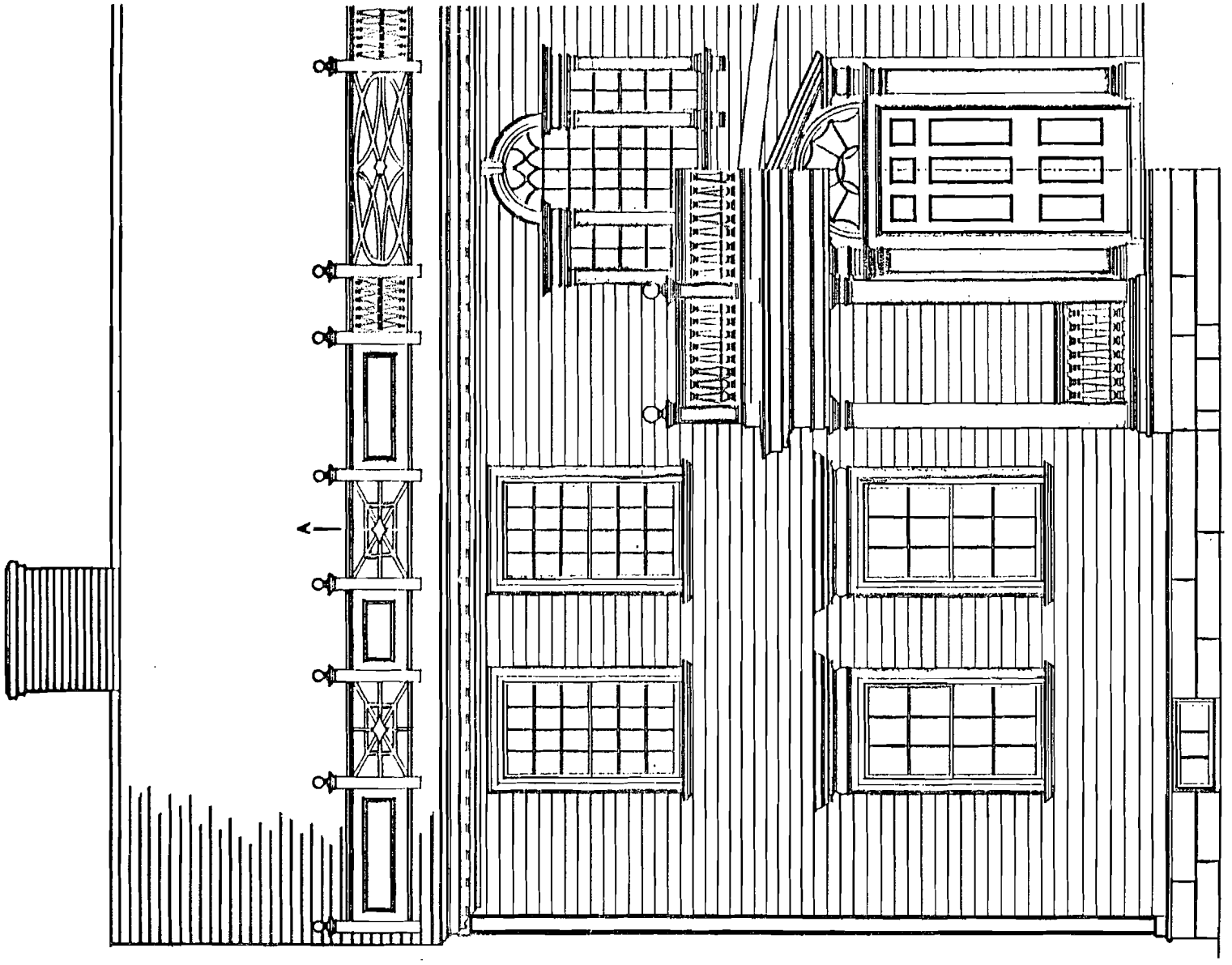
LONGMEADOW

MASSACHUSETTS

A PLAN FOR HISTORIC PRESERVATION

LONGMEADOW HISTORIC DISTRICT COMMISSION • 1988



U.S. DEPARTMENT OF THE INTERIOR
OFFICE OF NATIONAL PARKS, BUILDINGS, AND RESERVATIONS
BRANCH OF PLANS AND DESIGN

NAME OF STRUCTURE
CAPT GIDEON COLTON HOUSE · LONGMEADOW · HAMPDEN CO · MASS

SURVEY NO. 2-36

HISTORIC AMERICAN BUILDINGS SURVEY
SHEET 3 OF 13 SHEETS

INDEX NO. MAS 3. 7-Longm

town of

LONGMEADOW, MASSACHUSETTS

incorporated 1783 phone 567-5433 01106

HISTORIC DISTRICT COMMISSION

The Longmeadow Historic Commission and the Longmeadow Historical Society are pleased to present the first Preservation Plan for the Town of Longmeadow. As co-sponsors, the members realize the importance of an accurate reference for the planning process which is so vital to the success of the Community in the future. This survey funded by both the Town and private donors is the beginning of a process whereby those dedicated to the cause of preservation also become an integral part of the planning effort for the future.

Both the Commission and the Society are indebted to Boston University students Katherine M. Greenleese and Katherine L. Kottaridis for their professional approach to the process and also to Professor Richard M. Candee and Professor Patricia Weslowski who both encouraged and guided the students.

It is in this spirit of cooperation to the success of the future that this document is dedicated.

Edward T. Heaphy, Jr., Chairman
Longmeadow Historic
District Commission

Alan Hobart, President
Longmeadow Historical Society

Longmeadow:

A Plan for Historic Preservation

Prepared for the
Longmeadow Historic District Commission

by the
Boston University
Preservation Studies Program

Katherine M. Greenleese
Katherine L. Kottaridis

January 1988

ACKNOWLEDGEMENTS

The Boston University Preservation Studies Program gratefully acknowledges the enthusiasm, support and diligence of the two groups that partnered this project: The Town of Longmeadow and its Historic District Commission in conjunction with the Longmeadow Historical Society.

Many Town officials were generous with their time and patience. First, we would like to thank the Longmeadow Board of Selectmen, Richard Carey, Arlene Miller, and Frederick Royal, without whose approval and support this project would never have occurred. Also, for bearing the daily inquiries and requests we are grateful to Russell Denver and Carol Flood of the Selectman's office; Mark Denver and Adaline "Bub" Scanlon of the Building Department; the staff of the Assessor's Office; and Robert Hubbard of the Engineering Department.

The members of the newly formed Strategic Planning Commission have been enthusiastic and supportive of our efforts. In particular, Chairman Thomas Harrelson sensitively buoyed our confidence by justifying the role of historic preservation in the Town's growth management.

From a research standpoint, we are indebted to the director of the Longmeadow Historical Society, Mabel Swanson, whose wisdom and energy were unfailing. Also, Virginia Flint very kindly gave of her vast knowledge and resources on local history. Survey would have been impossible, or at least much more costly, were it not for the generous loan of Paul and Linda Markarian's camera. Lisa Brisson of the Longmeadow News lent us great support through abundant and favorable press coverage.

The staff of the Massachusetts Historical Commission proved very helpful and efficiently responded to our many questions as did Gregory Farmer of the Pioneer Valley Planning Commission.

On a more personal level, the family of Peter and Rosalind Shoemaker, and Carolyn Alspach generously opened their homes to a couple of vagrant preservationists. We are most appreciative of the wonderful accommodations and kind reception throughout the entire project.

And a special thanks is given to the Heaphy family, Edward, Candace, Emily and Christina. Months of encouragement, understanding and sustenance were found under their roof.

Finally we would like to thank Dr. Richard Candee and Professor Patricia Weslowski of the Boston Univeristy Preservation Studies Program for monitoring our progress throughout this project.

Katherine M. Greenleese
Katherine L. Kottaridis

TABLE OF CONTENTS

Acknowlegments
Introduction i
Methodology i
Goals ii

I. History of Longmeadow 1

II. History of Preservation Activity in Longmeadow 19

III. Recommendations and Priorities 31

Section A: Preservation Education 32
1. Public Education 33
2. Improving and Educating the Historic District Commission and Its Colleagues in Municipal Government 39
3. Funding Educational Projects 50
4. Priorities and Time Frame for Educational Activities 50
5. A Focus on the Design Review Guidelines of the Longmeadow Local Historic District 50

Section B: Building Preservation and Recognition 71

Issue: National Register and Local Historic Districts.....71

1. Extension of National Register District and Scenic Roads Designation 71
2. Extension of Local Historic District 77
3. National Register Recommendation: South Park Terrace District 84
4. National Register Recommendation: Colony Hills District 86

Issue: Easements and Deed Restrictions 88

Issue: Individual Building Preservation 98

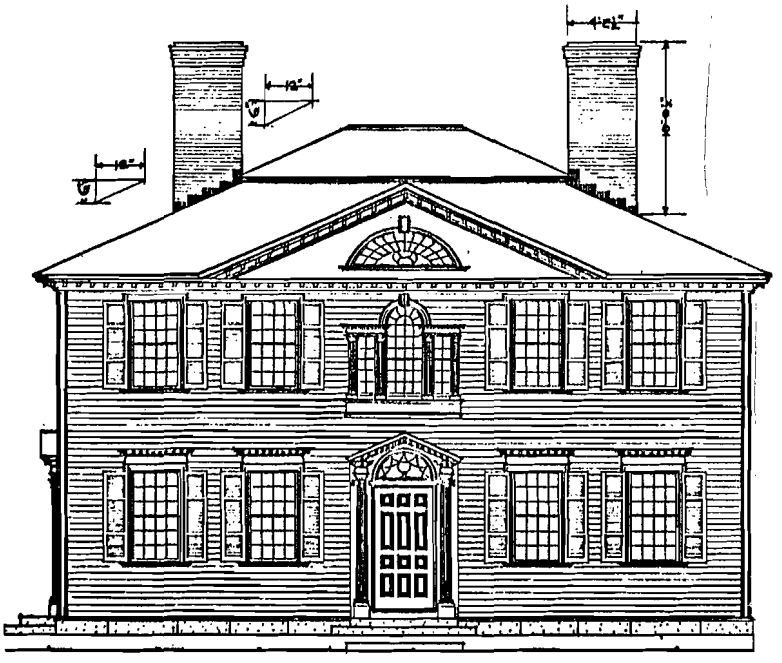
6. Tax Advantaged Rehabilitation: A Focus on the Former Texaco Station at 410-412 Longmeadow Street 98
7. Longmeadow Station of the New York, New Haven, and Hartford Railroad 104

Section C: Land Use 109

1. Archeology 109
2. Park Rehabilitation 110

Summary of Findings and Recommendations.....113

IV. Appendices
1. Contents 119



EAST ELEVATION

BUILT 1794

NAME OF STRUCTURE

·COL·ALEXANDER·FIELD·HOUSE·LONGMEADOW·HAMPDEN·CO·MASS·

INTRODUCTION

Yonder is fair street, extending north and south. The stately mansions are placed on its carpet of verdant grass, and a long flight of steps descends from every door to the pavement. Ornamental trees, the broad-leafed horse-chestnut, the elm so lofty and bending, the graceful but infrequent willow, and others whereof I know not the names, growing thrivingly among bricks and stone. The oblique rays of sun are intercepted by these green citizens and by the houses, so that one side of the street is a shaded and pleasant walk."

From "Sights from a Steeple"
Tales and Sketches
Nathaniel Hawthorne

...The lines have fallen to us in pleasant places, and we have a goodly heritage. Make us worthy to be descendants and the successors of those whom the world was not worthy. In our day and generation may we be faithful to the high trust committed to us, even as they were faithful in their day and generation. The same institutions which we have received as a previous legacy from those that have gone before us, may we transmit unimpaired and strengthened to those that shall come after us.

Dr. Wolcott's Prayer
Rev. Samuel Wolcott, D.D.
100th Anniversary Celebration of the
Incorporation of the Town of Longmeadow, 1883

I know not what the years will bring
  of glad news or alarm,
But pray that the new century
  Break not the olden charm....

Even if as Jerusalem
  Yon City grows to be,
Let her loved suburb keep the charm
  of quiet Bethany.

from
"The Centennial Poem"
by William E. Bois
100th Anniversary of Longmeadow, 1883

INTRODUCTION

The special character of the Town of Longmeadow can be attributed to community pride and careful guidance through its many years. By establishing an Historic District along its central common in 1973, Longmeadow began an official campaign for historic preservation within its Town government. The Longmeadow Historic District Commission joined its colleague, the Longmeadow Historical Society in an effort to preserve the elements and character of Longmeadow's past as vibrant parts of its future. Such important efforts must be applauded for their farsightedness and sensitivity to the importance of aesthetics and community definition. The stability of the built environment has been maintained so that future generations may appreciate and contribute to this heritage.

Much is left to be done, however, as historic preservation is not a "stand still" mechanism. The Town of Longmeadow presently faces some critical issues in its town planning which, if not handled properly, could bring serious detriment to its community definition. However, this situation creates an opportunity to combine sensitive and effective comprehensive planning with a preservation strategy, that would impact growth management in a positive manner.

Now is the chance to educate the citizens of Longmeadow, its Town officials, private developers and real estate professionals in historic architecture and community character. Simple recognition of these vital areas could save Longmeadow's cultural resources and create a sound lobby for more positive and responsible change.

While the town common and its District are significant remnants of Longmeadow's eighteenth and early nineteenth century pasts, beyond that area lie several cohesive subdivisions of the late nineteenth and early twentieth centuries. Filled with excellent examples of the bungalow, colonial revival, and English cottage styles, such neighborhoods represent an era of Longmeadow history when the single family home became the ideal for many American families. These areas deserve study and recognition, perhaps resulting in National Register nomination. Perhaps the most serious threat to Longmeadow's historical resources is a potential widening of its oldest and main public way, Longmeadow Street. Other pending Town issues relate to land use, design review, and rehabilitation.

Methodology

A complete inventory carried out as phase one of this two part project with the Longmeadow Historic District Commission and the Longmeadow Historical Society was instrumental in

clarifying areas in need of preservation activity. That compilation, which was carried out between the months of June and September 1987, will be of value to the second phase of this project.

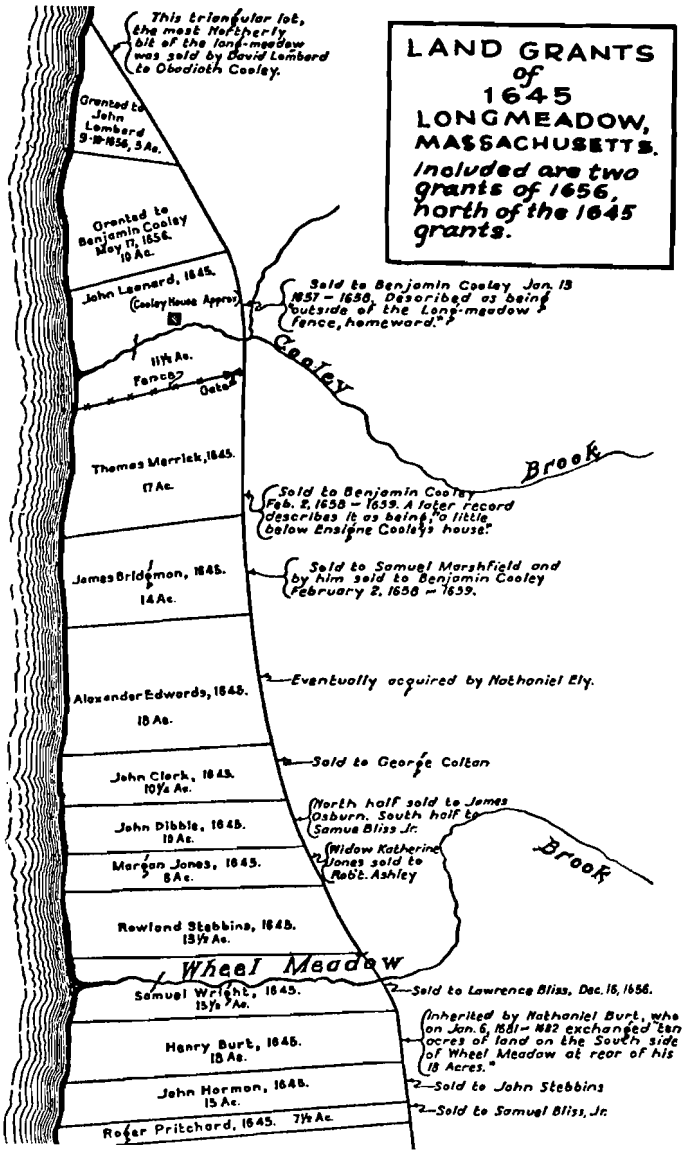
This preservation plan represents phase two of the work contracted between Boston University's Preservation Studies Program and the Longmeadow Historic District Commission. The planning project was carried out by two graduate students enrolled in the Preservation Planning Colloquium between the months of September 1987 and January 1988. The first two months were devoted to the processing of information from the summer's survey and the research of current planning issues and recommendations for their solutions. Within this strict allotment of time, the focus has been on the Town's most pressing needs with another emphasis on preservation strategy that will have more longterm applicability.

Preservation planning is the most effective tool for addressing the current needs and future activity of preservation in Town. A planning document seeks specific solutions and recommendations for specific problems. If the community effectively undertakes preservation planning, it is setting the stage for productive change, change that in decades ahead will mark where new generations came and contributed. A sense of history and community character will have been defined without having destroyed the significance of what was there before.

Goals

This preservation plan seeks to 1) develop a plan than can be supported and carried out by the local historic district commission and other historical groups, cultural agencies, and planning organizations in the Town of Longmeadow, 2) provide specific recommendations for the needs sited, and 3) educate the general population and planners on current needs, and why preservation planning is an effective growth and cultural resource management tool.

In order to accomplish the above goals we have, 1) defined the historical context of the Town, 2) defined preservation activity in the Town in terms of its evolution and present existence, and 3) based on the results yielded by the survey and those needs addressed by the Longmeadow Historic District Commission and Society, we have created a set of recommendations and strategies for their accomplishment in a reasonable time frame.



HISTORY OF LONGMEADOW

COMMUNITY PROFILE

Town: Longmeadow, Massachusetts

County: Hampden

Location: Western Massachusetts, between Springfield at the north and Enfield, Connecticutt at the south. Located approximately 90 miles from Boston and 30 miles from Hartford, Connecticut.

Land Area: approximately 9 square miles

Access: via State Route 5 and Interstate 91

Population: 1980: 16,301

Government: Open Town Meeting
Three member Board of Selectmen

Schools and Education: School Committee has exclusive jurisdiction over schools; they are elected by the Town. Student population is 3035. There are six school buildings: 1 high school, 2 middle schools, and 3 elementary schools

Library and Recreation: Storrs Library, privately owned and maintained, contains 57,300 volumes. Recreation Department has an activity center, 2 outdoor pools, 18 tennis courts, and 12 acres of park land.

Utilities: Electric: Western Massachusetts Electric Company: Water: purchased from Springfield Municipal Waterworks; Gas: Bay State Gas Company.

Incorporation: 1783

A HISTORY OF LONGMEADOW

Introduction

The way in which one views the Town of Longmeadow today is the result of many historical developments over the town's 344 years since settlement. But while many towns have distinguished histories, far fewer have been able to maintain their physical and structural heritages thereby presenting a capsule history for the viewer. Longmeadow has a representative past within its grasp. This affluent, well situated, and primarily residential town is well known for the number and quality of its eighteenth and early nineteenth century structures, mostly located along the main thoroughfare, Longmeadow Street. It is now coming to be known for the many cohesive and well planned subdivisions of the late nineteenth and early twentieth centuries which contain excellent examples of landscape design and architecture. Intertwined with the built environment is a prehistory involving the geological development of the Town, the process which shaped the very contours that we see today.

Also influencing Longmeadow was the Connecticut River, a dominant factor in all of western Massachusetts because of the geographic and geological changes which have periodically brought high waters to the Town's flood plain. But the River has not merely been a physical influence; its very existence has helped determine many of the economic, social and aesthetic characteristics and activities of the Town, beginning with European settlement in the seventeenth century and continuing through to the twentieth. And keeping in mind that it is ultimately people who build houses, design landscapes, and create institutions, then it has also been the very nature of influential Longmeadow residents and events that helped to created the physical remains that we see today.

This section seeks to provide an overview of Longmeadow's formative past in order to shed light upon the remaining physical elements in which the Town's residents and visitors live and work today.

Boundaries

The Town of Longmeadow is at present 9 square miles. It lies along the Connecticut River which forms the Town's western boundary. To the north is the City of Springfield, and Enfield, Connecticut creates the southern boundary. To the east lies East Longmeadow and directly across the water of the Connecticut River is Agawam.

Longmeadow was originally part of Springfield and became that Town's third precinct in 1714. The southern boundary on

the Connecticut line was a controversial measurement in the seventeeth century and that issue was not resolved until 1746 when the areas currently known as Suffield, Enfield, Somers and Woodstock became part of Connecticut.

In the late nineteenth century, Longmeadow decreased substantially in size. It lost area in the northwest corner of the Town when Everett Hosmer Barry, a Springfield Industrialist gave his estate which included a portion of Longmeadow to the City of Springfield. In 1894 the Town of East Longmeadow was incorporated as a separate entity from the western part of the original grant of land. With that, the original Town of Longmeadow was decreased to half its size. Finally in 1914 the northeast section of the Town was given to Springfield since its proximity was closer to Sprinfield . With that, another 877 acres of land were lost to the Town's northern neighbor.

