Soward Street is one of the widest streets in town, as the trolley from Milford to Mendon ran right down the middle

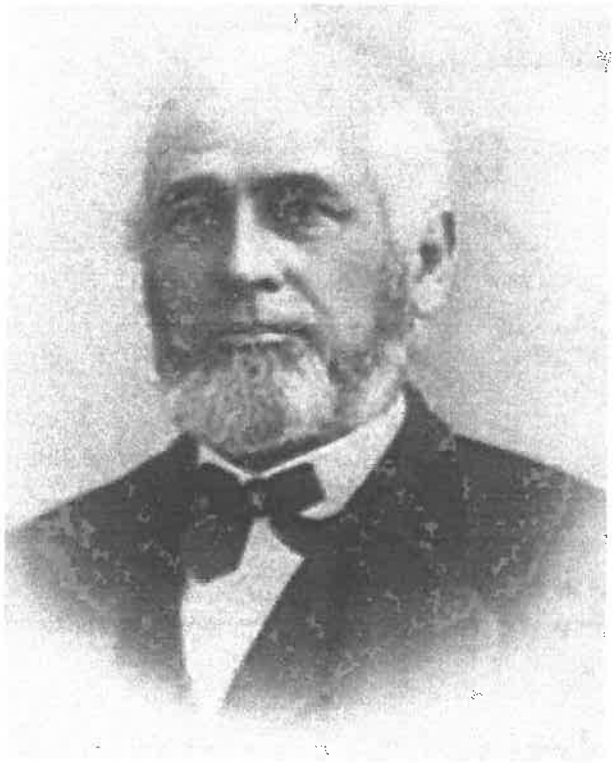
Lake Point today

Hopedale Pond and Parklands Historic District



The Parklands is the place to hike in Hopedale

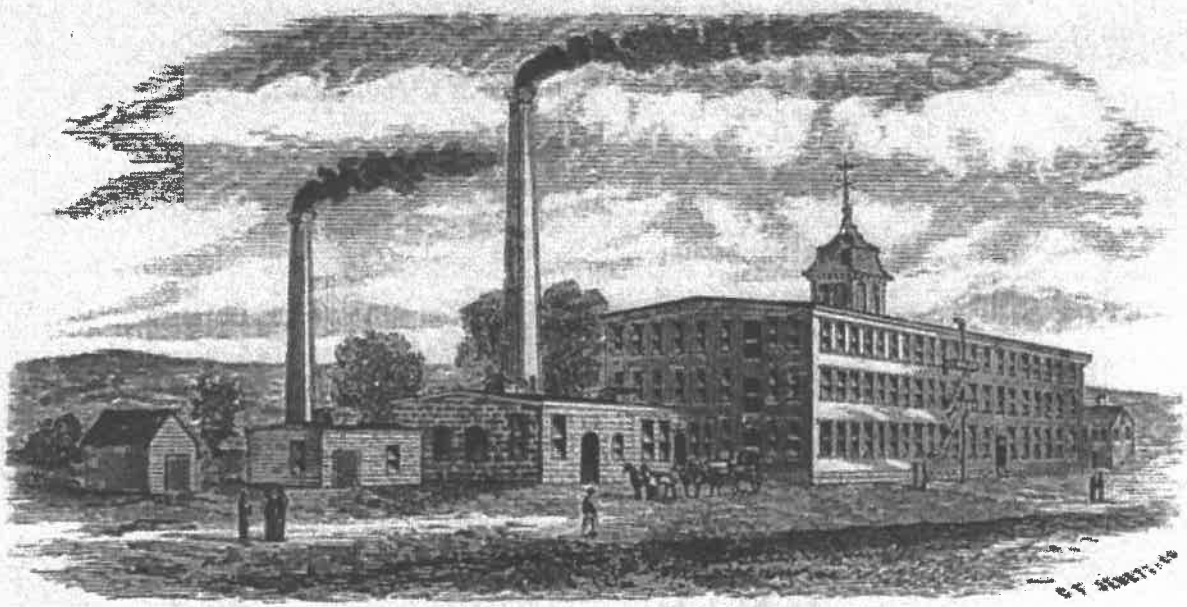
The Draper Corporation Historic District