Prehistory

The two major land types in Longmeadow were determined by prehistoric geology. After large glacial ice sheets scoured the surface of this region some 13,000 years ago, a large glacial lake was formed which extended through most of western Massachusetts north to Lyme, New Hampshire. What is now Longmeadow lay on the periphery of this enormous body of water, and these marginal areas of what has come to be known as Lake Hitchcock were generally sandy and resembled beaches and dunes. As a result the sandy/clay silt base formed much of what underlies the area of Longmeadow east of present Laurel Street, making it poor land for agricultural development.

Quite the opposite of this drier landscape, and dropping lower than the sandier section of Longmeadow Street is the flood plain or what is known locally as the "meadows" on the west bank of the Connecticut River. It is comprised of alluvial soil deposited there by the river's flow. This soil was recognized early by Native Americans as an important natural resource and that opinion was shared by the European settlers in the area. The meadows were good for growing flax, the towns earliest economic crop, and for planting foodstuffs for village sustenance.

The Connecticut River, which at Longmeadow reaches its widest point, has remained a constant in the many thousands of years of the Town's geological development, periodically rising and falling, washing out top soil and landscape along the western shore. By the seventeenth century, when the area was settled, it resembled what is currently visible today in terms of topography, although flooding in the meadows has altered its coastal profile somewhat. In other areas of the Connecticut River Valley, the flux in river level has uncovered several archeological sites.

Prehistoric Archeology in the Longmeadow Vicinity

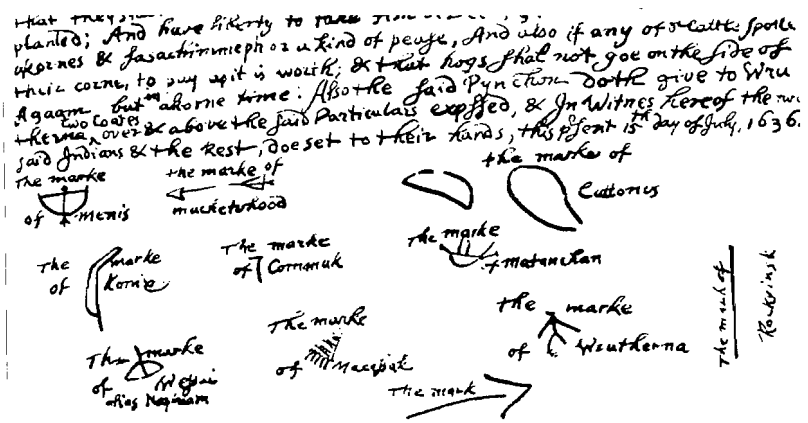
As early as 1883 Frederick Ward Putnam of the Peabody Academy of Science and Harvard University had visited Longmeadow and collected archeological artifacts from the flood plain. Archeological excavation has also taken place between 1971 and 1975 at the southern section of the meadows by Robert Lowrie a professor at American International College.The results of that dig revealed soapstone bowl shards, scrapers, and other tools suggesting inhabitance of the area as early as 1800 B.C.. Other recoveries suggest that seasonal use of the floodplain by native Americans continued until 1600 A.D..

In 1895 Harry Andrew Wright, an area anthropologist, attempted to confirm a Native American site in the Long Hill Area near the Pecousic Brook which until the late nineteeth century was part of Longmeadow. His work revealed several German silver spoons and Dutch pipes, suggesting native contact with new Europeans prior to Longmeadow's settlement by the English.

What work has been done to date indicates that the flood plain of Longmeadow, which has perhaps since 1800 B.C. proved fruitful for natives and Europeans, is a present source for archeological study.

Settlement

When European settlers arrived in Western Massachusetts in the early seventeeth century, they found as their major route of travel the Bay Path, and in Longmeadow, a native trail along the Connecticut River. Five tributary streams known today as the Longmeadow, Wheelmeadow, Cooley, and Rasberry Brooks, ran east to west into the Connecticut River. The Pecousic Brook at the north of the Town has since become part of Springfield.



Deed signed by Agawam Native Americans and William Pynchon for the land that became Springfield and Longmeadow, 1636

The Native Americans occupying this area in the early seventeeth century were the Agawam Indians of the Algonquin language tribes. Early settlement by the English settlers who

had come from eastern Massachusetts Bay were apparently received well. An agreement for purchase of the Springfield land (of which Longmeadow was a part) from the Indians included parcels on two sides of the Connecticut River. The area which is now Longmeadow, was one of three parcels of land purchased from Native Americans and this area was known as Masachsik (great land or great meadow), and it was purchased in exchange for Wampum (beads of shell), four coats, 4 hatchets, 4 hoes, and 4 knives. The entire area including Masachsik was incorporated as Springfield.

The purchase of the land was made by William Pynchon in 1636. Pynchon, a native of England via Roxbury, Massachusetts, came primarily as a trader for fur. He, along with Henry Smith and John Burr, purchased this land and entered into the fur trade with 20-40 other Roxbury natives. In 1645, after 9 years as common area, the "Long Meddowe" as it was called, was laid out for 25 families from Springfield who were permitted to build houses. These initial families were the Cooleys, the Coltons, the Blisses, the Burts and the Keeps, family names that would become common in Longmeadow's future. Each parcel bounded westerly on the Connecticut River and thus a linear arrangement was the initial pattern for land development.

Throughout the seventeeth century Masachsik or the Long Meadow remained a subsidiary section of the larger town of Springfield. It was not a center for early industry nor was it an agricultural area of great abundance. Though the meadow land was extremely fertile, the eastern part of the Town was relatively sandy or heavily wooded and did not lend itself well to the growth of crops. In terms of economics, the major agricultural production was flax with a secondary dependency on the fur industry. This subsidiary area was still reliant on Springfield's town center for its governmental, ecclesiastical and commercial focus. Families in Longmeadow were required to walk to Springfield for such activities.

How long these settlers in the Longmeadow lived peaceably with native Agawam Indians is unknown. There is no indication that any houses within the meadow suffered damage during the decades of the King Philip's War, beginning in the 1670's, which ravaged many New England towns, especially those located in the areas of Massachusetts Bay then known as frontier land.

1695 Flood and the Move East

A hurricane struck the Connecticut River Valley in 1695, forcing an overflow of the banks of the Connecticut River and the evacuation of the inhabitants of the flood plain in Longmeadow. The water level increase was so severe that houses were abandoned, cattle and possessions were lost. This event caused a subsequent shift in the little village's geographic focus. In 1703 the forty or so families living in Longmeadow

petitioned Springfield to move their village from the meadow to an upper terrace east of the flood plain and away from the River so as to protect homes, lives and cattle, and also create a closer route to the school and meeting house in Springfield town. Springfield agreed and a "country road", later Longmeadow Street, was built four miles long north to south and twenty rods wide. Sixty to eighty lots of land were proposed along the road each 20 rods in breadth and 80 in length. By 1709 the move to this higher level was complete and houses were being built. Little remains of these very early structures. Houses are rumored to have been moved from the meadows up to the area around the current green. A small house currently at 14 Fairfield Terrace was supposedly removed from the meadows at the time and perhaps predates 1695.

What remains from this very early period is a series of landscape features indicative of the narrow lots chosen for the 1703 settlement along Longmeadow Street near the Green. Long, narrow pieces of land extending from Longmeadow Street west to current Interstate Route 91 were once very likely connected to the water. The 1703 agreement and plan probably used the field patterns of the 1645 layout that took advantage of the waterfront.

The Status of Precinct

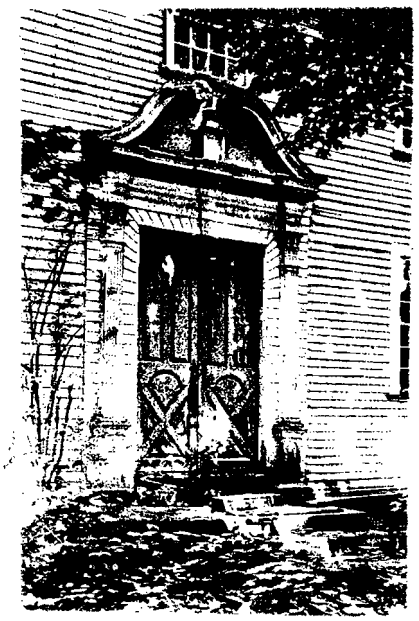
When petitioning Springfield in 1703 for a new village location the residents of Longmeadow desired to be less "remote from the Public Worship of God..." and less removed from school for their children. This constant desire during these early years of the eighteenth century was finally granted when the General Court of Massachusetts granted the village of Longmeadow the status of Precinct in 1713 based on the distance from the center of Springfield. As part of the agreement with the General Court this new Precinct of Springfield would maintain its town meeting in Springfield, but it would now be permitted to build a meeting house for worship, hire a "learned and orthodox minister", and build a school.

The "learned and Orthodox minister" Stephen Williams

The meeting house was built in the center of a common left in the middle of this new village. Made of unpainted wood and unheated, it had a hipped roof and a belfry. The structure was

completed in time to house its first minister, the Rev. Stephen Williams in 1716. Williams, partly because of his place of prominence in the community, has also proven to be Longmeadow's most well known character. Born in 1693 Williams attended Harvard College like most orthodox ministers. He came to Longmeadow after acquiring an almost legendary reputation as the Boy Captive of Old Deerfield. Williams had been one of the survivors of the Deerfield raids of 1704 and had been taken to Canada by the Abenaki Indians with whom he lived for two years.

In Longmeadow Williams provided the strong leadership as well as the shaping influence for this new town. His family was a prominent one in the Connecticut River Valley as his father was the Rev. John Williams of Deerfield, and his half cousin was Jonathan Edwards of Northhampton. On his mother's side, Williams was related to the Mathers of Boston. Thus not only was Stephen Williams the pious servant of God, but also an aristocrat with great political and social influence. Such attributes were important to this small village which was just beginning to shape itself. The diaries which Williams kept between 1715 and 1782 are an incomparable resource of events during his years as minister. When he died in 1782 Longmeadow lost an important individual who helped guide this precinct to incorporation in 1783.



Traditional Connecticut River doorway of the Marchant Colton House

In these years of Precinct status many of today's extant eighteenth century homes were built. Several good examples of houses from this period remain. Among them are the Thomas Field house (1728) at 259 Longmeadow Street, the Burt-Coomes House at 951 Longmeadow Street, and the Captain Simon Colton House (1734) at 787 Longmeadow Street. The Georgian House style prevailed in this period generally characterized in this area by 5 symmetrical bays and gable end roofs (although the hip roof was not excluded). A central chimney was generally characteristic of Georgian homes, although such placement of the chimney persisted into the nineteenth century. Usually of wood these houses had a central door or pair of front doors (characteristic of the Connecticut River Valley.) The "Marchant Samuel Colton House," no longer extant, had Longmeadow's best example of a traditional Connecticut River Valley door with scrolled pediment, usually carried out by itinerant joiners in the Valley. This doorway is now at the Museum of Fine Arts, Boston. Other less imposing doors of this Connecticut River Valley style were built, one of which remains at the Captain Davis Burt House at 951 Longmeadow Street (1725). In this period, the meetinghouse was rebuilt, presumably using Georgian elements.

Early on, the quarrying of Longmeadow sandstone began in East Longmeadow, a material generally used for house foundations, post road markers and gravestones. The village burying ground behind the Congregational church contains excellent examples of the use of Longmeadow sandstone for eighteenth and early nineteenth century grave stones.

The building of houses in Longmeadow during this period was concentrated around the green or stretched along Longmeadow Street. The production of flax continued to be the most significant crop for Longmeadow residents in the eighteenth century, although brick-making began at the end of the century using the clay from the river's edge.

An Incorporated Town

It did not take long for the Longmeadow Precinct to ask for independent town status from their mother town, Springfield. As early as 1741, the village filed a request with Springfield and was rejected. But in 1774, another petition was approved by the mother town and sent to the General Court, at which point, the War for Independence from Britain forced that petition to be shelved.

Reaction in the Precinct to the Revolutionary War was divided, although not to the extent of creating a rift in Longmeadow Society. Most of Longmeadow's population leaned half-heartedly toward the British side while some 15 served with the colonies and 5 left for Lexington and Concord at first word of confrontation. The town's preeminent leader, Stephen Williams also had mixed feelings while the wealthiest resident, merchant Samuel Colton, ardently opposed the war and the imminent split that would disrupt his trade with the British West Indies.

Federal Period

In 1783, Longmeadow was incorporated as a Town, the first to be created after the signing of the Treaty of Paris. Stephen Williams, the guiding hand and powerful political and social voice, had recently died. Aside from new independence nationally and locally, the instability that inspired Shay's rebellion also took hold in Longmeadow where both sides were represented. Controversy never really ran deep, however, since it appears that Longmeadow's landed population were more concerned with local politics and economics.

In the period between 1783 and 1830 a farm based economy prevailed and local small industries such as tailors, coopers, and tanners were located on or along the green in the Town. Town Records indicate that in February of 1794, it was voted that the town surveyor be directed to make a road from Williams

Street to the mills and "build a bridge of timber and plank over the run." A mill, probably a grist mill, therefore existed along Longmeadow Brook and this reference probably refers to the creation or updating of current Mill Road.

Nevertheless, these small trades did not prevent some very important and grand Federal homes from being built. The Georgian form persisted, but homes were now being built from brick and were more refined and attenuated in the proportion of the Federal period in New England (1780-1825). Remaining examples are many, ranging from conservative post-Georgian designs to some of the finest remaining examples of Federal architecture in the area. These include the Alexander Field House (1794) with its double hipped roof, front pediment and set of three variations on a theme in its door, Palladian window. and third story lunette. The Nathaniel Ely House 1785 is a gambrel roof structure in brick, and the Captain Gideon Colton House (1794) with its central Palladian window and double chimneys represents well the transition from the Georgian to Federal styles. The Colton Family Homestead at 1124 Longmeadow Street originally built in 1732 is an excellent example of the contrast of the Town's eighteenth century styles. When a new house was built in the 1790's the old 1732 house was tacked on to the rear as an ell. The more refined, vertical emphasis of the front house juxtaposed with the heavy proportions and large central chimney of the rear house presents an interesting study of transition and change.

Once again, growth in this period was, for the most part, restricted to Longmeadow Street, although some examples of architecture from this period appear on Williams and Converse Streets. East Longmeadow had begun to attract Longmeadow families in spite of the poor growing soil. By the 1820's, that eastern part of the Town had built its own house of worship, and attraction of land opportunities for both cultivation and the more extensive quarrying of sandstone increased the popularity of that part of Longmeadow.

Early Industrial Period 1839-1870

The early to mid-nineteenth century manifested an economy based on local trades. Little manufacturing on a large scale occurred in Longmeadow. Most of the smaller industries still were located on or around the green while agriculture and dairy farming persisted on the lands of East Longmeadow. In the western part of the village, forty year leases granted to shopkeepers on the green initiated a plan by the Town of Longmeadow to clear the area for the purpose of creating an open park. At the end of forty years between 1859 and 1874, commericial leases expired and the First Church was moved to its present location facing onto the green. By 1898 the green was completely clear of buildings.

The Greek Revival style had its impact on Longmeadow in the 1820's and 30's. The Daniel Colton House at 788 Longmeadow Street is an early example of the style with its end gable outlined as a pediment and placed characteristically to the road. Its side hall entry, transom and full length sidelights around the door, and a lunette in the pediment further detail the Greek Revival style in this house. Another excellent example of late Greek Revival is the Goodman House at 679 Longmeadow Street built in 1875. Other examples lie along Williams Street as well as the northern and southern sections of Longmeadow Street. It was also in this period that the church on the green was altered to have its gable end outlined with a pedimented portico and its belfry changed to become a steeple.

By the end of the early industrial period, a new school had been built to take the place of one at the southern end of Longmeadow Street that burned in 1859, and the only remaining commercial structure along the central green was the "Country Store" at 776 Longmeadow Street.

The Greek Revival was not the sole style built in this period which was also marked by greater eclecticism in architecture. Two good examples of the Gothic cottages exist along Longmeadow Street, the most decorative and well preserved being the 1850 Stephen Colton House. The Gothic Revival style included elements of verticality and decorative vergeboards or gingerbread under the eaves, as seen on the small Gothic cottage at 826 Longmeadow Street.

Accompanying the Gothic Revival additions to Longmeadow's building stock, were the early Italianate cottages reminicent of those promoted by A.J. Downing and A.J. Davis. One at 918 Longmeadow Street is particularly representative of this style in its square form with side hall entry and low pitched hip roof with decorative moldings under the eaves. Another similar example appears at the Old Parsonage next to the First Church. A more high style example of the Italianate style appears at 664 Longmeadow Street. It is a brick house painted white with arched windows, and rusticated quoins at its corners, elements which capture the romanticism of Italian villas and Renaissance palaces. At 796 Longmeadow Street is the Mather House designed by Calvert Vaux in 1856. Vaux was a student of Downing and partner with Frederick Law Olmsted in the construction of Central Park.

It was also in this period that 417 Longmeadow Street, now the American Legion Post, was built as a schoolhouse. This red brick Italianate structure with white bracketed eaves became the town hall between 1906 and 1930.

In 1844, with the introduction of the Hartford and New Haven Railroad, a transportation route running north to south along the Connecticut River was created. While this was an important step in the establishment of travel

417 Longmeadow Street

in west Longmeadow, by 1870, East Longmeadow appears to have been the central focus of commerce, industry and population. Nevertheless, a train stop was created in Longmeadow thus setting the stage for further railroad and transportation development that would ultimately lead to the expansion of the Town.

Population in this period stood at 620 for west Longmeadow while East Longmeadow's population continued to grow rapidly. The population of the western half of town was actually declining during most of the nineteenth century. The Civil War claimed men from both sides of town, twenty six of the 166 men who served.

The Town devoted approximately 85 acres of land to tobacco growth, but in this region of signficant tobacco growth, Longmeadow's contribution was minimal. The largest non-agricultural employer continued to be the brick manufactory on Wheelmeadow Brook which employed only thirteen people.

Streetcar Suburb

It was during this period in 1894,that west and east Longmeadow faced the inevitable and formally split. The differences between the two populations were vast. A woods separated them physically. Economically they were very different, East Longmeadow having an active economy while Longmeadow's economy remained stagnant. But it was precisely this rural character of Longmeadow that made it both attractive and vulnerable to residential development in the late 19th and early 20th centuries.

The train route along the meadow continued to develop, but it was the street car and its route down the center of Longmeadow Street that brought significant change to this small rural town. In addition to this new accessibility to Longmeadow from Springfield, Longmeadow's proximity to a larger city made it victim to the new national movement in suburbanization. Longmeadow's population in 1895 was 620. Until 1915, the annual growth rate averaged 150 people so that by 1920 the population of Longmeadow exceeded that of East Longmeadow.

On a national level, transportation lent city dwellers the opportunity to move into a single family homes in the suburb. The flight from the city was a result of first more houses than ever being available, but also because of growing disatisfaction with the overcrowded conditions and new immigrant population. The City Beautiful Movement began to focus on the beautification of cities and parks, but on a suburban level, it also had an impact on subdivision layout and house design.

76 Longmeadow Street

70 Longmeadow Street

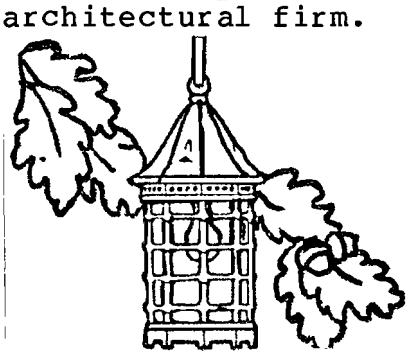
Until 1880, Longmeadow had grown primarily along Longmeadow Street. Some late Victorian homes had begun to be built by Thomas Watters and his brother, Joseph. Their most impressive examples being the decorative cottages at 70 and 76 Longmeadow Street. Shortly after the installation of street car rails, several early subdivisions began to advertise houses and land. South Park Terrace at the northeast section of the town was a 45 acre Colton Estate before it was subdivided into house lots in 1898 by J. William Cheney, Theodore Leete, and Edward Murphy. The area around Crescent Road, the former Birnie Estate, was subdivided about the same time. Both subdivisions showed concern for architecture and for landscape, South Park Terrace having a central circular Park as its focus, and the Crescent Road development having long setbacks from the road and large trees at the road's edge. The architecture in these areas differs significantly. South Park Terrace has a significant number of Victorian Queen Anne homes with asymmetrial plans and decorative shingling on the exterior, while Crescent Road includes many Colonial Revival homes as well as those with a Craftsman flavor to them. Importantly it was during this period that the prefabricated houses of Sears Roebuck Company and others were made available, and if houses along Crescent Road were not from these catalogs, they certainly were based on them in design.

Early in the twentieth century the Bliss Road area was being developed somewhat while Warren Terrace and Elmwood Avenue were being promoted as "The Elms". These streets have examples of late Victorian architecture along with examples of the emerging Colonial Revival style a signficant number of small bungalows. The bungalow and its Arts and Crafts counterparts were another type of house available through companies selling prefabricated houses, and very similar designs to those built in Longmeadow can be found in the advertising of Sears Roebuck Company. One house at 113 Belleclaire Road dates from the early twentieth century and is actually a prefabricated house from the pages of a Sears catalog.

The individual small house offered families an opportunity to own real property and the small house, whether it was a bungalow or English Cottage, was generally affordable and well built. The area from Westmoreland Street south to Wenonah Place on the eastern side of Longmeadow Street is filled with these houses, as is the section in the northwest part of the town which began to develop about this time. Many excellent examples of the Craftsman style appear in the southern part of the town which began to develop between 1910 and 1920.