Ebenezer Draper

George Draper

Hopedale Machine Company 1856-1878

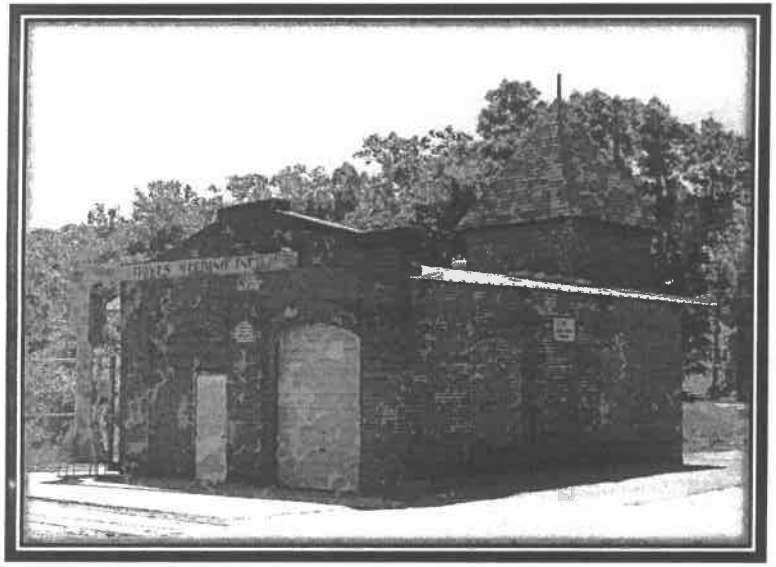


HOPEDALE MACHINE COMPANY'S WORKS, HOPEDALE, MASS.

The Draper main office building looks much as it did then

DRAPER CO., GENERAL OFFICE BUILDING, HOPEDALE, MASS.

Bancroft Park Local Historic District Proposed Properties



2 Bancroft Park

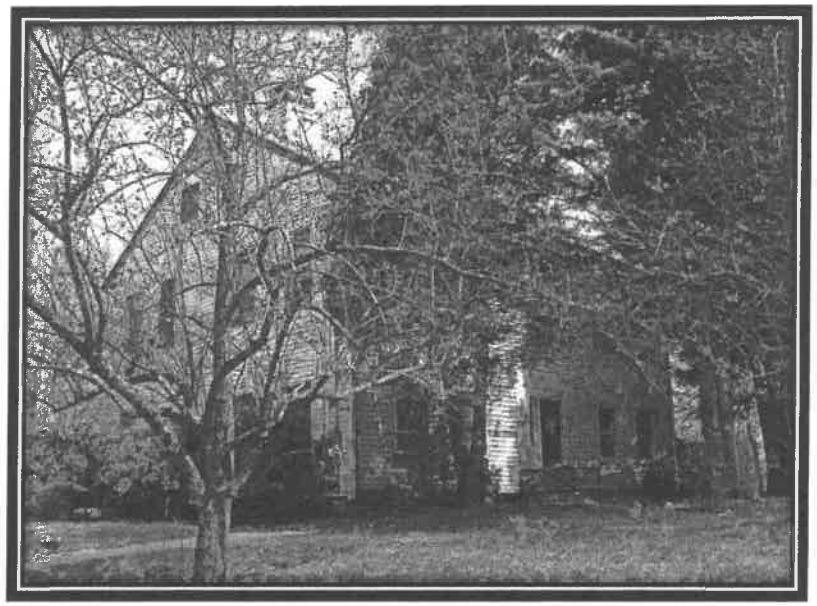
4 Bancroft Park

6 Bancroft Park

10 Hope Street

Bancroft Park Local Historic District Proposed Properties

393 South Main Street



140 Hartford Avenue

Tab 13

Appendix 6:

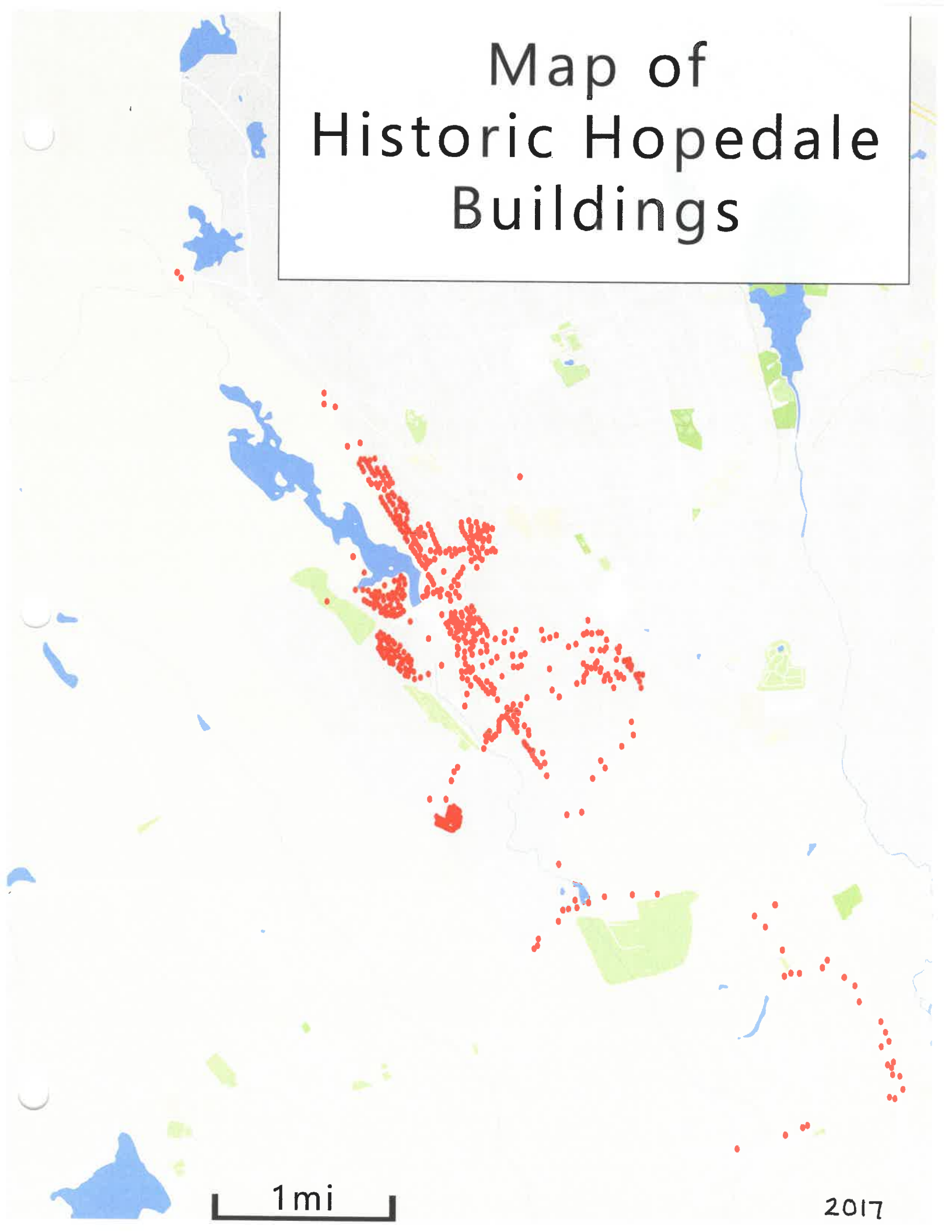
Map

of

Historic Hopedale

Buildings

Map of Historic Hopedale Buildings



Tab 14

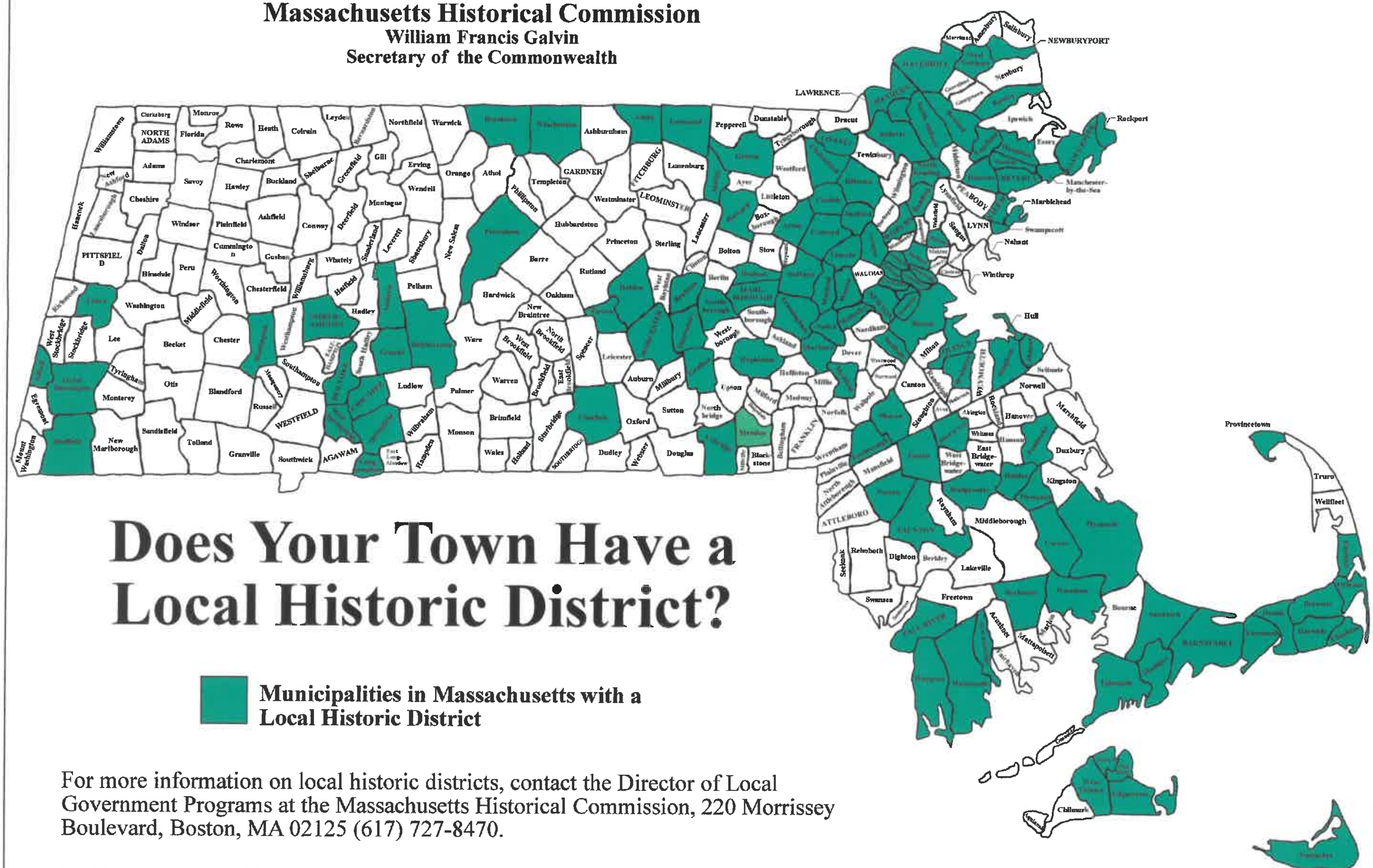
Appendix 7:

Does Your Town Have A Local Historic District?

Map

Massachusetts Historical Commission

William Francis Galvin
Secretary of the Commonwealth



Does Your Town Have a Local Historic District?

Municipalities in Massachusetts with a Local Historic District

For more information on local historic districts, contact the Director of Local Government Programs at the Massachusetts Historical Commission, 220 Morrissey Boulevard, Boston, MA 02125 (617) 727-8470.

This map is for general planning purposes only, based on material available to the Massachusetts Historical Commission. Submit corrections or updates to the Massachusetts Historical Commission.

February 26, 2018

Tab 15

Appendix 8:

Hopedale

Local Historic District

Committee

Tri-fold brochure

side 1 and side 2

is History

From Adin Ballou's House to Draper Park, from the High School to the Town Hall, from the Community House to your house, Hopedale's over 630 historic buildings are at risk from new development in-town that may not respect the beautiful, unique styles that define "Hopedale."

To all residents of Hopedale
Regardless of their address

Images courtesy of The American Antiquarian Society and Dutcher & Ellsworth
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Local Historic District

Study Committee

LHDSC@hopedale-ma.gov • (508) 634-2203 ext. 300

Northrop
Ballou
Bancroft
Greene
Dutcher
Draper

A hundred years from now...

What will we be
remembered
for?

the Story

Hopedale is not just a great place to raise a family in the relative safety of a beautiful New England valley. Hopedale's importance during its early community years cannot be understated. The Practical Christian members of that Community were progressive beyond the time, fighting for women's rights and the abolition of slavery, while working hard to create a prosperous town using the latest in manufacturing technology. By 1852, a decade after starting their Utopian experiment, the town had over 200 residents and had built a machine shop, chapel, school, and dozens of single-family homes.

The Draper worker housing, which was built mainly between the 1880s and the 1920s, was deliberately planned by the Draper Corporation to make Hopedale not only beautiful but world-class. Designed by pre-eminent architects of the time, this worker housing was so unique that it won several awards for beauty, including a silver medal at the Paris Exposition of 1900, and gold medals at Liege in 1905 and Milan in 1906.

So what's this all about?

Hopedale is looking to establish a Local Historic District, which is unique from a National Historic District as it provides actual protections for the properties involved.

Now is a particularly important time, as a new National Historical Park has been formed here in the Blackstone Valley, and Hopedale is one of only two towns in Massachusetts to be invited to join. If Hopedale agrees, it opens the door to funding for town improvements (think signage, lighting, buildings, etc.) that otherwise wouldn't be available - but only if we form that Local Historic District, first.

The best part is, you, the voter, get to help decide the rules. By creating a local historic district, there's little to lose and a lot to gain for the Town of Hopedale.

We've talked about all the philosophical reasons, but why should I care?

- A study of property values in Kalamazoo, MI, from 1990 to 2010 found that properties in historic districts gain value significantly faster than those in non-historic districts.
- New money opportunities can open up in the form of Federal improvement and preservation grants.
- Hopedale will become a part of a new National Historical Park, which will afford greater tourism income opportunities to the town, bringing in more business revenue.
- New revenue streams mean that the tax burden won't rest solely on the town's residents.