Suburban Explosion

The explosion of building in Longmeadow reflected a national trend by continuing into the 1920's. Building did slow during the 1930's and 40's due to the financing problems of the Depression and the unstable war economy ot the 1940's. Nevertheless, Longmeadow's growth in the 1920's was not uncoordinated in its planning. Out of this era, which took seriously the tenets of the City Beautiful Movement, emerged Colony Hills, a significant planned residential neighborhood, designed by the Olmsted Brothers firm of Brookline, Massachusetts. This group, founded by Frederick Law Olmsted, was probably then America's most prominent landscape architectural firm. At Colony Hills, Charles Parsons, its developer, wanted to create a beautiful subdivision that coordinated the best of planning, landscape design and architecture. Out of this plan came a beautiful, cohesive residential area with elegant lamp posts, street furniture and curvilinear roads,all based on such important prior examples as Forest Hills in New York and Roland Park in Baltimore.



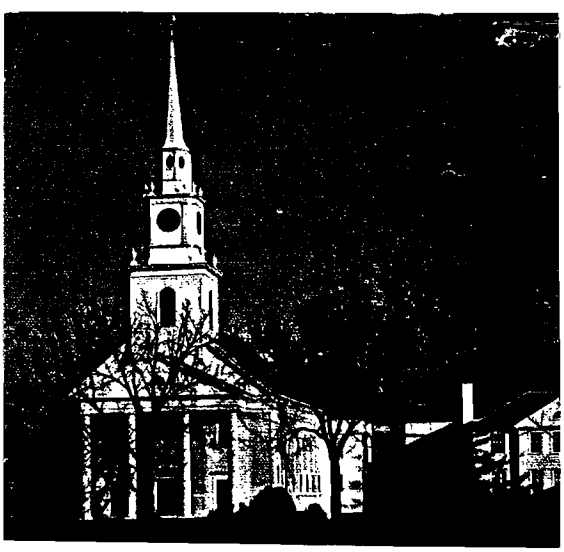
Colony Hills, established between 1921 and 1930, was filled with architect designed houses, many of which were of the romantic picturesque English Cottage style that incorporated

asymmetry, half timbering and the use of diamond pane windows. The Colonial Revival style which in Longmeadow was extremenly popular can also be found in vast quantities in Colony Hills. Architects Max Westhoff, Otto Hermes, Smith and Basette, and B. H. Seabury and Co. designed most of the houses in Colony Hills and won prizes for their designs in the local Samuel Bowles Competiton held in the 1920's by the Springfield Republican. Another Olmsted subdivision was constructed in the 1930's next to Colony Hills. Laurel Manor, as it was called, followed a similar design scheme, and like Colony Hills, used deed restrictions as a means of maintaining the landscape and architecture as much as possible.

The formation of Colony Hills led to the establishment of Glen Arden, another Olmsted Brothers subdivision, next to Longmeadow's then recently constructed Country Club. Both of these new developments were influential in the town. The English Cottage style suddenly became popular in smaller forms. While in Forest Acres, also known as the Kibbe Tract, located just south of Colony Hills a similar layout of land and curvilinear roads were laid out.

This major growth obviously led to change in Longmeadow. Public buildings such as the Town Hall and the Community House were built and accommodate civic and religious functions. Both of these buildings are the Colonial Revival style, the latter designed by Smith and Basette, and resembling a very Colonial prototype: Mount Vernon. The increase in population also required the building of schools. In the 1920's the Center School and the Junior High School, known today as the Annex, were built on the Green . Just prior to that in 1916, the Converse School and the Norway Street School were built to accommodate elementary school populations.

Between 1872 and 1932 the First Church on the green was a Gothic Revival style structure having been altered from its 1764 appearance in 1828 and again in 1872 when it was moved to the side of the Green. In 1932 it was restored to its original Colonial facade. In 1925 Saint Andrews Episcopal Church was built as a small stone church north of the green on Longmeadow Street, and in 1931 Saint Mary's Catholic Church was completed. All three of these churches form focal points along Longmeadow Street today.



Institutional growth continued in the 1930's. The Richard Salter Storrs Library was erected in 1933 and next to it, the eighteenth century Richard Salter Storrs house became the Longmeadow Historical Society.

Attention was also given to parks in this period. The former water works site of Longmeadow was made into Laurel and Bliss Park in the 1920's. The Olmsted firm was again called in to create a park design, which it did, filling the landscape with pools, open spaces, tennis courts, and an amphitheater. This plan was never carried out to its fullest extent and was abandoned with the onset of the Depression. Turner Park evolved more naturally. An established German Turnverien on the property was the scene for many social activities including swimming and dancing. When the restaurant burned in 1947 it continued to function in an adjacent building until 1968 when the park was closed.

Until the turn of the twentieth century, Longmeadow had very little in the way of commercial structures, and again with the increase in population, supplementary services were necessary. Remaining examples along Longmeadow Street show a continued concern for aesthetics as is exemplified by the decorative parapet roofs of the small plazas near the present Rinaldi's and the Longmeadow Pharmacy. In the 1920's and 30's most Americans families owned an automobile. In residential architecture, this new luxury is recorded by the advent of the two and three car garage. This new addition to transportation also required maintenance, and in response, gas stations, such as the former Esso and Texaco station at 410 Longmeadow Street was built of stucco in a modern Spanish mission style. Today these structures are reminders of those initial years when building economic and functional gasoline stations was an aesthetically conscious decision.

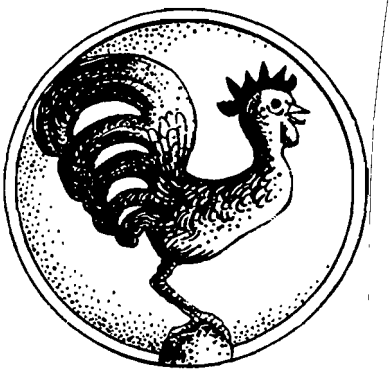
1940 to present

Most of the United States experienced a residential growth explosion in the 1950's and 60's, and Longmeadow was no exception, with an average of 125 new buildings per year. Prior to 1940 most development occurred west of Laurel Street and Burbank Road. After 1940 new developments and subdivision were laid out in the east of the town. The ranch house and split level house have prevailed although more recently a return to Colonial Revival motifs has dominate building styles. In 1945 Bay Path Junior College moved from Springfield to Longmeadow to the Wallace Estate. Since then, the college has grown, adding existing and newly constructed buildings to its campus.

It was also during the last 20 to 30 years that today's middle and high school buildings were constructed, both in modern styles influenced by the International Style.

The most important transportation change came in 1958 when Route 91 was built in the meadows parallel to Longmeadow Street. Also, in the 1950's, construction was begun at Longmeadow's commercial area of highest density, the intersection of Williams Street and Bliss Road, and has continued into the 1980's. Since the 1950's Longmeadow has physically grown at such a rapid rate that very little development space remains.

"LONG MEDDOWE DAYS"



ON THE GREEN

LONGMEADOW, MASS^tts.

Sponsored by
The Longmeadow
Historical Society

SATURDAY,
MAY 31, 1980
9 A.M. to 5 P.M.
SUNDAY,
JUNE 1, 1980
12 NOON to 4 P.M.

PRESERVATION ACTIVITY IN LONGMEADOW

HISTORY OF PRESERVATION ACTIVITIES IN LONGMEADOW

Peripatetic Places of Residence

Perhaps Longmeadow's most enduring tradition in preservation is the saving of old homes by transporting them to new and better locations. Between the addition of new streets due to town growth and the clearing of the Green, by the turn of the century, Longmeadow was nicknamed "town of walking houses." Close to twenty homes have been put on rollers and moved--some from the meadows up to the main street, others from the Green itself to the eastern or western side of Longmeadow Street or some to make way for newer buildings.

The Longmeadow Historical Society

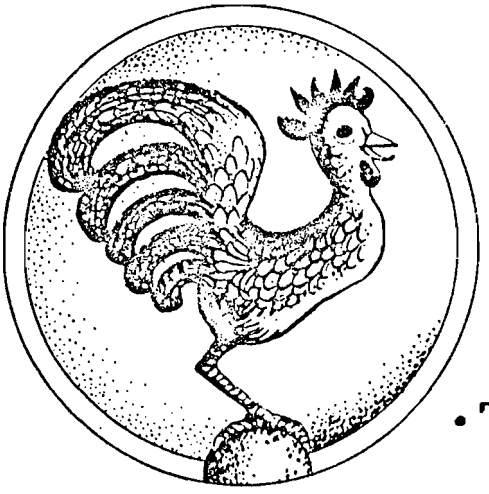
The Longmeadow Historical Society is the town's oldest, extant historical organization. A nonprofit group established June 3, 1899, their eighty-nine year old mission statement continues to guide the Society's interdisciplinary, divergent activities:

> To secure the preparation of historical papers; to provide for the delivery of appropriate lectures; to make collection of documents, furniture, and other articles, illustrating the life of past days in this neighborhood, and in general to develop among its members an interest in the history of Longmeadow, and to encourage the expression of such interest in all suitable ways.
>
> Constitution, November 23, 1899

The Storrs House at 697 Longmeadow Street is home to the Society. Built in 1786 by Richard Salter Storrs, the second pastor of the First Church of Christ, the house was crassly moved in September 1932 to allow space for the present library. Unfortunately, a front piazza, the kitchen plus a room above it, part of the dining room, and three sheds were lost in the fifty foot jaunt.

Presently the house serves a dual purpose by operating as a historical museum as well as a respository/research center for local history, genealogy, and culture including the built environment. The Society boasts a vast, well indexed collection of documents, photographs, archeological artifacts, and even period clothing. The museum was originally furnished in 1911 through the benevolence of a few farsighted citizens who purchased many of the Storrs and Williams families' heirlooms currently on display.

"LONG MEDDOWE DAYS"



MAY 31, 1980

Saturday 9 to 5

• Parade • Antique Automobiles •
• Children's Activities & Zoo •
• Tours of Storrs House & Cemetery •

• FLEA MARKET • ARTS & CRAFTS

and featuring

☆ Brigade of the American Revolution

ESTABLISHED 1962 A NATIONAL HISTORICAL ASSOCIATION
DEDICATED TO RE-CREATING THE LIFE AND TIMES.
OF THE COMMON SOLDIERS OF
THE WAR OF INDEPENDENCE, 1775-1783

& JUNE 1, 1980

Sunday 12 to 4

THE BRIGADE of the American Revolution & ARTS & CRAFTS SHOW

☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆ ☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆

Sponsored by Longmeadow Historical Society

ON THE GREEN

LONGMEADOW, MASSttS.

Directions: Take I-91 to Longmeadow Exit. Follow Rt. 5, Longmeadow Street, to the town Green.

For Arts & Crafts space, call
Robert Magovern, 567-6079.

For Flea Market space, call
Robert Bitters, 567-7005.

"Long Meddowe Days" and Other Educational/Outreach Programs

The Longmeadow Historical Society has been involved in preservation related activities since its inception. Their annual fund raising event, "Long Meddowe Days," is a community arts and crafts festival which has greatly contributed to the residents' architectural and historical awareness. During the Bicentennial Year, the Society was pivotal in the historicity of the celebration. An archeological dig was held in the meadows at the 1647 homesite of Benjamin Cooley. During the summer of 1975, guided tours of the historic homes on the Green and of the cemetery were well attended as was an eight week course that autumn on the town history. In November 1976, the Springfield Museum of Fine Art sponsored an exhibit of pre-centennial American painting, furniture, and decorative art from Longmeadow collections. During the Bicentennial year of the town's charter in 1983, two special projects were sponsored by the Society, the publication of Reflections of Longmeadow, a well illustrated, nostalgic local history and the sale of a Longmeadow Wedgewood plate.

Also begun in 1975 was an especially innovative project of oral history. The brainchild of Society Chairman Peter Santos and member, Alfred Wood, the narrative history was begun to "capture a perspective on change" in Longmeadow. Hertha M. E. Platzer, a member of the Historic District Commission, actually reinitiated the flagging program in 1978. Volunteers interviewed former selectmen, librarians, school headmistresses, and other long time town residents. The knowledge and value judgements that were verbally shared provide an exciting patchwork of insights on local history-- events, legends, anecdotes, people and businesses. Currently there are about ten tapes on file at the Storrs House and copies at Longmeadow High School.

Another noteworthy educational project was begun in 1985 as part of Longmeadow Educational Assistance Program, LEAP. Developed in response to "Proposition 2 1/2" which created slow downs, increased personnel and budgetary cutbacks, and eliminated long term teaching contracts, LEAP is a group of concerned parents who are committed to donating money so that the cirricula can develop and improve despite the cutbacks. Carole Waldo, an art teacher at the Williams Middle School, received LEAP grants for two consecutive years so that she could gather materials and incorporate architectural history/awareness into her classes. By creatively pursuing architecture as a personal interest, she has gathered a wealth of innovative heritage education information from the National Trust for Historic Preservation and even the well known firm of Graham Gund in Cambridge. Waldo's course on the art of architecture has been so popular with the students that she has simultaneously been offering it to teachers after school. Carol Waldo should be applauded for wisely incorporating architecture and design concepts into the middle school educational system.

Early Twentieth Century Preservation Efforts

While the Great Depression slowed general housing starts in Longmeadow, preservation related activities benefitted from the poor economy. In 1933-34, as part of the Works Progress Administration (WPA), unemployed authors contracted with the First Church and transcribed the invaluable diaries of Reverend Stephen Williams into ten hefty volumes. During his sixty-six year ministry, Longmeadow's first pastor carefully recorded all births, deaths, marriages, and general town news. Today these tomes, which have been carefully cross-referenced by director of the Historical Society and volunteers, provide a rare account of life in an eighteenth century New England village. Also, when the Historic American Buildings Survey, (HABS), was created to provide jobs for architects, Longmeadow was honored to have two homes meticulously documented: the Captain Gideon Colton house and the Colonel Alexander Field house.

SPNEA and the "Old Red House"

For almost fifty years the Society for the Preservation of New England Antiquities, SPNEA, owned a property in Longmeadow. The "Captain Simon Colton House" (ca. 1734), known locally as the "Old Red House," stands at 787 Longmeadow Street on the east side of the Green and is the oldest edifice in town with some parts supposedly brought up from the seventeenth century meadows settlement. Its builder, Captain Simon Colton (1709 -1796), was the last child born in the meadows before the original settlers moved to higher ground. Thus, the house commands such architectural and historical importance that it earned a place on the town seal.

In 1934, following the death of Orin Colton the house was willed to SPNEA. It was established as a memorial to "Quartermaster George Colton, founder of the family in America, who settled in Longmeadow in 1665 and received his title from the General Court of the Massachusetts Bay Colony, in recognition of his service in the Hampshire Regiment, commanded by Major John Pynchon in King Phillips War." On the transfer to SPNEA, several conditions were enumerated including that the house always be painted red, that it always be covered by a fire insurance policy of no less than 80% the sound value, and that the property shall not be sold as long as it stands.

It is this last clause which created such controversy, when in 1981, after two years in land court, SPNEA was awarded a change in the deed and permission from the Colton heirs to sell the house. While many local residents felt SPNEA "neglect[ed] its moral obligation...to preserve the house as a memorial" to a town founder, the organization countered that the rent from the house was insufficient to provide proper maintenance, and that private ownership was the better option. The money received from the sale price of more than $110,000 went into a Colton fund to pay SPNEA staff to inspect the house six times a year

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and provide technical maintenance advice to owners. As expected, the private owners of the Colton House have been highly sensitive caretakers. Nevertheless, the sale itself was a very divisive issue which unfortunately has alienated the local historical organizations from one of New England's leading preservation organizations, SPNEA.

The Smithsonian Institution and Longmeadow

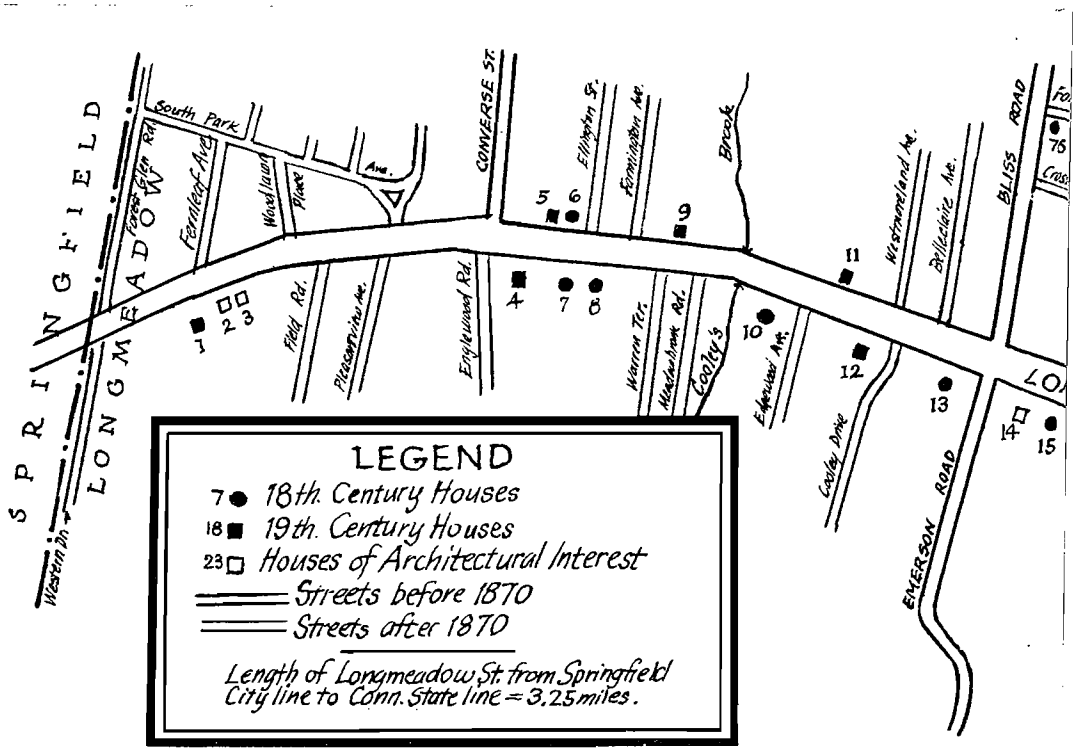
One of the nation's leading history museums, the Smithsonian Institution of Washington, D.C. has had a close relationship with the culture of Longmeadow. In 1982 on a grant from this museum, Edward Zimmer initiated an investigation of a children's hands-on exhibit in the National Museum of Americn History. He felt the recreation of this so called room interior from a New England village was misleading; rather than depicting the Ruben Bliss room of Springfield as it was labeled, he discovered that this room was more typical of the merchant, Samuel (or "Marchant,") Colton house and store in Longmeadow. This permanent installation in the eighteenth century section of the Hall of Daily Life in the Past has since been recredited.

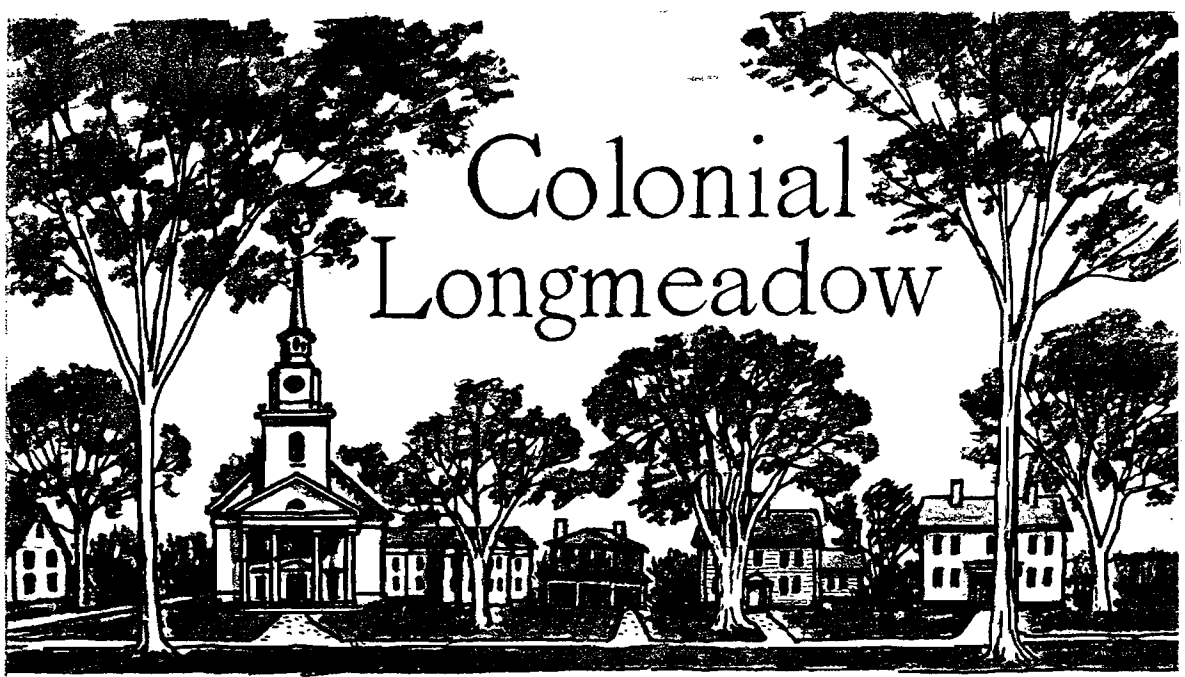
Shortly thereafter, the personna of "Marchant" Colton became the subject of a Smithsonian Institution publication. After the Revolution: The Smithsonian History of Everyday Life in the Eighteenth Century by Barbara Clark Smith was published in 1985 as a companion to the exhibit. The first chapter, "The War At Home" features the socio-economic dilemma of Colton as a West Indies merchant in a fledging democracy.

The Longmeadow Historic District Commission

In 1973, Longmeadow designated its first and only local historic district which encompasses fifty-one buildings in the immediate vicinity of the Green. Included are forty-three residences, the Town Hall, the Community House, First Church of Christ, Center School and Annex (K - 5), the Storrs Library, one commercial building and one historic house museum, the Storrs House. In addition, the Green itself, the oldest portion of the graveyard, two monuments and one historic marker are part of the local ditrict. In 1982, following years of planning, research, and survey work, this same district was listed on the National Register of Historic Places, (NR).

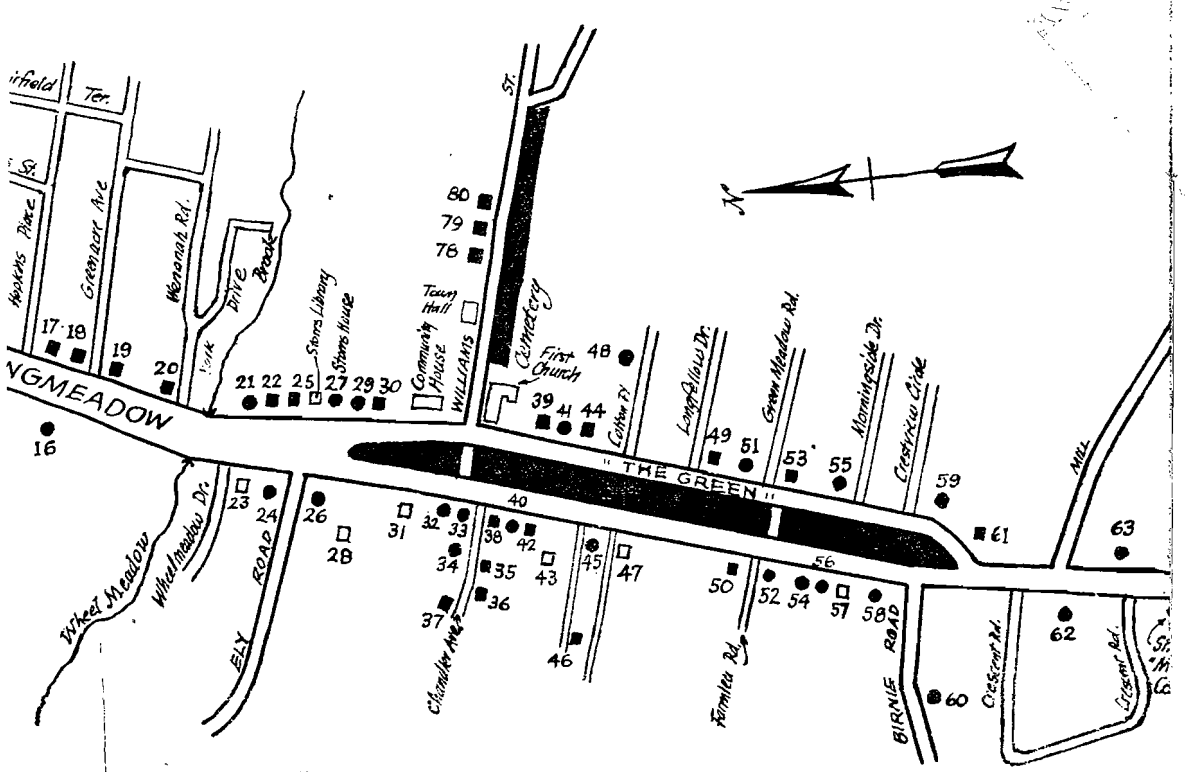
The Longmeadow Historic District Commission has been actively promoting the cause of preservation for fifteen years. A model grass roots organization of dedicated volunteers, it have achieved numerous successes from aesthetic, historically correct changes on the Green to the discouragement of an interstate highway rest stop in the meadows. The members are vigilant in their exterior design review process, awarding on an average of five certificates of appropriateness per year.

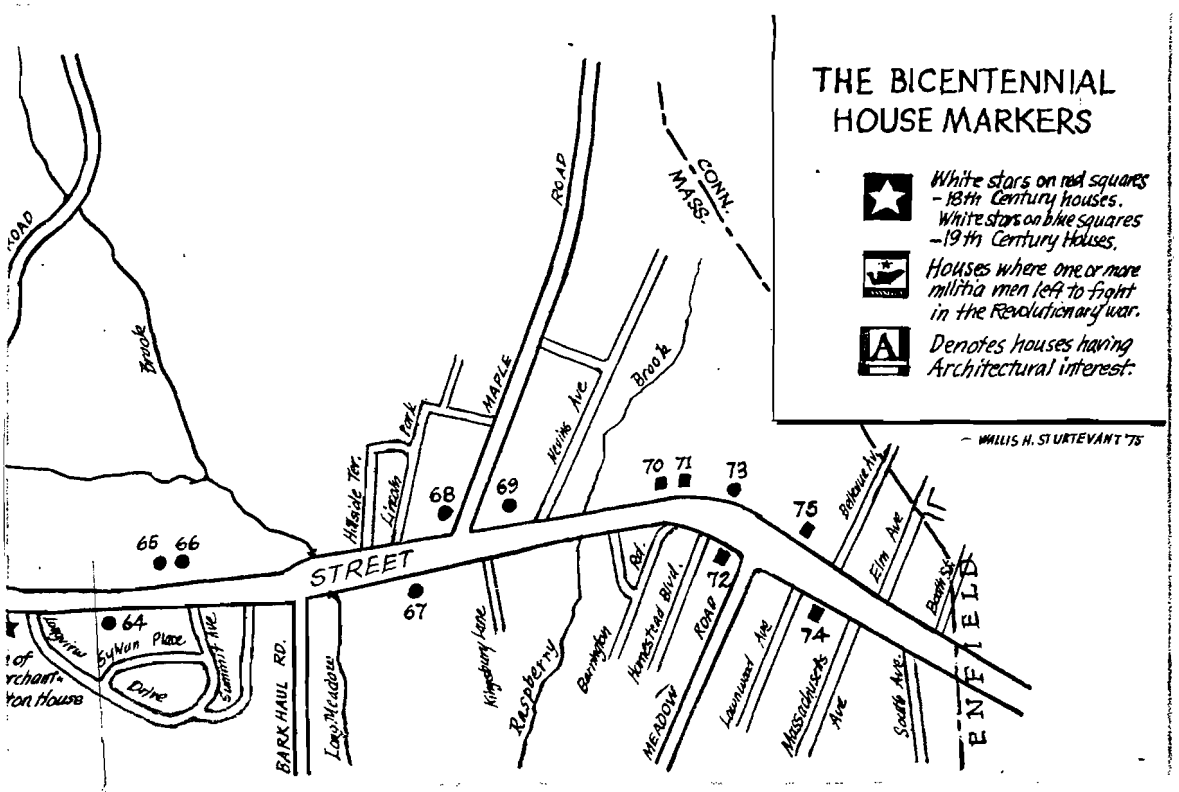




Colonial Longmeadow

A Brief History and Guide to the 18th and Early 19th Century Homes


Greenbrook Ave.
Wenonah Rd.
Drive
Brook
Stone Library
Stone House
Town Hall
Community House
WILLIAMS
ST.
Cemetery
First Church
Cotton Ty
Long Allow Dr.
Green Meadow Rd.
Morningside Dr.
Crestview Circle
MILL
"THE GREEN"
NGMEADOW
Wheat Meadow
Wheatmeadow Dr.
ELY ROAD
Chandler Ave
Farmlea Rd.
BIRNIE ROAD
Crescent Rd.
Crescent Rd.


THE BICENTENNIAL HOUSE MARKERS
White stars on red squares - 18th Century houses. White stars on blue squares - 19th Century Houses.
Houses where one or more militia men left to fight in the Revolutionary war.
Denotes houses having Architectural interest.
— WILLIS H. STURTEVANT '75
CONN.
MASS.
ROAD
Brook
MAPLE
Hillside Ter.
Park
Lincoln
Irving Ave
Brook
STREET
Bellevue Ave
Elm Ave
Beach St.
Summit Ave
Sylvan Place
Drive
BARK HAUL RD.
Long Meadow
Kingsbury Lane
Raspberry
Burlington
Homestead Blvd.
MEADOW ROAD
Laurelwood Ave
Massachusetts Ave
South Ave.
FIELD

Likewise the Commission has been very cooperative in their dealings with other local boards and commissions (Board of Selectmen, Strategic Planning Commission, Parks and Recreation, Zoning Board of Appeals, Conservation Commission). It has also been in close advisory/educational contact with regional and state preservation agencies including the Massachusetts Historical Commission, (MHC), Historic Massachusetts, Inc., (HMI), and the Pioneer Valley Planning Commission, (PVPC).

In January 1975, with the encouragement of MHC and SPNEA, the Commission decided to initiate the process of nominating their local historic district to the National Register of Historic Places. This goal was realized seven years later in 1982, just in time to commemorate the 200th anniversary of the Town's charter. Meanwhile public awareness of the Green's historic built environment was heightened by the placement of red sandstone markers designating the district boundaries and by the installation of individual house plaques. The one foot square wooden signs were color coded red and blue to indicate the century of the houses' construction and their numbers within the district. Other symbols were used to show if houses were militia residences or of architectural interest. These signs were made and installed by the Longmeadow High School Art Department while the boundary markers were donated by Boy Scouts.

Local Historic District Extension

As early as April 1975 a boundary extension of the current local historic district was discussed. By August of the following year the idea of an extension northerly to Bliss and Emerson Roads, westerly on Birnie Road and Chandler Avenue and easterly on Williams Street and Colton Place was favorably received by those residents. However, by December 1976, it was decided to table the issue until an inventory of all historic properties within Town had been completed. A decade was to slip away before a complete survey of historical resources was initiated, and the extension issue would once again rise to the surface.

Maintenance of the Green

While concern over the beautification and authenticity of the Green has been a continual topic of discussion, progress in this area has been slow. In 1974, the aesthetic and safety problem of parking on an access road near the war memorial was raised. It took ten years before this road was finally grassed over. The state Bicentennial Commission did provide a matching grant of $1,300 for restoration of the Green. Historically appropriate plantings have been discussed periodically especially since the losses to Dutch Elm disease. In May 1986 funding from the Department of Environmental Management to refurbish the common was considered since it qualifies as an area where town residents gather.

The issue of less intrusive, more historically sensitive street lights is another item which has been on the Historic District Commission's agenda for fifteen years. Negotiations have been ongoing with the Western Massachusetts Electric Company and more recently with North East Utilities. A variety of lease and purchase arrangements have been considered to no avail. As of 1977, the selectmen did not want to recommend the expenditure of town funds for so limited a light replacement program, and they recommended investigating MHC funding.

An early Commission success toward beautification of the Green was the placement of all telephone service lines underground. Individual homeowners had to pay by the linear foot for the hookup from the street, but those district residents with the longest setbacks were partially reimbursed.

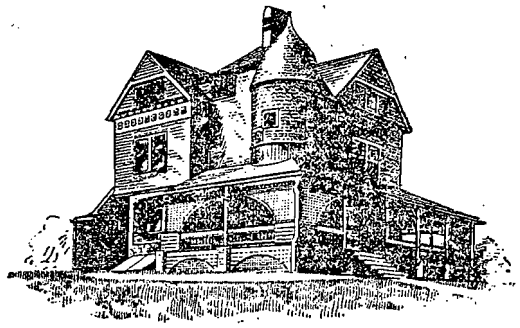
The American Legion Hall

An example of a single structure which benefitted greatly from the Historic District Commission's advice is the Albert Wood American Legion Hall at 417 Longmeadow Street. Built ca. 1850, it played an important role in civic history as both a school and town hall. When the selectmen sought advice regarding the cost and method of paint removal to return the building to its original appearance of red brick and white trim, the Commission handled the technical query most professionally. They quickly discouraged sandblasting then contacted PVPC and SPNEA to secure the most effective yet gentle chemical removal process.

AT MAPLEWOOD
LONGMEADOW,

Wednesday, Oct. 20, '97,

Commencing at 2 P. M. Sharp.



30 BUILDING LOTS

WILL BE SOLD AT

PUBLIC AUCTION

—AND—

One Hundred Useful Presents

Valued at from one to twenty-five dollars each,
will be GIVEN AWAY.

TERMS OF SALE.—$25 cash, $5 per month afterward.—
5 per cent. discount for cash within 10 days.

RECOMMENDATIONS:
Preservation Education

3. RECOMMENDATIONS AND PRIORITIES

Introduction

Longmeadow has taken important steps in preserving its built heritage over the past fifteen years. The inventory and creation of a local and National Register Historic District in the Town's center launched historic preservation as a formal municipal planning element. Since then, the Longmeadow Historic District Commission has continued its survey, and in 1987, the Commission and the Longmeadow Historical Society completed a survey of buildings and other cultural resources constructed in the Town before 1940. This is not only an important part of comprehensive ground work, but also indicates a true concern in the Town for historic preservation.

Now that such ground work has been laid, more progress can be and needs to be made. Based upon an evaluation of material gathered from the comprehensive survey of 1987, several priority recommendations for continued preservation action can be offered. The following section addresses the assessed needs for preservation activity in the Town of Longmeadow, followed by recommended actions, resources for those actions, and a time frame in which these activities can be realized.

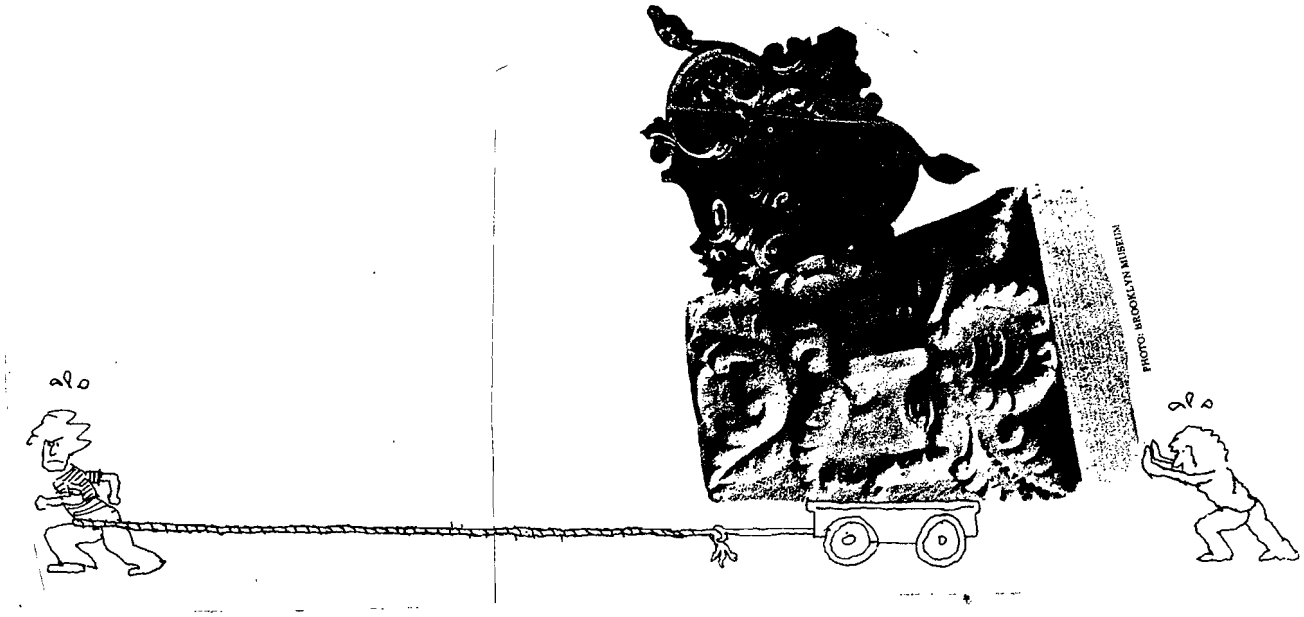
SECTION A: PRESERVATION EDUCATION

"Education" is a very broad topic which can encompass many different approaches to learning. It is, nevertheless, an important word in historic preservation.

Historic preservation in Longmeadow requires grassroot and municipal support, and on both levels, a clear understanding of general preservation philosophy, history, architectural history, and real estate is essential. Furthermore, it is necessary that the Historic District Commission, its governmental colleagues, district residents, and town population understand how preservation works within their own community and beyond.

There are many ways in which the preservation "word" can be spread. Every level of the Town's residents can become involved, ranging from school children, to the elderly, from businessmen to town officials. The Historic District Commission's job will be made easier if Longmeadow's residents have a precise understanding of preservation.

The following recommendations are easy ways in which to begin an ongoing education program in heritage planning. Part One represents ideas for educating the public. Part Two deals with of educating and improving the Historic District Commission through recommendations for administration and legislative methods.



From My Backyard History Book

1. Public Education

a. Education Within The Historic District

-- The Longmeadow Historic District Commission should initiate or sponsor gatherings for the members of the Historic District on an annual basis. This provides the opportunity for residents to get to know one another, greet new residents, and voice concerns common to all district residents. Invitations may be issued requiring R.S.V.P., and it is recommended that such meetings be held in District members' homes.

If the local or National Register District is expanded at any point in the future, such meetings should apply to all residents.

-- A single day (preferably a Saturday) in the near future should be devoted to a workshop for the residents of the Historic District in Longmeadow which would be used to reaffirm the District's rules and regulations as well as the procedures for design review submission. This "law day" should clarify the Historic District and preservation activity for residents, particularly those who are new.

-- The Historic District Commission should issue a monthly or bi monthly newsletter which outlines the Commission's activities, the issues facing the neighborhood, current preservation legislation, and other activities pertaining to the Historic District. Copies should also be given to the Town Clerk's office at the Town Hall to be made available for interested residents.

b. Preservation Rehabilitation or Restoration Award

Residents of the Town of Longmeadow who devote time and energy to the preservation of their homes or public spaces in a way that is sensitive to the historic nature of their properties should be given a certificate of recognition from the Historic District Commission. This can be an annual or periodic award, but in recognizing individual projects in the town, the Historic District Commission is establishing good rapport with its constituents.

c. Booth and Activities at Annual Long Meddowe Days

The Longmeadow Historic District Commission can further emphasize its role in the preservation of the town's historic resources by participating actively in Long Meddowe Days.

d. Neighborhood Representatives

Through public notice it should be made known that the Longmeadow Historic District Commission desires representatives of different neighborhoods to join its Commission. This will spread the membership of the Commission well beyond the limits of the Historic District, thus presenting the Historic District and other cultural resources as important assets to all Town residents.

e. Public Relations and the Press

The Longmeadow Historic District Commission should always keep the local press, namely the Longmeadow News and the Springfield Union News, abreast of its activities. These include, meetings, lectures, awards, workshops, and publications. This can be done by inviting the local reporters to meetings and events, or by issuing press releases to local newspapers.

f. Preservation Bookshelf and Information Area in the Richard Salter Storrs Library

A book shelf of preservation-related brochures, manuals, pamphlets, and books should be created in the library. This should include books on rehabilitation, architectural history, and style identification, and newsletters received by the Historic District Commission from other preservation agencies. Other publications such as the Old House Journal, Preservation News, and Historic Preservation should also be made available here. This shelf can be a place in which residents of the Historic District and beyond can come to find books and pamphlets of appropriate historic rehabilitation techniques, paint colors, and materials. The bibliography which follows is a list of possible sources and inclusions for this bookshelf.

Bibliography of Suggested Inclusions in Library Preservation Bookshelf

Books

Kay, Jane Holtz, and Pauline Chase-Harrell, Preserving New England. New York: Pantheon Books, 1986.

Maddex, Diane, ed. All About Old Buildings; The Whole Preservation Catalog. Washington, D.C.: Preservation Press, 1985.

Moss, Roger A., A Century of Color: Exterior Decoration for American Buildings, 1820-1920. Watkins Glen, NY,: American Life Foundation, 1980.

National Park Service, U.S. Department of the Interior, Respectful Rehabilitation; Answers to Your Questions About Old Buildings. Washington, D.C.: Preservation Press, 1982.

Poppeliers, John C., S.Allen Chambers, and Nancy B. Schwartz, What Style is It? Washington, D.C.: Preservation Press, 1977.

Roger, Linda M., and Mary S. Rogeness, editors, Reflections of Longmeadow 1783-1983. Longmeadow, Mass.: Longmeadow Historical Society, 1983.

Stevenson, Katherine Cole, and A.Ward Jandl, Houses by Mail: A Guide to Houses from Sears Roebuck and Co.. Washington, D.C.: Preservation Press, 1986.

Wetzman, David, My Backyard History Book. Boston: Little Brown and Co., 1975.

Whiffen, Marcus, American Architecture Since 1780: A Guide to Styles. Cambridge: MIT Press, 1969.

Wilson, H. Weber, Your Residential Stained Glass; A Practical Guide to Repair and Maintenance. Chambersburg, PA: Architectural Ecology, 1979.

Periodicals and Newsletters

Historic Massachusetts Inc., Newsletter.

Massachusetts Historical Commission, Newsletter.

National Trust for Historic Preservation, Historic Preservation.

National Trust for Historic Preservation, Preservation News.

Old House Journal

Preservation Library and Resource Center, Heritage Education Quartely (498 S. Main Street, Madison, GA 30650)

Technical Information

Historic Massachusetts Inc., Massachusetts Resource Handbook. Boston: Historic Massachusetts, 1986.

Longmeadow Historical Commission, Survey of Historic Buildings, 1987.

_____, Longmeadow: A Plan for Preservation, Longmeadow: Longmeadow Historical Commission, 1988.

National Trust for Historic Preservation, Information Series. Washington, D.C.: Preservation Press, 1977.

Old House Journal, Old House Journal Catalog, New York: Old House Journal Corp, 1988.

Technical Preservation Services Division, Preservation Briefs. Washington, D.C., 1978.

g. Exhibits and Lectures

The Longmeadow Historic District Commission, and the Longmeadow Historical Society can sponsor exhibits and lectures at the Historical Society, the Library, or the Community House pertaining to preservation, architectural history, or Town history. Examples of lecture topics and exhibit themes include the influence of the Olmsted Brothers in Longmeadow, and the historical and architectural devlopment of the town.

h. Publications

Publications, in the way of pamphlets, brochures, and books, are invaluable ways to expose people to history, architecture, archeology, and preservation.

-- Book A quality publication on the Town's history and community development should be written based on information gathered from the Historic District Commission's survey of cultural resources. This book would act as a companion to Reflections of Longmeadow and contribute to the Town's understanding of its built heritage.

-- Historical Map and Walking Tour A map of the Town with a walking tour incorporated into it would further enhance the value of the Town's built environment in the eyes of its residents and in those of tourists who might find this hand guide at the library, town hall, or historical society.

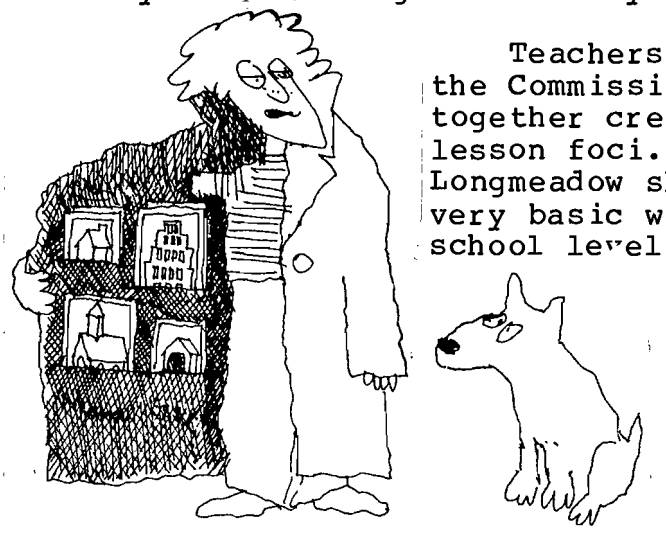
-- Individual Publications Individual topics on Longmeadow history and development, written by local residents or interested parties might be published by the Longmeadow Historical Society or the Historic District Commission. These could be small pamphlets on archeology, prehistoric Longmeadow,residential subdivisions of the early 20th century, or a history of schools and public buildings in Longmeadow.

-- Brochures The Longmeadow Historic District Commission and the Longmeadow Historical Society need to develop attractive and informative publicity brochures which are made available at the Historical Society, the Town Hall and the Library. The information in these brochures should succinctly state the goals and activities of these two organizations. And for the Historical Society, this provides an opportunity to publicize membership to its organization.

-- Children's Activity Book A small booklet with activities such as coloring, games and identification of buildings and neighborhoods can an valuable tool in the early education of students. In order to create such a publication, teachers and concerned individuals can become involved in its preparation, and it can be used both in school or be sold to the public.

i. Heritage Education in the Longmeadow Public School System

Educating students in the history of Longmeadow is essential to a well rounded study of the larger historical contexts generally given to students. Local history is, after all, where most people are involved. Therefore, it is highly recommended that the Longmeadow Historic District Commission and the Longmeadow Historical Society initiate discussion with the Superintendent of Public Schools in order to implement a mandatory section of Longmeadow history into the regular history curriculum.



Teachers, along with members of the Commission and Society, can then together create the most appropriate lesson foci. Teaching the History of Longmeadow should be required in some very basic ways on the elementary school level. But a more in-depth section should be incorporated into the Junior High School level and, if possible, into the High School level curriculum.

What is taught is also important. Basic facts are essential to any understanding of history. However, shedding light on material culture, architecture, archeology, and social history will further add to a special understanding of living history.

Longmeadow History was once required in Longmeadow public school, but has since been removed from the curriculum. It needs to be incorporated once again into every student's education.

Illustration from My Backyard History Book

2. Improving and Educating the Historic District Commission and its Colleagues in Municipal Government

The Longmeadow Historic District Commission has been carefully guiding preservation activity in the Town. In order to improve the effectiveness of their activities in Longmeadow, the following recommendations are made to the Commission.

a. Educating the Residents of the Historic District

The recommendations made in the previous section regarding the Historic District should be carried out by the Historic District Commission in order to take a more active role in the District.

In addition, when a new resident in Longmeadow moves into a house within the Historic District, every effort should be made for a Commissioner to visit with that person/family in order to explain the District's regulations and also make clear that the Historic District Commission is available for questions and concerns. Monitoring new residents can be done through the Assessor's office.

b. Educating the Members of the Historic District Commission

The different representatives to the Historic District Commission in Longmeadow bring a variety of expertise to the cause of preservation in the Town. Without representation from the law, real estate, and architecture professions, the Commission would be at a serious disadvantage. Nevertheless, it is recommended that several items be added to the "education" of Historic District Commission members in order to improve effectiveness.

-- Basic Information Packet It is recommended that the Historic District Commission chairperson provide a packet of basic preservation information to current and future members of the Commission. Information in this packet would include copies of the design review guidelines, the by-law for the Commission, and the ordinance establishing the Historic District. In addition, a copy of Historic Massachusetts' Preservation Resource Handbook, and the MHC`s Local Preservation Planning Manual should be included. (copies of which are enclosed within the

Appendices to this document.) Information pertaining to the different regional, statewide, and national preservation resources should also be made available to members from the outset. This packet will provide members with the basic information for more effective preservation activity.

The following material pertains to the administration of the Local Historic District Commission, and was taken from A Training Program for Local Historic District Commissions by the Thoreson Group, Planning Consultants.* These "tips" for administering the Historic District Commission, are enclosed as a supplement to any current Commission activity in Longmeadow, and its basic recommendations should become required reading for Historic District Commission members.

* Thoreson Group, Planning Consultants, Portsmouth, N.H. (603) 431-4027

☐ PROCEDURAL POINTERS AND LEGAL TIPS FOR HDC MEMBERS

In the consultants' experience, procedural and administrative matters frequently are the "Achilles Heel" of the design review process. Perhaps this situation stems from chronically under-nourished budgets and overworked staff or volunteers; but it is often abetted by historic district commission members who shun procedural concerns in order to achieve public support for design review by keeping their proceedings "low-key" and "informal." Whatever the cause, inattention to due process and to proper administration eventually undermines community confidence in design review. Moreover, procedural irregularities are the most common complaint cited in successful legal challenges to design review decisions.

Historic district commission members should keep the following procedural pointers in mind when striving to create an equitable, timely and efficient process for making and enforcing design review decisions:

- Honor Thy Ordinance

The state enabling statute and local historic district commission ordinance are the legal cornerstones of the design review process in a community. Having a working knowledge of these documents

79

is essential for each HDC member. Read them, maintain annotated reference copies at meetings, and rely upon them when framing decisions in order to protect them from legal challenge.

- Watch Notice Procedures

Proper notice of upcoming hearings and of commission decisions must be served to petitioners, abutters and the general public alike. This is not only a legal obligation in most states, but also the best way to assure that a HDC fulfills its educational function and becomes a forum for discussing change within the community. Attention to the legal details of proper notices, such as timeliness and proof of receipt, as well as to the broader issues of fostering awareness and outreach through the press and broadcast media, is essential.

- Run A Tight Meeting

In the long run, all the participants in the design review process are best served by meetings which are run in a businesslike manner. Be punctual, publish an agenda, avoid informal discussions and sidebar conversations, stick strictly to matters which are within the HDC's jurisdiction, and rely upon the chairperson to sum up the proceedings for the record. The commission should adopt written rules and regulations to govern the conduct of

HDC proceedings. These are especially helpful when a commission frequently encounters controversial issues and must referee disputes.

- Write It Down

From a legal and administrative standpoint, a written record of the design review process is essential if the HDC is to properly enforce and defend its actions. At a minimum, the following procedures are recommended: maintain a case file of all submissions and correspondence, publish an agenda of all meetings, take minutes,and record the commission's vote and the reason for its decision. If staff is unavailable, appoint commissioners to serve as Secretary on a rotational basis.

- Get A Good Lawyer

Every HDC needs access to sound legal advice, not withstanding the cost of such services. If the services of the community's counsel or solicitor are not available and the ranks of the commission members do not include an attorney, consider encouraging an interested local attorney or law firm to assist the commission, perhaps on a pro bono publico basis.

- Expect To Sue Or Be Sued Eventually

It is to be expected that disagreements arising from the design review process will eventually lead to legal action, whether initiated by a petitioner seeking appeal, or the HDC attempting to enforce its decision. Commissioners should not be apprehensive about the prospects of court action when other avenues have proven unsatisfactory. Successful legal action will serve to enhance the credibility and effectiveness of the commission. Render all decisions as if they might be subject to legal challenge.

- Beware Of Conflicts Of Interest

Because HDC members are also residents of the community in which they serve, it is inevitable that matters will eventually come before the commission involving a member's personal or professional interests which conflict (or, of equal importance, appear to conflict) with the impartial discharge of his or her duties. In such instances, the member should advise the chairperson of the situation and withdraw from both the deliberations and voting. It is best if HDC members adopt procedures concerning conflict of interest well in advance of such issues arising.

- Remember The "Sunshine Law"

In most states, HDC's are required to conduct their design review hearings and most of their administrative affairs in scheduled sessions open to the public. Whether or not it is legally mandated, the long-term interests of both the HDC and the community are best served by full public disclosure and participation in the design review process. Only in the rarest of circumstances should executive sessions be considered. Executive sessions engender hostility, mystify the decision-making process, and can lead to legal challenge.

- Don't Decide What You Can't Enforce

Enforcing an HDC's decision and asserting its authority to prevent unapproved exterior changes within historic districts are among the thorniest issues involved in the design review process. Enforcement is a time consuming and costly effort. In general, HDC's usually rely upon another municipal "line" agency, such as the building department, for purposes of enforcement. HDC's can help themselves in this regard, however, by restricting their decisions to clearly enforceable limits. Occasionally, HDC members may be tempted to over-reach or bluff, rendering design review decisions which are difficult to enforce (e.g., permission for "temporary" signs, seasonal restrictions on certain features, etc.). This approach should be discouraged, as it ultimately diminishes the credibility of the design review process.

83

- Consider The "Taking Issue"

Although recent appellate decisions have sustained the position that landmarking and historic districting do not require compensation be paid to the property owner, HDC members should be mindful of the "Taking Issue" (i.e., when regulatory control of property is so limiting that it is tantamount to confiscation of its owner's rights). This issue constrains HDC members to exercise their authority judiciously and to be sensitive to the burdens which the design review process places upon property owners within historic districts.

- Explain Your Actions And Procedures to All

Frequently, HDC members appear reluctant to publicly discuss their procedures and to explain their decisions to interested individuals and the media. Although it may be prudent for commissioners to eschew controversy, it is recommended that they seize every opportunity to make the community aware of the role of the HDC and the value of the design review process.

- Build Relationships With Related Agencies

As noted in several of the foregoing pointers, an HDC often requires assistance from such individuals as the town counsel, city solicitor and elected officials as well as from such

municipal agencies as the planning or building departments. Building cooperative relationships with these allies will improve the administration of the design review process and will enable the HDC to be aware of other related issues which affect the community they serve. As mentioned earlier, it may be helpful to have these individuals participate in this training program to make them more aware of the complexity of the design review process.

-- Workshop Attendance Every effort should be made to send as many representatives as possible to state or regional workshops in cultural resource management. Historic Massachusetts Inc. and the Massachusetts Historical Commission often provide valuable sessions in local historical commission education.

-- Course in Historical Architecture It is recommended that a mini-course be arranged for local Commissioners pertaining to architectural history, style identification, paint color appropriateness, and material conservation. This should be arranged through a preservation consultant or perhaps through a University of Massachusetts outreach lecture.

c. Involvement of Other Municipal Agencies in Historic Preservation and Environmental Awareness Other agencies in the Town of Longmeadow's government have certain responsibilities which interact with those ofthe Historic District Commission. Each, therefore, should make a concerted effort to become familiar with the Commission's goals and activities, and ways in which those activities influence the work of municipal departments. These departments include the Assessor, Building Inspector, Town Counsel, Housing Authority, Selectmen, Engineering Department, Planning Board, and Zoning Board.

d. The Importance of a Planning Staff It is strongly recommended to the Town of Longmeadow that at least one land use planner, preferably one familiar with the issues of historic preservation, be hired by the town as a full-time employee. Town planning has become essential in municipal government; however, it has expanded beyond the capabilities of a volunteer Planning Board. Today's development activities occur quickly and require astute and dedicated profesionals. Therefore, in order for Longmeadow to actively work within this realm of growth management, it is essential that a Land Use Planner be included in Town Government.

Illustration from My Backyard History Book

3. Funding Educational Projects

A variety of sources are available for funding such nonprofit activities as education from both private and public sectors. The enclosed Massachusetts Preservation Resource Handbook lists many of these resources including the National Endowment for the Arts, the Institute for Museum Services, and the Massachusetts Foundation for the Humanities and Public Policy. In addition, private corporations and banks have been known as very supportive financial sources for publications and other projects. Profit making philanthropic institutions need to be contacted through a public relations office or through an individual with close ties to the company.

The Longmeadow Historical Commission has, in the past year, demonstrated great committment to preservation and has broadened the scope of its activities. It is therefore recommended that the Commission request a greater annual budget for the upcoming year from the Town of Longmeadow.

4. Priorities and Time Frame for Educational Activities

Many items have been presented in this section for the purposes of educating the Town to the importance of historic architecture and resources. The list may, in fact, appear overwhelming. However, it must be remembered that there are many recommendations in this group that are more long term than others, and some which require less work than others.

5. A Focus on the Design Review Guidelines of the Longmeadow Local Historic District

The following section contains recommendations to the Historic District Commission for greater clarity in its design review guidelines, and smoother administration of the design review procedures as mandated by these guidelines. A copy of the current design review guidelines follows these recommendations for reference.

a. First and foremost, the guidelines of the Historic District should be published in an attractive pamphlet with photographs, and should be sent to all current and future residents of the local historic district. Until then copies should be made available to District residents and others through the Town Clerk's office.

b. The following recommendations for the current design review guidelines are listed consistently with the numbered and lettered sections of that document.

-- Section V
Within this section the Commission needs to address very specifically its design review controls over interior alterations that are "visible from a public street."

-- Section V; Number 6
A determination of what constitutes a "commercial flag" within the historic district needs to come from the Historic District Commission since decorative flags are a common item in the town and sometimes within the district.

-- Section VI;Number 2
Again, the extent to which interior arangements affect exterior appearance can be considerable. It is therefore recommended that any clarification within Section V be added as a clause in this section.

-- Section VII;Letter C
"End of the week" should be changed to Friday 12 p.m. in order to allow the Town Clerk enough time to send such material to the Commission which will then be given enough time to provide an agenda prior to the following Wednesday's meeting.

-- Section Vll; Letter D
This section would be more effective if it read that "Applications for alterations liable to be of concern to abutters will be held for three weeks after initial presentation at an historic district commission meeting so that notices can be sent to abutters."

-- Section VII; Letter F
It is important that an agenda for Historic District Commission meetings (in addition to a meeting notice) be provided to the said municipal bodies.

-- Section VII; Letter H; Number 6
Both the Historic District Commission and the resident proposing change need to be familiar with paint and material samples. In order to aid both parties in taking advantage of this, it is recommended that the Historic District Commission enter in this section where in the town such information can be found whether it is in the building department, library, or Planning Board's office.

-- Section VII; Letter K
This clause must define the Certificate of Hardship and Certificate of Appropriateness.

-- Section VIII; Letter B
The Historic District Commission must make certain that meeting notices are given to the Town Clerk 48 hours in advance of a public meeting.

-- Section VIII; Letter H
It is imperative that the minutes of the Historic District Commission meetings be sent promptly to other municipal agencies, most particularly the Board of Selectman, the Building Inspector, the Assessor, the Planning Board, and the Zoning Board. And it is recommended that a secretary be appointed from the Commission to be certain that such information is distributed.

-- Section XIII; Letters A-F
It is recommended that a committee or individual member from the Historic District Commission review completed projects and inform the applicant of approval or disapproval. The Commission also needs to make certain that the applicant does, in fact, notify the Commission of the project's completion. The legal basis of Section XIII, letter F needs to be investigated.

R U L E S A N D R E G U L A T I O N S

O F T H E

H I S T O R I C D I S T R I C T C O M M I S S I O N

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L O N G M E A D O W M A S S A C H U S E T T S

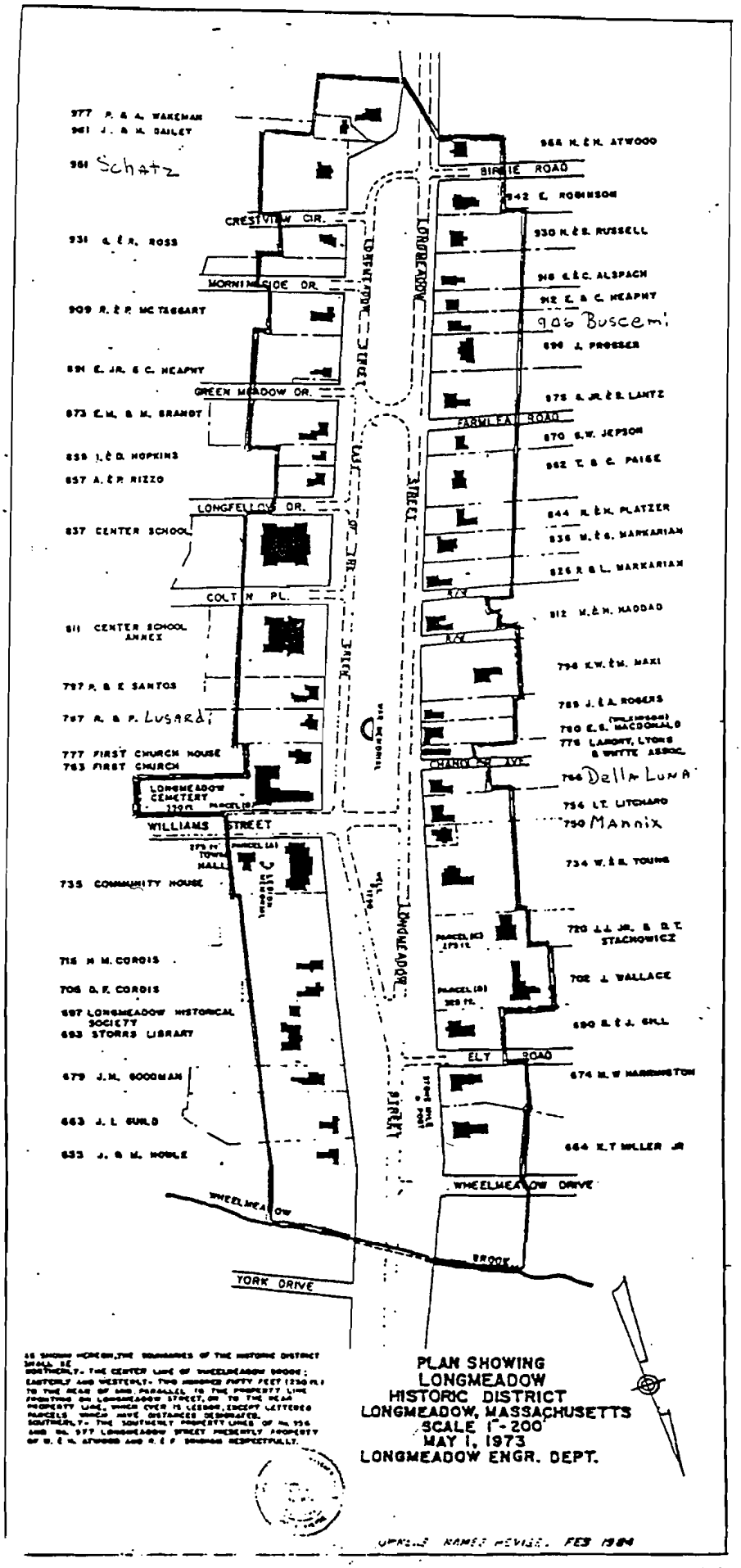

977 P. & A. WAKEMAN
961 J. & M. BAILEY
951 Schatz
931 G. & R. ROSS
909 R. & P. MC TAGGART
891 E. JR. & C. HEAPHY
873 E.M. & M. BRANDT
859 L. & D. HOPKINS
857 A. & P. RIZZO
837 CENTER SCHOOL
811 CENTER SCHOOL ANNEX
797 P. & E. SANTOS
787 R. & P. LUSARDI
777 FIRST CHURCH HOUSE
763 FIRST CHURCH
LONGMEADOW CEMETERY
WILLIAMS STREET
TOWN HALL
735 COMMUNITY HOUSE
715 H.M. CORDIS
706 D.F. CORDIS
697 LONGMEADOW HISTORICAL SOCIETY
693 STORRS LIBRARY
679 J.M. GOODMAN
663 J.L. BURLD
653 J. & M. HOBLE
CRESTVIEW CIR.
MORNINGSIDE DR.
GREEN MEADOW DR.
LONGFELLOW DR.
COLTON PL.
CRESTVIEW STREET
LONGMEADOW STREET
WHEELMEADOW
964 H. & H. ATWOOD
BIRCHIE ROAD
942 C. ROBINSON
930 H. & B. RUSSELL
918 G. & C. ALSPACH
912 E. & C. HEAPHY
906 Buscemi
896 J. PROSSER
875 G. JR. & B. LANTZ
FARWELL ROAD
870 G.W. JEPSON
862 T. & C. PAIGE
844 R. & H. PLATZER
836 M. & G. MARKARIAN
826 R. & L. MARKARIAN
812 M. & H. HADDAD
794 K.W. & M. MAKI
785 J. & A. ROGERS
780 E.S. MACDONALD
775 LAMONT, LYONS & WHITE ASSOC.
CHANDLER AVE.
764 Della Luna
754 L.T. LITCHARD
750 Mannix
734 W. & B. YOUNG
720 J.J. JR. & D.T. STACHOWICZ
702 J. WALLACE
690 R. & J. GILL
ELY ROAD
674 M.W. HARRINGTON
664 K.T. MILLER JR
WHEELMEADOW DRIVE
WHEELMEADOW
BROOK
YORK DRIVE
PLAN SHOWING
LONGMEADOW
HISTORIC DISTRICT
LONGMEADOW, MASSACHUSETTS
SCALE 1"-200'
MAY 1, 1973
LONGMEADOW ENGR. DEPT.
UPDATE NAMES REVISED FEB 1984

Table of Contents

I. Legislation & History 1

II. Location of The Historic District 1

III. Purpose 1

IV. The Historic District Commission 2

V. Changes Requiring Commission Approval 2

VI. Changes Not Requiring Commission Approval 3

VII. Applications for Approval 4

VIII. The Commission's Regular Meetings 6

IX. The Commission's Special Hearing 6

X. Ruling on the Application 7

XI. The Certificate of Appropriateness 8

XII. Enforcement 9

XIII. After Completion of the Work 9

XIV. Spirit of Compliance 10

I. Legislation and History

A. In 1960 the Commonwealth of Massachusetts enacted legislation enabling the creation and protection of Historic Districts. The Historic Districts Act, Chapter 40C of the General Laws, made it possible for cities and towns in the state to establish Commissions for the preservation of areas of historic interest.

B. In 1973 the Town of Longmeadow voted to enact the Historic District By-Laws under the provisions above. The full text of the by-laws are available from the Town Clerk or the Chairman of the Historic District Commission.

C. In 1982, the Longmeadow Historic District was accepted by the National Park Service for listing in the National Register of Historic Places. The National Register provides honor and recognition for historically, culturally, architecturally, or archaeologically significant property. Recognition allows an owner of income producing properties certain federal tax incentives for renovation and disincentives for demolition. It also provides a measure of protection for the property against any adverse effect caused by federally licensed, funded, or assisted projects.

II. Location of the Historic District

The Historic District was established in 1973 and includes the Longmeadow Green and surrounding areas. The exact location may be seen on the "Plan Showing Longmeadow Historic District" dated May 1, 1973 scale 1"/200'. This plan is on record at the office of the Town Clerk.
(See attached map.)

III. Purpose

To preserve the unique tapestry of the Longmeadow Green, also known as the Historic District, so as to assure the preservation of its historic value to the community.

IV. The Historic District Commission

A. The Commission shall consist of not less than three nor more than nine members: seven shall be Regular Members, and two shall be Alternates.

B. The Commission members shall be appointed by the Longmeadow Board of Selectmen, and their names shall be available from the Selectmen's office.

C. Appointments shall be made for a period of three years, and so arranged that the terms of at least one member expires each year; if a member resigns before the completion of their appointment, one of the alternates or a new member shall be appointed to fill out the resigning member's term.

D. Membership of the Commission shall include at least two residents or owners of property in the Historic District administered by the Commission.

E. Members shall be residents of Longmeadow and shall include where possible at least one member of the Longmeadow Historical Society; a member of the American Institute of Architects covering Longmeadow; a member of the Board of Realtors and a member of the Bar Association covering Longmeadow.

V. Changes Requiring Commission Approval

A. Architectural Alterations: All changes in the appearance of a building or a building site located within the Historic District and visible from a public street shall require Commission approval. The following list of examples is provided only as a guide; it does not limit the scope of changes requiring approval to the examples cited. (See Section VI. for exclusions.)

1. The construction of a new structure.

2. The demolition of an existing structure.

3. The construction or removal of an addition.

4. The construction or installation of any temporary structure.

5. The re-roofing, re-siding, or repainting of a structure or parts thereof, except as noted in Section VI. (Sand-blasting, as a preparation, shall not be allowed.)

6. The installation of storm windows, storm doors, air conditioners, electric cables, light fixtures, electrical insect killing devices, solar panels, electrical antennas, wind vanes, quadrants, and commercial flags.

7. The construction or alteration of driveways, gates, fences, walkways, terraces, steps, walls, barns, garages, swimming pools, parking areas, and gazebos.

8. The addition, alteration, or removal of windows, shutters, doors, porches, steps, and chimneys.

9. Significant changes in landscaping.

B. Signs: The placement of permanent or temporary signs on or about any building or building site, must be approved by the Commission. Note that all provisions of the Longmeadow Zoning By-Law relating to signs must first be followed. The Commission's primary interest in reviewing signs is to pass on the appropriateness of their placement, design, size, color, and execution.

Although every sign will be reviewed for appropriateness in the context of its immediate environment, the following guidelines shall apply:

1. Black lettering on white ground is preferred.

2. Minor use of older colors and gold leaf shall be accepted.

3. All lettering must be executed in a professional manner.

4. Overall size should generally be smaller than that allowed in the Longmeadow Zoning By-Law.

C. Siding: The use of artificial clapboard siding (aluminum, vinyl, or the like) shall not be approved for use on any structure in the Historic District.

VI. Changes Not Requiring Commission Approval

A. Approval is not required for:

1. Exterior changes that cannot be seen from a public street, public way, or public park.

2. Interior arrangements.

3. Re-painting the same color.

4. Routine repairs not changing the exterior design appearance.

5. Removing existing signs.

VII. Application for Approval

A. Applications for approval of proposed changes may be obtained from the Town Clerk's office at the Town Hall on Williams Street.

B. Applications must be signed by the owner, trustee, or representative of the property concerned. Applications made out by a lessee will be accepted only when accompanied by an authorization signed by the property owner.

C. Completed applications received at the Town Clerk's office by the end of the week prior to the Commission's regular Wednesday meetings will be scheduled for hearing in the order received.

D. Applications for alterations liable to be of concern to abutters must be filed three weeks prior to the meetings so that notices can be sent to the abutters.

E. If a prospective applicant wishes to discuss proposed alterations with the Commission before making a formal application, a place on the agenda may be reserved by writing or telephoning the Chairman.

F. The agenda for each meeting, and thus the time scheduled for each applicant, shall be posted on the bulletin board at the Town Hall on the day of the meeting. Copies of the agenda shall also be delivered to the offices of the Town Clerk, the Selectmen, the Board of Appeals, and the Building Inspector.

G. New applications and requests for preliminary hearings may also be given to the Commission at the start of any regularly scheduled meeting; if time permits, they shall be heard and acted upon after all previous business has been taken care of. Otherwise, they shall be heard at the start of the next meeting.

H. All applications for a Certificate of Appropriateness must include the following:

1. The completed application form.

2. Photographs of the building or site before the proposed alteration.

3. Drawings sufficient to describe in detail the work proposed.

4. Paint color samples if the work includes repainting.

5. Roofing samples or manufacturer's literature if the work includes re-roofing.

6. Samples, colors, and/or literature on all other proprietary materials or products that will be used and visible in the alteration.

7. If the application concerns a sign, it shall include:

a) A photograph of the proposed site of the sign.

b) A drawing of the proposed support of the sign.

c) A full-scale outline drawing of the sign.

d) The words to be painted on the sign.

e) The style, color, size, and placement of the lettering.

f) The name of the sign painter.

I. Although not required, the applicant's presence will usually expedite the review process, and may result in the acceptance of an application that might otherwise have been disapproved for lack of complete information.

J. If an application does not contain enough information for the Commission to be able to determine the appropriateness of the proposed work, it may be:

1. discussed with the applicant, if present, in order to obtain the missing information,

2. returned to the applicant, if present, for withdrawal and reapplication at a later time,

3. or voted on and disapproved as incomplete. In this case, all supporting material shall be returned to the applicant.

K. Where appropriate, a Certificate of Hardship or Non-Applicability may be issued.

L. The Commission shall keep all approved applications on file. Examples of complete and successful applications shall be available for the benefit of prospective applicants at the office of the Building Inspector.

VIII. The Commission's Regular Meetings

A. The Commission shall hold regular, open Public Meetings starting at 7:30 p.m. on the first Wednesday of every month unless otherwise posted at the Town Hall.

B. Notice of the date, time, and location of these Public Meetings shall be posted at the Town Hall 48 hours in advance of said Meetings.

C. No meeting shall be held unless a quorum of four Commission members is present.

D. Every meeting shall start with the distribution of the agenda for that meeting.

E. The Commission shall then take up the review of applications in order of their original receipt, as scheduled on the agenda. Exceptional applications may be rescheduled for review at a Special Hearing.

F. If there is time, the Commission shall then review any applications that have been brought to the meeting without prior notice.

G. The next order of business shall be the review and acceptance of the prior meeting's minutes, followed by the disposition of matters pending.

H. The Secretary of the Commission shall send copies of the meeting's minutes in timely fashion to all Commission members, the Board of Selectmen, and the Building Inspector.

IX. The Commission's Special Hearing

A. A Special Hearing may be called by the Chairman, by majority vote of the Commission, or upon the request of an applicant or aggrieved other party.

B. A Special Hearing may be called for one or more of the following reasons:

1. Application is being made for an important new construction or alteration likely to be of general interest to the townspeople.

2. The application being made is controversial and may require extended discussion.

3. The alterations proposed are likely to be of concern to the abutters, and the application was not received in time to notify them fourteen days prior to the meeting.

4. The applicant wishes to receive a determination before the date of the next Regular Meeting.

5. Any other reasons which may cause the Chairman or a majority of the Commission members to call for a Special Hearing.

C. The time, place, and purpose of a Special Hearing shall be posted at the Town Hall and advertised in a paper of local circulation at least fourteen days before the Hearing.

D. Copies of that advertisement shall be sent to the applicant, the abutters, the Board of Selectmen, the Planning Board, and to such other persons as the Commission shall decide.

E. The costs of notification shall be paid by the owner of the property involved.

X. Ruling on the Application

A. In reviewing each application, the Commission shall consider the historic and architectural value and significance of the site, building, or structure involved; the general design, arrangement, texture, material, and color of the features involved; and the relation of such features to similar features of buildings and structures in the surrounding area.

B. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size, shape, and design of the building or structure, both in relation to the land area upon which it is situated and to buildings and structures in the vicinity. The Commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law.

C. Members of the Commission shall abstain from deliberating and voting on an application when there is any possibility of conflict of interest. Some examples would be:

1. A member who is making an application.

2. A member who is a relative, close friend, business associate, or employee of the applicant.

3. A member who is an abutter of the applicant.

4. A member who has a financial interest in the outcome of the application.

D. If the Commission finds that some parts of the proposed changes outlined in an application are inappropriate, it will make every effort to suggest ways in which the application could be amended so that approval could be assured. Discussion among members and with the applicant, if present, shall focus on arriving at a solution satisfying all concerned.

E. After adequate discussion, or by the end of the time allotted to the application on the agenda, the Commission shall either vote on the application or request its withdrawal so that a revised application may be made at a future time.

F. Only seven votes are counted: Alternate members shall vote only if the number of Regular members voting is less than seven. If both Alternates are present and only one Alternate vote is required, the Alternates shall vote alternatively.

G. A majority vote shall carry. In the event of a tie, the vote of the acting Chairman shall carry.

H. The Secretary shall record each member's vote in the minutes.

XI. The Certificate of Appropriateness

A. After approving an application, the Commission shall issue a Certificate of Appropriateness for the work proposed in that application. This certificate shall be sent to the applicant with a copy to the Building Inspector.

B. Each certificate issued by the Commission shall be dated and signed by the Chairman or the Secretary.

C. Certificates of Appropriateness are valid for the original applicant through the end of the calendar year. If the work for which the Certificate was granted has not been completed by the end of that time, application for an extension will have to be made.

D. If the property changes ownership while a project is in progress, the new owner(s) must identify themselves to the Commission and receive a new Certificate of Appropriateness in the owner's name.

E. Any applicant wishing to make any design changes after a Certificate of Appropriateness has been issued must file a new application for those changes.

F. In the case of an application which has been disapproved, the Commission shall record the reasons for such a determination and shall send a notice of these reasons to the applicant. Copies of this document shall be sent to the Building Inspector.

G. Any applicant or abutter wishing to contest the approval or disapproval of an application for a Certificate of Appropriateness may have recourse to the remedies noted in Section 12A of Chapter 40C of the Massachusetts General Laws.

XII. Enforcement

If unapproved work is carried out in the Historic District, the owner of the property involved shall be held responsible. Violations of the Longmeadow Historic District By-Laws shall result in a letter of warning being sent to the owner with copies to the Board of Selectmen and the Building Inspector. If the owner, owner's agent, or lessee continues to violate the provisions of Chapter 40C, these Rules and Regulations, or the decisions of this Commission, resort shall be made to fines or injunctions, or both, as authorized in Section 13 of the Historic Districts Act, Chapter 40C, of the Massachusetts General Laws.

XIII. After Completion of the Work

A. When the work for which a Certificate of Appropriateness is granted has been completed, the applicant shall notify the Commission.

B. Before the next regular meeting, one or more members of the Commission shall review the work on site in order to find out if it has been carried out as originally approved.

C. If the work matches the approved application, the Commission shall send a signed report to that effect to the applicant, the Board of Selectmen, and the Building Inspector. The issuance of this notice closes the file on the application.

D. If the work does not match the approved application, and the Commission finds the changes allowable, the Commission shall request the applicant to file a new application covering those changes before the next regular meeting.

E. If the Commission finds the changes unallowable, it shall request the applicant to have the work corrected.

F. In the event that the applicant fails to correct the work in a timely fashion, the commission shall have recourse to the provisions of enforcement authorized in Section 13, Chapter 40C, of the Massachusetts General Laws.

XIV. SPIRIT OF COMPLIANCE

The members of the Historic District Commission hope that property owners within the District will comply with the guidelines outlined above. The spirit of compliance is imperative for the process of preservation to be successful. If you have any questions or suggestions, feel free to contact any of the Commission members.

October 1986

South Park Terrace

LONGMEADOW, MASS.

SPRINGFIELD'S
MOST
BEAUTIFUL
SUBURB

SOUTH PARK TERRACE COMPANY

EDW. J. MURPHY CO., *Managers*

317 Main Street
SPRINGFIELD, MASS.
Fuller Building

RECOMMENDATIONS:
Building Preservation

IIIb

List of Buildings Eligible for Listing in the Proposed National Register District Extension

12 Longmeadow Street
17
26
27
32
41
43
46
65
70 House
70 Structure
76 House
76 Structure
77
83
84-86
89
97
104
110
113
117
123
133
145
149-59
168
173
174
179
186
187
193
201
220
229
238
259
260
280
315
316
384
410
417
418
441
447
467
476
492

504 Longmeadow Street
506
519
524
536
539
551

573
577
585
609
960
980
986
1006
1028
1050
1060
1072
1096
1104
1110
1124
1134
1142
1150
1158
1164
1398
1401
1410
corner Maple/Longmeadow
1428 Longmeadow
1435
1443
1446
1451
1482
1560
1399
1579
1596
1607
1650
1641
1651
1657
1661
1656
1223

1215 Longmeadow Street
1203
1195
1183
1175
1097
1087
1077

SECTION B: BUILDING PRESERVATION AND RECOGNITION

Issue: National Register and Local Historic Districts

Based on the survey completed in Longmeadow during the summer of 1987, several areas of the town were deemed to have such historic or architectural integrity as to warrant either recommendation to the National Register of Historic Places or inclusion in the local historic district.

1. Extension of Longmeadow Street National Register District

From 1703 Until the 1890's Longmeadow Street was the primary residential area of the present town of Longmeadow. Very few structures were built at a distance from this main road. Thus it represents Longmeadow's early growth and community development.

The current local and National Register Historic District (See Map in this section) should be expanded to include all of Longmeadow Street from the Springfield border south to the Enfield Connectucut border. This will include many eighteenth, nineteenth, and twentieth century structures which are significant, but which, to date, have not been listed on the National Register.

Also included should be parts of Williams Street as far east as Falmouth Road, and those houses which are eligible on Park Side Street and its ajacent sections of Shaker Road.. The Old Hale House at 37 Birnie Road and 44 Colton Place should also be included in this nomination since they both sit one lot back from the current historic district.

1028 Longmeadow Street

1446 Longmeadow Street

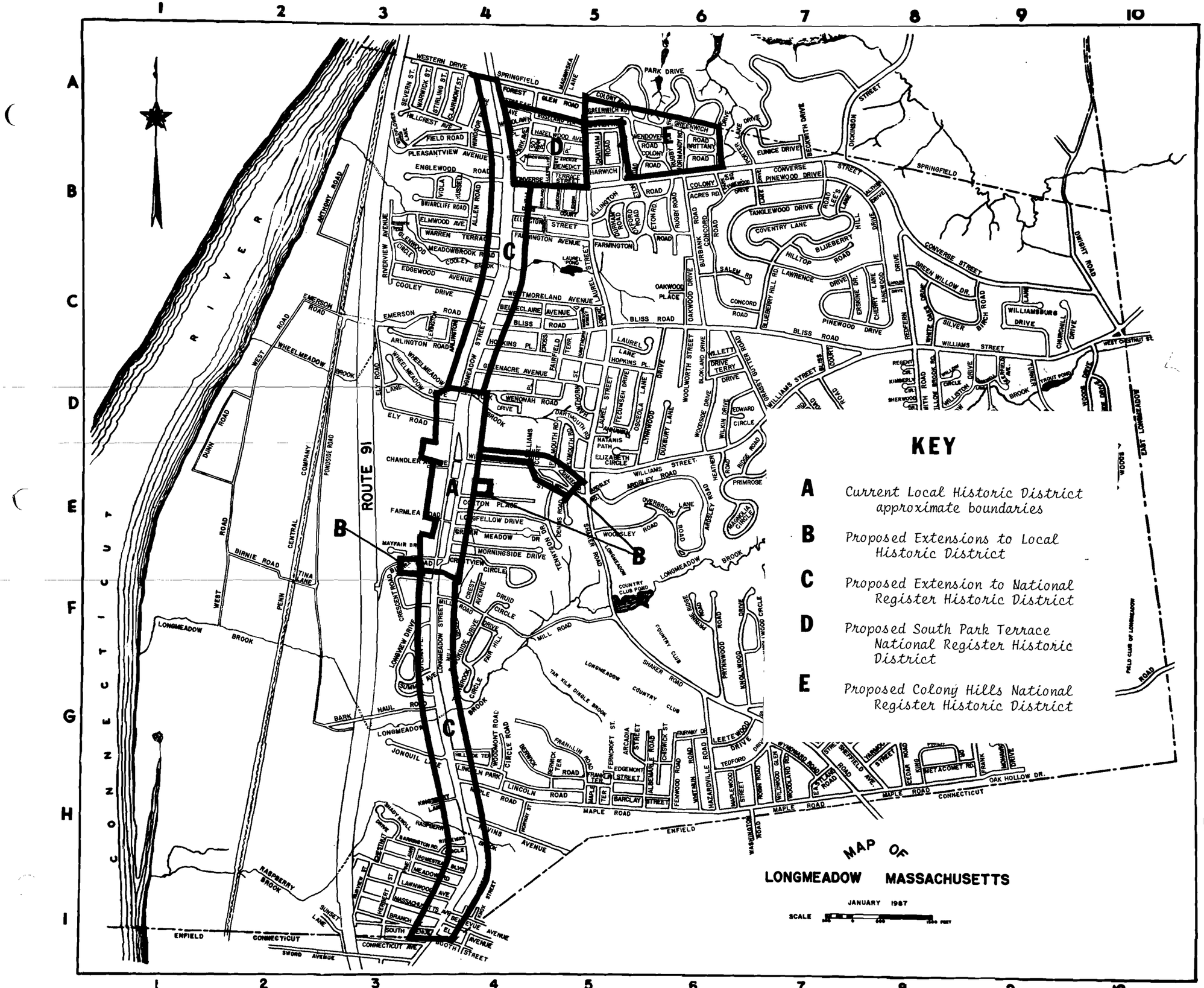
This extension is recommended for National Register designation at this time because such a listing will require that any federally or state funded projects that potentially could alter the integrity of the buildings or landscape, must be subject to an Environmental Impact Review. For many years there has been discussion over the possible widening of Longmeadow Street which is presently two lanes from Springfield to Enfield. This would be of detriment to the existing houses and landscape. If the extension of the National Register District is complete, any attempt to widen the street will be reviewed. Otherwise, National Register designation for the rest of the proposed district will be mostly honorific since there are no economic incentives for single family residential structures. National Register listing could benefit some of the historic commercial areas along Longmeadow Street which could qualify for rehabilition/investment tax credits. If at a later time the Historic District Commission would like to extend the Local Historic District to these two ends of Longmeadow Street, it may do so. However, at the moment the need for National Register protection is more pressing.

Boundaries for the Local and National Register Historic District(s)

Since this district includes some long, narrow field patterns on the western side of Longmeadow Street which are indicative of early eighteenth century field patterns, it is recommended that those areas which fall into this area be nominated as an extension to the district as far as Route 91 where they end. Within the current National Register District, the proper paper work should be submitted for an extension of boundaries from 200 feet to 400 feet. All new properties nominated to any local or National Register district should be inclusive of 400 feet from the road or sidewalk.

Time Frame and Priorities

National Register designation usually requires a two year waiting period during which the nomination is being submitted and revisions are being made both on the state and national levels. In light of this, the Longmeadow Historic District Commission should make the completion of this National Register nomination a top priority.


KEY
A Current Local Historic District approximate boundaries
B Proposed Extensions to Local Historic District
C Proposed Extension to National Register Historic District
D Proposed South Park Terrace National Register Historic District
E Proposed Colony Hills National Register Historic District
MAP OF
LONGMEADOW MASSACHUSETTS
JANUARY 1987
SCALE
CONNECTICUT RIVER
ROUTE 91
ENFIELD
CONNECTICUT

STREET INDEX

E9 ACADEMY DRIVE
H6 ALBEMARLE ROAD
B4 ALLEN ROAD
B8 ALTHEA DRIVE
D8 ANDOVER ROAD
D5 ANNAWAN ROAD
B2 ANTHONY ROAD
G6 ARCADIA STREET
E6 ARDSLEY ROAD
C4 ARLINGTON ROAD
D8 ASHFORD ROAD
E7 AVONDALE ROAD

F8 BARBARA LANE
H5 BARCLAY STREET
G3 BARK HAUL ROAD
H3 BARRINGTON ROAD
B7 BECKWITH DRIVE
F7 BEL-AIR DRIVE
C4 BELLECLAIRE AVENUE
I4 BELLEVUE AVENUE
B5 BENEDICT TERRACE
D8 BERKELEY DRIVE
E9 BERKSHIRE LANE
G4 BERWICK ROAD
H5 BERWICK TERRACE
G8 BIRCH ROAD
B5 BIRCHWOOD AVENUE
F3 BIRNIE ROAD
D7 BLISS COURT
C4 BLISS ROAD
C6 BLOKLAND DRIVE
C7 BLUEBERRY HILL ROAD
I4 BOOTH STREET
I3 BRANCH STREET
B4 BRIARCLIFF ROAD
B6 BRITTANY ROAD
D9 BROOKS CIRCLE
D9 BROOKS ROAD
F4 BROOKSIDE DRIVE
G7 BROOKWOOD DRIVE
C6 BURBANK ROAD

F8 CAMBRIDGE CIRCLE
E8 CANTERBURY LANE
E7 CAPTAIN ROAD
D7 CARAVELLE DRIVE
C8 CAROLYN DRIVE
G8 CEDAR ROAD
E4 CHANDLER AVENUE
A5 CHATHAM ROAD
C7 CHERRY LANE
E9 CHESHIRE DRIVE
H3 CHESTNUT ROAD
H6 CHISWICK STREET
C9 CHURCHILL DRIVE
G4 CIRCLE ROAD
A4 CLAIRMONT STREET
G10 CLIFFORD LANE
G8 COBBLE STONE ROAD
E5 COLGAN AVENUE
B6 COLONY ACRES ROAD
A5 COLONY ROAD
E4 COLTON PLACE
C6 CONCORD ROAD
B4 CONVERSE STREET
C3 COOLEY DRIVE
B7 COVENTRY LANE
D9 CRANWELL LANE
F3 CRESCENT ROAD
F4 CREST AVENUE
F4 CRESTVIEW CIRCLE
C5 CROSS STREET

D5 DARTMOUTH ROAD
B5 DAVIS COURT
D10 DEEPWOODS DRIVE
D9 DEERFIELD AVE.
E5 DENNIS ROAD
A7 DICKINSON STREET
A5 DOVER ROAD
F4 DRUID CIRCLE
G8 DRURY LANE
D1 DUNN ROAD
F8 DUNSANY DRIVE
B5 DURHAM ROAD
D6 DUXBURY LANE
C10 DWIGHT ROAD

A6 EAST GREENWICH ROAD
H7 EASTLAND ROAD
E7 EAST PRIMROSE DRIVE
H5 EDGEMONT STREET
C4 EDGEWOOD AVENUE
B5 EDSON STREET
D6 EDWARD CIRCLE
D5 ELIZABETH CIRCLE
B5 ELLINGTON ROAD
B4 ELLINGTON STREET
I4 ELM AVENUE
B4 ELMWOOD AVENUE
D3 ELY ROAD
C4 EMERSON ROAD
B4 ENGLEWOOD ROAD
C7 ERSKINE DRIVE
B6 ETON ROAD
A7 EUNICE DRIVE
E9 EXETER AVENUE

D5 FAIRFIELD TERRACE
F4 FAIR HILL DRIVE
B5 FAIRMONT STREET
I3 FAIRVIEW STREET
G6 FAIRWAY DRIVE
E5 FALMOUTH ROAD
B5 FARMINGTON AVENUE
B4 FARMINGTON ROAD
E4 FARMLEA ROAD
H6 FENWOOD ROAD
H5 FERNCROFT STREET
A4 FERNLEAF AVENUE
A4 FIELD ROAD
A4 FOREST GLEN ROAD
G5 FRANKLIN ROAD
H5 FRANKLIN TERRACE
D8 FRANK SMITH ROAD

E7 GLEN BROOK LANE
B3 GLENWOOD CIRCLE
D7 GRASSY GUTTER ROAD
D4 GREENACRE AVENUE
F9 GREEN HILL ROAD
E4 GREEN MEADOW DRIVE
A5 GREENWICH ROAD
C8 GREEN WILLOW DRIVE

F8 HANOVER LANE
B5 HARWICH ROAD
D5 HAWTHORN STREET
H6 HAZARDVILLE ROAD
A5 HAZELWOOD AVENUE
E6 HEATHER ROAD
I3 HERBERT STREET
B5 HIGHLAND STREET
A4 HILLCREST AVENUE
G4 HILLSIDE TERRACE
C7 HILLTOP ROAD
B5 HOMECREST STREET
H3 HOMESTEAD BOULEVARD
C4 HOPKINS PLACE

F8 INVERNESS LANE

G3 JONQUIL LANE

F7 KENBROOK LANE
F7 KENMORE DRIVE
D8 KIMBERLY CIRCLE
G8 KING PHILIP DRIVE
H4 KINGSBURY LANE
F7 KNOLLWOOD CIRCLE
G7 KNOLLWOOD DRIVE
I4 KNOX STREET

B7 LAKE DRIVE
C5 LAUREL LANE
A5 LAUREL STREET
I3 LAWNWOOD AVENUE
C7 LAWRENCE DRIVE
B7 LEE'S LANE
G6 LEETEWOOD DRIVE
I4 LENOX STREET
C3 LEXINGTON ROAD
G4 LINCOLN PARK
H4 LINCOLN ROAD
B5 LLEWELLYN PLACE
B5 LLEWELLYN STREET
E4 LONGFELLOW DRIVE
A4 LONGMEADOW STREET
G3 LONGVIEW DRIVE
C5 LORENZ STREET
D6 LYNNWOOD DRIVE

E6 MAGNOLIA CIRCLE
H4 MAPLE ROAD
H5 MAPLE TERRACE
H6 MAPLEWOOD STREET
I3 MASSACHUSETTS AVENUE
E3 MAYFAIR DRIVE
H3 MEADOW ROAD
B4 MEADOWBROOK ROAD
F7 MEADOWLARK DRIVE
D7 MERRIWEATHER DRIVE
G8 METACOMET ROAD
F4 MILL ROAD
G9 MOHAWK DRIVE
E4 MORNINGSIDE DRIVE

D5 NATANIS PATH
H4 NEVINS AVENUE
B6 NORMANDY ROAD
E9 NORTHFIELD ROAD
H4 NORWAY STREET

G8 OAK ROAD
G9 OAK HOLLOW DRIVE
C6 OAKWOOD DRIVE
C6 OAKWOOD PLACE
F7 ODIERNA DRIVE
D5 OSCEOLA LANE
E6 OVERBROOK LANE
E5 OVERBROOK ROAD
B5 OXFORD ROAD

A6 PARK DRIVE
B6 PARK DRIVE SOUTH
E5 PARKSIDE STREET
H3 PINE LAWN ROAD
B7 PINEWOOD DRIVE
F8 PIONEER DRIVE
B3 PLEASANTVIEW AVENUE
E5 PLYMOUTH ROAD
C3 PONDSIDE ROAD
B7 PORTER LAKE DRIVE
E6 PRIMROSE DRIVE
F6 PRYNNE RIDGE ROAD
G6 PRYNNWOOD ROAD

G9 QUINNEHTUK CIRCLE
G9 QUINNEHTUK ROAD

C8 REDFERN DRIVE
D8 REGENT CIRCLE
F8 REVERE ROAD
E6 RIDGE ROAD
H4 RIDGEWAY CIRCLE
C3 RIVERVIEW AVENUE
H7 ROBIN ROAD
A5 ROSELAND TERRACE
C5 ROSEMORE STREET
A3 ROUTE #91
B6 RUGBY ROAD
B4 RUSSELL ROAD

C6 SALEM ROAD
A3 SEVERN STREET
H3 SHADY KNOLL DRIVE
D10 SHADY SIDE DRIVE
E5 SHAKER ROAD
G7 SHEFFIELD AVENUE
D8 SHERWOOD DRIVE
C8 SILVER BIRCH ROAD
I3 SOUTH AVENUE
B4 SOUTH PARK AVENUE
B5 SOUTH PARK PLACE
A4 STIRLING STREET
G3 SUMMIT AVENUE
I3 SUNSET LANE
G3 SYLVAN PLACE

B7 TANGLEWOOD DRIVE
D5 TECUMSEH DRIVE
H6 TEDFORD DRIVE
E5 TENNYSON DRIVE
D6 TERRY DRIVE
F2 TINA LANE
D9 TURNER PARK RD.
G4 TWINBROOK CIRCLE
F9 TWIN HILLS DRIVE

G7 VANCE STREET
D7 VANGUARD LANE
F8 VILLAGE DRIVE
B4 VILLA STREET
B4 VIOLA ROAD
D7 VISCOUNT ROAD

F8 WAKEFIELD DRIVE
B4 WARREN TERRACE
A4 WARWICK STREET
H6 WASHINGTON ROAD
F8 WELLESLEY DRIVE
A6 WENDOVER ROAD
D4 WENONAH PLACE
D5 WENONAH ROAD
C10 WEST CHESTNUT ROAD
A4 WESTERN DRIVE
C4 WESTMORELAND AVENUE
C2 WEST ROAD
D3 WHEELMEADOW DRIVE
D3 WHEELMEADOW LANE
C8 WHITE OAKS DRIVE
G6 WHITMUN ROAD
A3 WILDFLOWER LANE
E10 WILD GROVE LANE
H6 WILDWOOD GLEN
D6 WILKIN DRIVE
D6 WILLETT DRIVE
C9 WILLIAMSBURG DRIVE
C9 WILLIAMSBURG LANE
E4 WILLIAMS COURT
D4 WILLIAMS STREET
D9 WILLISTON DRIVE
D8 WILLOW BROOK ROAD
D8 WILLOW CIRCLE
F7 WIMBLETON DRIVE
A4 WINDSOR PLACE
G7 WOLF SWAMP ROAD
H7 WOODLAND ROAD
A4 WOODLAWN PLACE
G4 WOODMONT ROAD
D6 WOODSIDE DRIVE
E5 WOODSLEY ROAD
D6 WOOLWORTH STREET
G7 WYNDWARD ROAD

G8 YARMOUTH STREET
D4 YORK DRIVE

Alternative: Scenic Road Designation

Traffic congestion, especially during peak commuting hours, has become a critical issue. Simply put far too many automobiles and trucks use Longmeadow Street (Route 5) as a shortcut or bypass into parts of East Longmeadow and into Enfield,CT and neighboring towns. Thus, the widening of Longmeadow Street has been a recurring planning solution for many years. Thankfully, from an historic preservation standpoint, no action has yet been taken.

Designation as a National Register District is a necessary protective measure for the built environment of the Town's main thoroughfare. However, in assessing the real aesthetic and historical value of Longmeadow Street, the land surrounding these homes (their front yards) cannot be separated from the structures themselves. It is as a totality that the street maintains its visual integrity. The current impact of Longmeadow Street stems from its being a narrow rural route lined by stately homes with expansive lawns. The street achieves the grandeur of a wide boulevard in a backwards manner: the right of way, the road itself, is a narrow two lane highway while the adjacent roadside has generous verdant setbacks.

Before explaining the preservation options, it is important to understand that another wave of urgency has just subsided regarding this matter. As of November 12, 1987, the Board of Selectmen rejected a proposal from the Pioneer Valley Planning Commisssion to widen from two to four lanes Longmeadow Street between Forest Glen Road and Converse Street. The widening project was to be funded by an Urban Systems grant with the Town covering design costs. Instead, the Board agreed to improve the traffic tie-ups by optimizing traffic lights and to hire a consultant to coordinate the signal synchronization. Changing the timing of these traffic lights is a short term solution, so the widening issue is guaranteed to resurface. Therefore, now that the traffic problem is supposedly cured, it is time for the Historic District Commission to lobby the Selectmen for a permanent protection measure for the preservation of Longmeadow Street.

Aside from the local officials, two other groups substantiated that the iminent threat of a road widening is non-existent. At the time of publication, the Department of Public Works in the Massachusetts Department of Transportation states that Route 5 is not on their active project list. Furthermore their liason for western Massachusetts, Paul Chapman, agrees that there is no mention of Longmeadow Street in the annual publication of the five year program for preliminary engineering and planning nor is it listed in the proposed Primary Route Systems plans.

To avoid the great losses which would occur should the settings of these homes be jeopardized by a street widening, Longmeadow could may utilize a nonzoning land-use protection technique. Among those options are Scenic Road Designation and Public Shade Tree legislation. The problem could also be approached strictly from a transportation standpoint of traffic regulation. All of these options have limitations in applicability and degree of protection which need to be carefully considered.

Scenic Road Designation

The most obvious protective measure for Longmeadow Street would be to petition that it become a scenic road. Unfortunately, the ambiguous language of Massachusetts General Law, Chapter 40, Section 15C makes designation a challenge fraught with difficulties.

The Scenic Roads Act was passed in 1973 and later amended to read:

> Section 15C. Upon recommendation or request of the Planning Board, Conservation Commission, or Historical Commission of any city or town, such city or town may designate any road in said city or town, other than a numbered route or state highway as a scenic road; provided, however, that a numbered route may be designated by a city or town as a scenic road if its entire length is contained within the boundaries of said city or town, and no part of said route is owned or maintained by the Commonwealth.
>
> After a road has been designated as a scenic road any repair, maintenance, reconstruction, or paving work done with respect thereto shall not involve or include the cutting or removal or trees, or the tearing down or destruction of stone walls, or portions thereof, except with prior written consent of the Planning Board...
>
> Designation of a road as a scenic road shall not affect the eligibility of a city or town to receive construction or reconstruction aid for such road pursuant to the provisions of Chapter Ninety.

The law is so short that consideration must be given to what it does not state. To begin, the statute neglects to define a "scenic road." The legislature did grasp the notion that trees and stone walls deserve preservation for their scenic value. Evidentally, tourist studies have convinced them that it is the charming landscape to which such roads certainly contribute that attracts people to visit and reside in New England.

The neighboring state of Vermont has a similar Scenic Roads Act (#58), but their selection/enforcement system is far superior to the Commonwealth's. The Vermont Scenery Preservation Council (SPC) and Transportation Board have developed criteria to assist officals in scenic road designation. Their 1978 field guide has score sheets that focus on positive and negative scenic values. Positive scenic values include field/forest patterns, significant tree(s), the "leaf tunnel" effect, orchards, and stone walls. Among their general criteria for designation are several items that would be relevant to Longmeadow Street:

--ways bordered by any other natural or man-made feature of aesthetic value [other than trees or stone walls]

--ways for which alteration is being planned or is likely to be planned in the future, and

--ways for which alteration would lessen the aesthetic value of natural or man-made features bordering them

"Since the Massachusetts law does not set this kind of standards, it is up to the community adopting a SR bylaw or ordinance either to set out the criteria in the bylaw or to give the planning board express authority to establish written regulation containing such criteria. Otherwise the Scenic Roads bylaw may be attacked for an absence of legal standards."

"Another section of the law which is often misunderstood is the phrase requiring the approval of the planning board, after a hearing, for "any repair, maintenance, reconstruction or paving work" which involves cutting of trees or tearing down of walls. What this means is that work on a scenic road which does not propose to touch trees and walls does not require any hearing before the board, and the board will therefore have nothing to say about any such activities on the road. Conversely, work on roadside trees (as by utility companies) which does not involve repair, maintenance, reconstruction or paving of the right of way would not be covered by the law. Such work will, however, be covered by the Public Shade Tree Act."

Thus, the language in Ch. 40, Sec.15C is relatively plain, but a number of specific fact bound questions arise in regards to Longmeadow Street.

--The entire length of Route 5 is <u>not</u> within the municipal boundaries. However, is this strech within town considered a local right-of-way, Longmeadow Street, and not <u>officially</u> a numbered route?

--Is it maintained by the Commonwealth or by the municipaliy?

--If Massachusetts SR designation literally protects only exceptional trees and stone walls, is the statute even applicable to Longmeadow Street which has neither (at least in the northern corridor from Forest Glen Road to Converse Street)?

According to Robert Shea, a state traffic engineer, the publication, Federal Aid Highway System in the Commonwealth of Massachusetts lists Route 5 in Longmeadow as a town way. (It becomes a state route at the Springfield line). Longmeadow Street is, however, eligible for federal and state funds as an Urban Systems Route.

Due to the ambiguity of this situation, it is, therefore, recommended that a special subcommittee of the Historic District Commission be formed to thoroughly investigate the applicability of this protective measure.

Signal and Traffic Regulation

Two other options, while not providing long term preservation for the scenic borders of Longmeadow Street, would alleviate the immediate vehicular congestion and stall any widening proposals. The simplest option is to adjust the timing of traffic lights during hours of peak usage thereby improving north to south traffic flow. The solution was tentatively accepted by the Board of Selectmen in November. A second, more complicated solution is to reroute traffic. The exclusion of heavy commercial vehicles to through-traffic is possible if they can be rerouted through another part of Longmeadow or with permission, through a neighboring town. The prohibition of all trucks above two axels would not only lessen traffic significantly but would deter the tremendous structural damage which they have already caused the historic houses along the Green.

Finally, if within the next two decades Longmeadow is left with no other option than to widen its main street, it is recommended that in the northern section such widening occur principally on the eastern side. This would simply reclaim space that had been reserved for electric street cars in the past.

For further information:

The Massachusetts Department of Transportation

The Massachusetts Historical Commission

The Pioneer Valley Planning Commission (specifically a copy of their 1985 brochure Managing Truck on Local Street).

2. **Extension of the Local and National** Register District: Williams Street Corridor

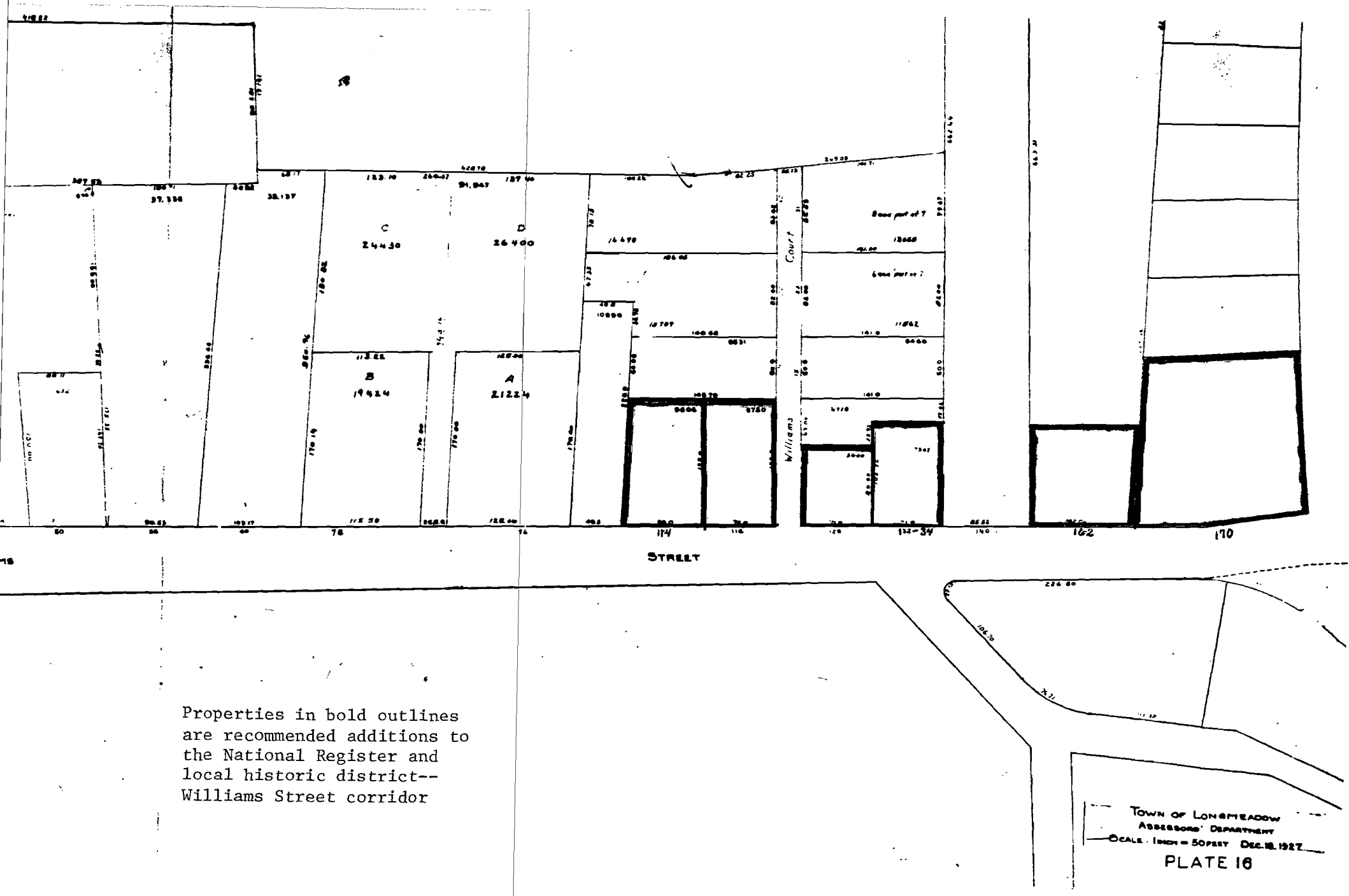
Upon completion of the pre-1940 inventory, a certain area, immediately east of and adjacent to the Green was deemed to be an illogical exclusion from the local historic district. This area comprises the north side of Williams Street up to the intersection of Falmouth Road, all of Parkside Street and the connecting corner lot on the south side of upper Shaker Road. It is recommended that this area, explained in detail below, be added to the existing local historic district and that it be included in the suggested extension fo the National Register district. Also recommended are two individual houses on Birnie Road and Colton Place. A total of fifteen new properties, of which ten would be new to the state register, would therefore be added to these overlapping districts.

The Williams Street extension includes #50, Peter Ward House (ca. 1840), #56 (1855), and #60, Simeon Newell House (1831, at this site since 1855); these three buildings are already listed with MHC as #40 - 42.

The six additional properties range in date from 1810 to the turn-of-the-century. Stylistically they generally comprise a representatve sampling of nineteenth century architecture from Greek Revival to vernacular Italian Villa and chaste Victorian farmhouses:

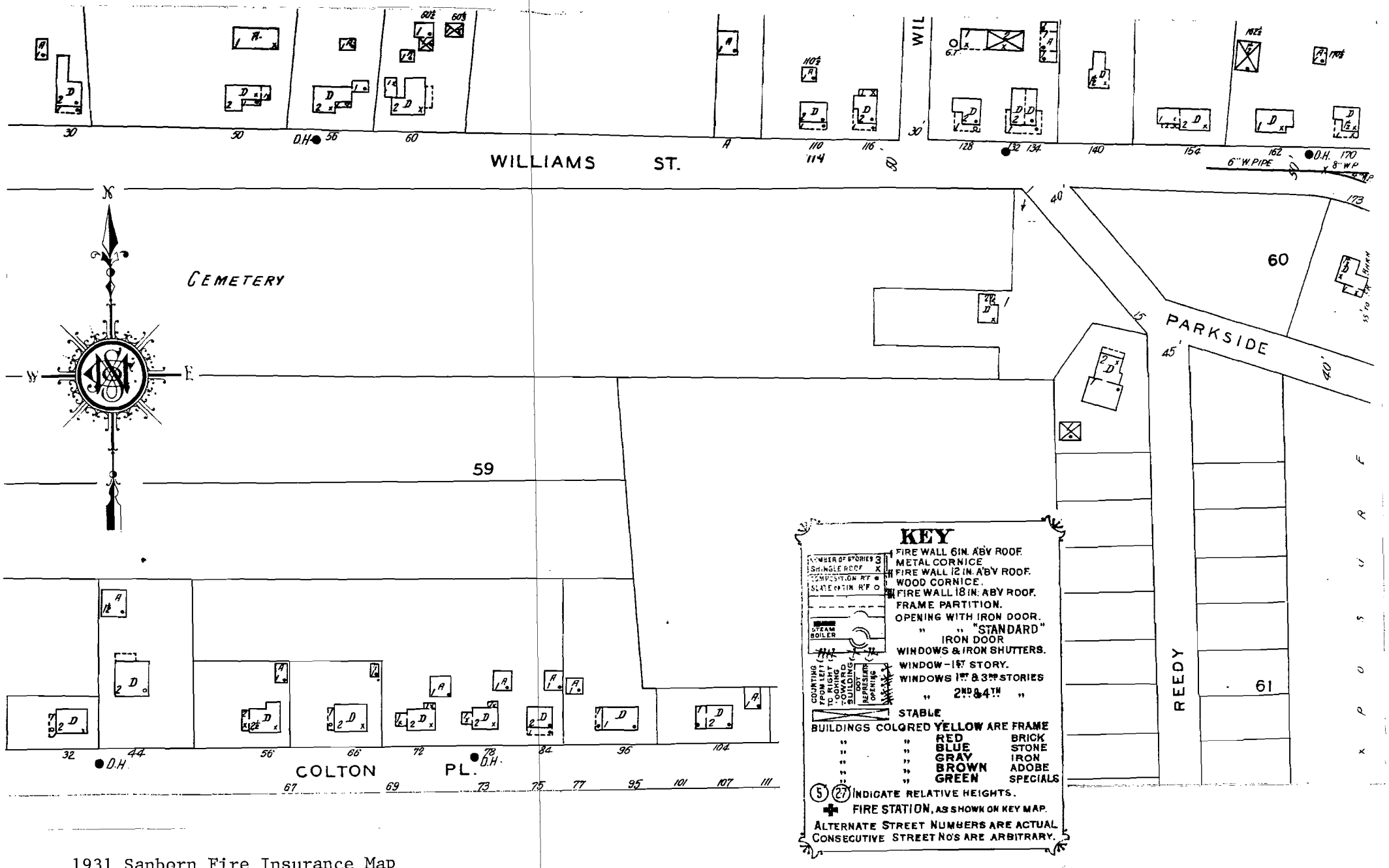
Williams Street #	date erected	1870 owner	1894 owner
114	ca. 1890		Mrs. Ravey
116	ca. 1860	J. Watters	Mrs. J. Watters
128	ca. 1825	P. Ward	P. Ward
132-34	ca. 1900		
162	ca. 1810	P. O'Connor	P, O'Connor
170	ca. 1865	P. Ward	T. Hughes

Owner information was gleaned from an 1870 map of "Longmeadow and East Longmeadow: A Subscribers' Business Reference" and from an 1894 "Town of Longmeadow" map by L. I. Richards and Company. Also an 1831 map shows three structures on Williams Street between the southern intersections of Parkside Street on the west and Shaker Road on the east. House #162 would undoubtedly be one of those indicated, and it is felt #128 may have been extant also. Presumably the third house was razed to make way for the two family, #132-34, or to create open space where noncontributing structures now stand, #140 (1947) and #154 (1958). Two other non-contributing buildings, #78 and #96 (1958) will become part of this recommended district; they are located between the MHC listed properties #50 -60 and the new recommendations #114 - 170. Please see keyed map.



Properties in bold outlines are recommended additions to the National Register and local historic district--Williams Street corridor

PLATE 16



1931 Sanborn Fire Insurance Map

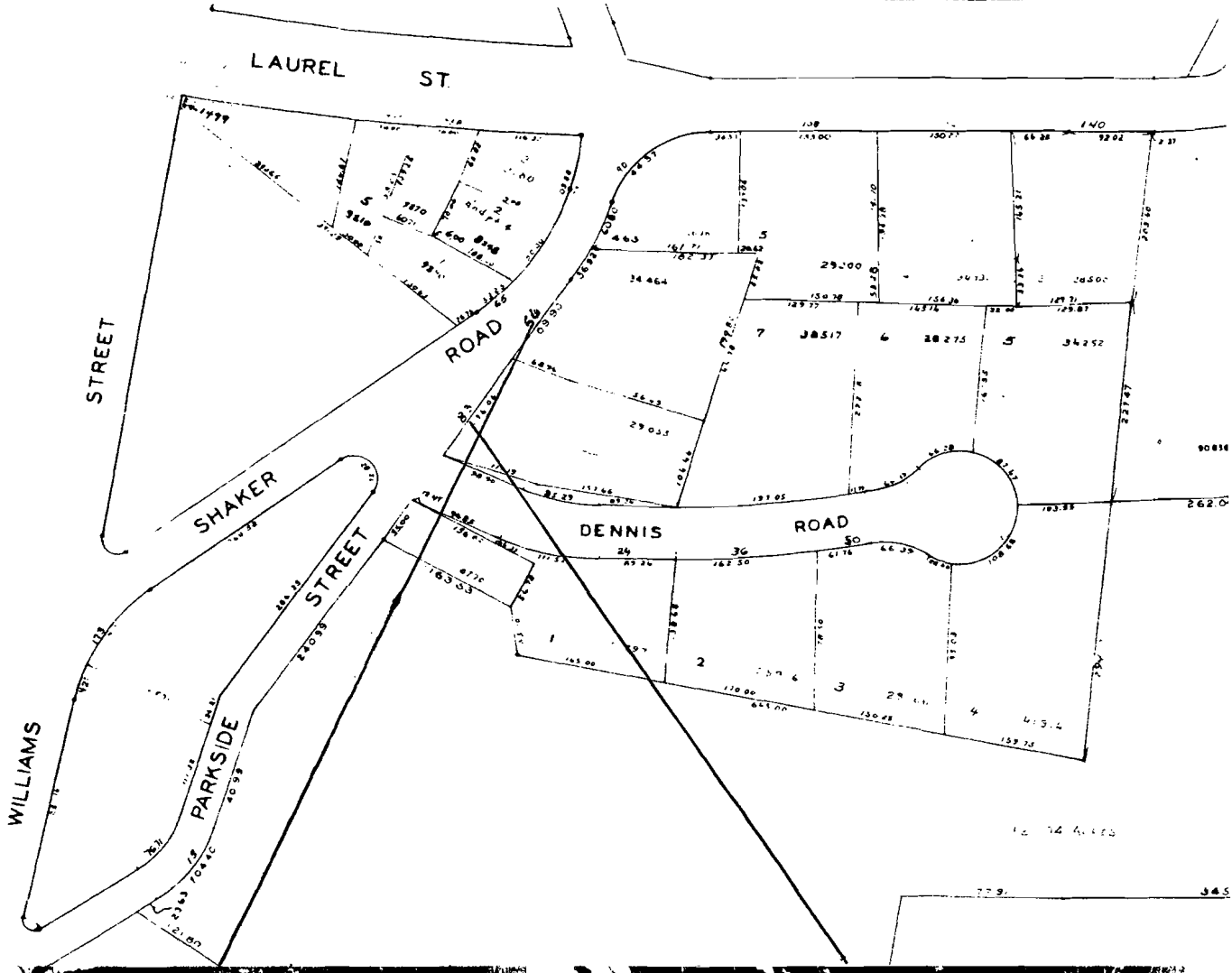
Due to vagueness of the aforementioned maps, the dates cited are very approximate. Verification of the above dates might require some deed research before these properties become part of the local historic district.

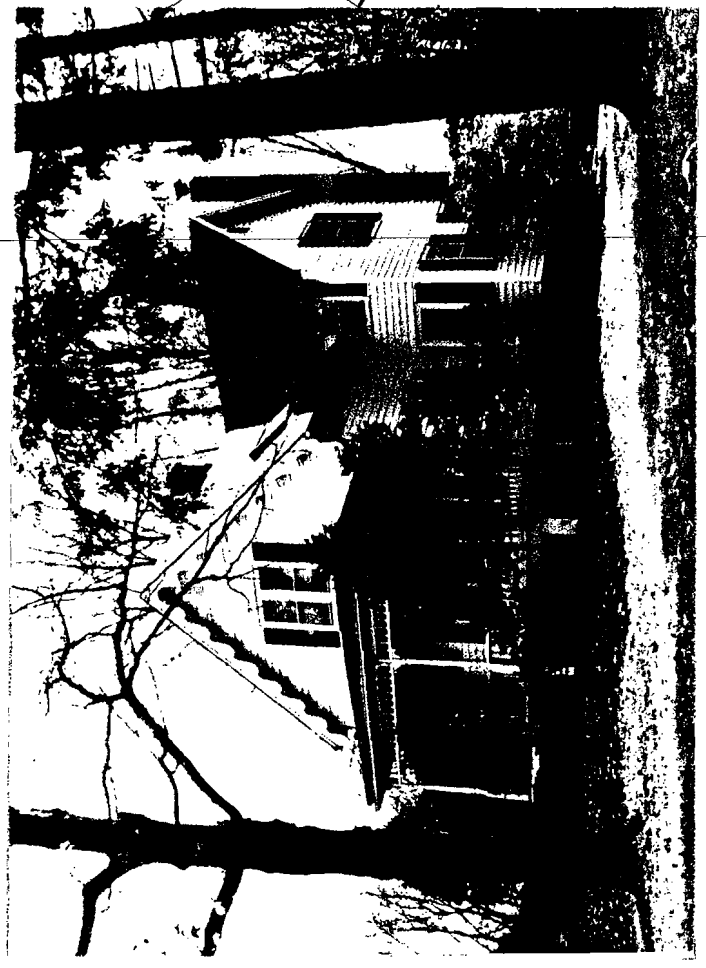
The significance of the extension goes beyond its architecture to the importance of Williams Street as a community thoroughfare. The western end of Williams is anchored in the local historic district surrounding the Green. The First Church of Christ (ca.1768) is on the southern corner, fronting on Longmeadow Street with its extensive cemetery grounds occupying the remainder of the block eastward to Parkside Street. On the northern opposite corner at the head of this street stand the Community Hall, #735 Longmeadow Street (1921), and the Town Hall, #20 Williams Street (1930). Thus on the Green end of Williams Street, the religious and governing institutions declare the importance of this intersection. Actually such a road, perpendicular to the main street, is found consistently in regional eighteenth century urban growth patterns. The eastern end of this potential district, at the southern corner of Falmouth Road is also a reminder of earlier development patterns. During the late nineteenth century and in fact, until the 1950's, there were virtually no structures east of Shaker Road. Thus the last recommended property, #170, was the outpost of civilization in the Longmeadow of 120 years ago.

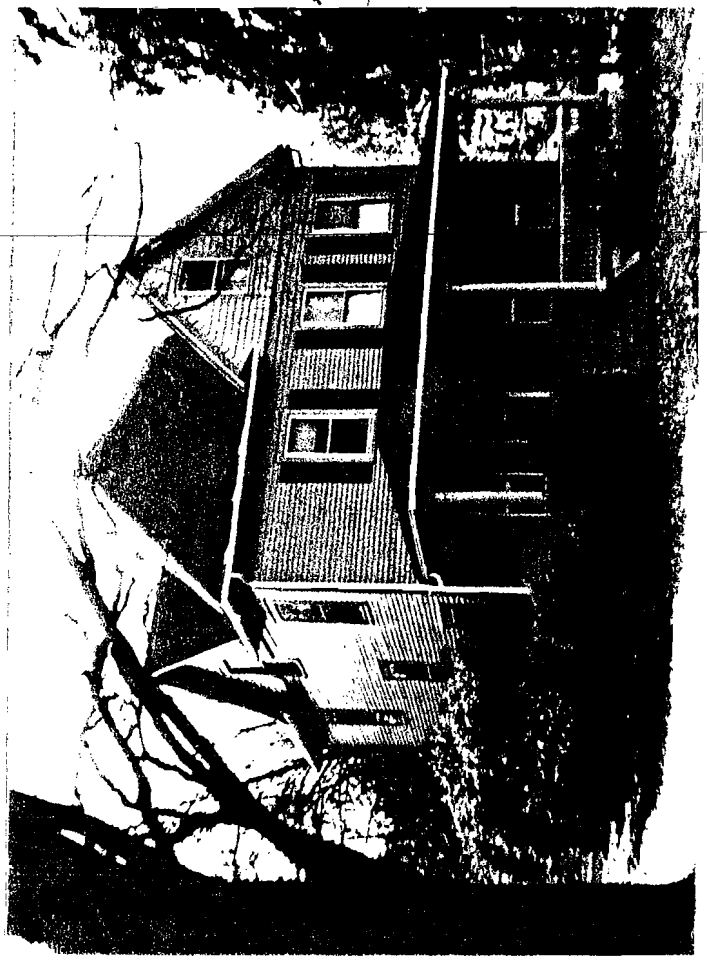
Parkside Street

The Parkside Street corridor is a rational addition to this proposed extension because this curving way was equally habitated in the early nineteenth century. Three of the four properties front on the amorphous triangular plot of East Park, so they form a logical southern boundary to the Williams Street extension. Once again to document construction dates some map and deed work remains to be done on these properties before their nomination. However the same maps cited above did show, for all but one property, structures in those approximate locations going back to 1831. There are no intrusive buildings along this way.

Parkside St. #	1831 owner	1870 owner	1894 owner
15	Moses Child	J. Lawler	J. Ward
67		extant; no name	Medlicott
83	Sam. Cooley	P. Welsh	G. Baer
Shaker Rd. #			
56		W. O'Connell	D. Manning


LAUREL ST.
STREET
ROAD
SHAKER
STREET
DENNIS ROAD
WILLIAMS
PARKSIDE





Two of the recommended Williams
Street houses:
above, #116
below, #170

It is doubtful that the house now at #15 is that located on the 1831 map. Instead it seems to be of a vernacular mid-Victorian style which later saw some classical, colonial revival detailing. The stable in the graveyard at the rear of this property, facing Reedy Street, should also be investigated. The odd looking one and a half story building at #67 might well have been a band hall in the late nineteenth century according to period maps. From visual evidence #83 Parkside and #56 Shaker, (actually next door neighbors, abutting properties) seem to be ca. 1860 residences which have taken on an early colonial revival guise in the former and a carperters gothic/Eastlake attire in the latter.

Birnie Road and Colton Place

In addition, two long debated individual properties merit inclusion in the local historic district. Both homes are located at the mouth of side streets adjacent to the Green, so their addition would not call for "spotty" districting. These eighteenth century domiciles are important to the history of Longmeadow, and their location, slightly off the beaten tract, makes proper protection measures even more crucial.

The "Birnie House" at #37 Birnie Road was built in 1710 for Thomas Hale. Originally it boasted a mansard roof and stood on Longmeadow Street. Charles Birnie, the 1913 owner, moved the house to its present location, making several alterations.

The residence at #44 Colton Place originally stood on the site of the Center School Annex. Built for Asa Colton in 1775, the home is better known by the name of a later owner, Daniel Burbank who was a prominent Civil War veteran. Structural features show that this house was built in sections at various times, possibly even earlier than 1775.

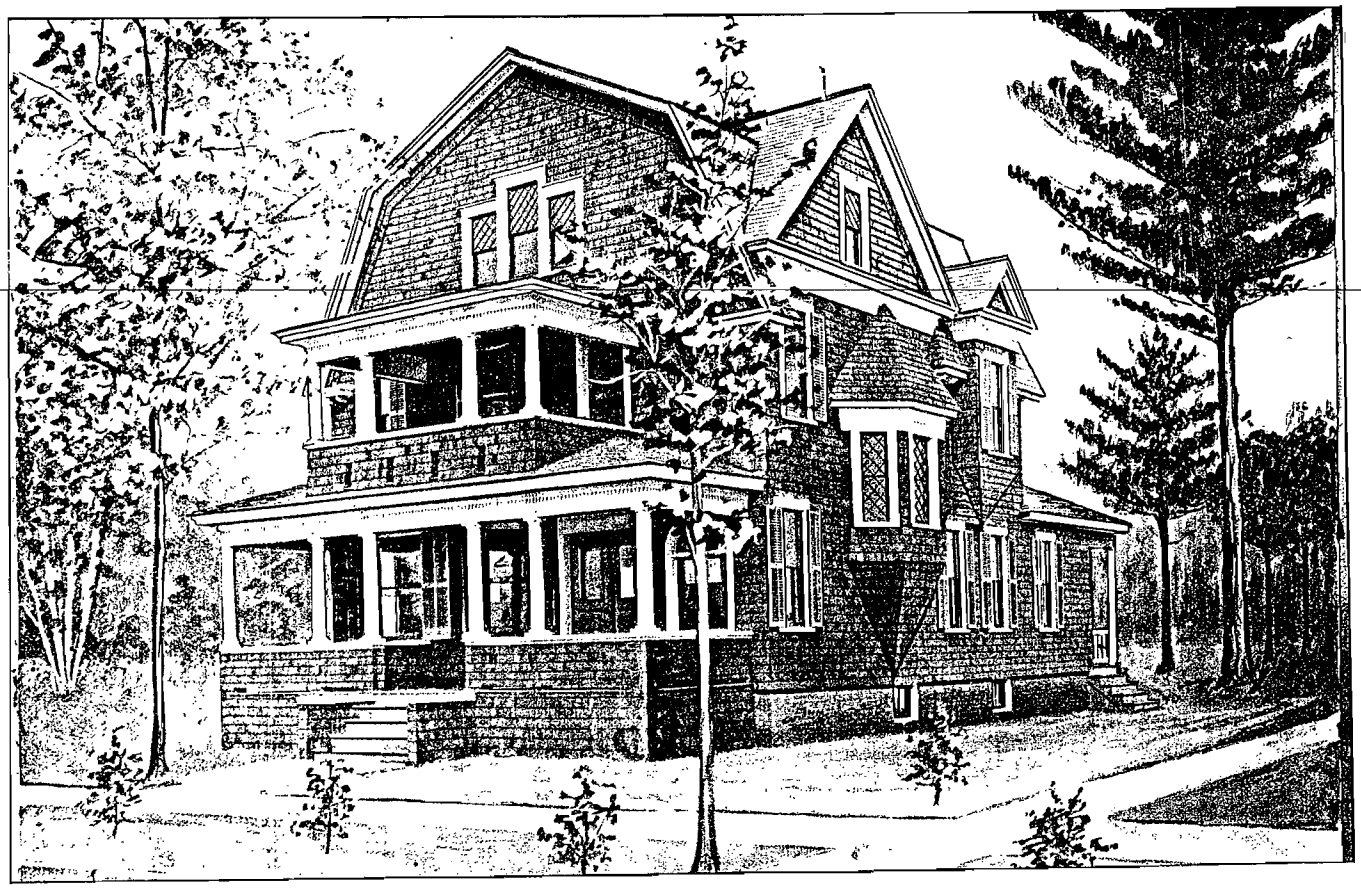
Both of these homes are part of the local, numbered walking tour of Colonial Longmeadow. Their significance undoubtedly merits further protection through inclusion in the local/NR district.

For the proposed additions on Williams and Parkside Streets, Birnie Road, and Colton Place to the local historic and National Register districts, it is recommended that the individual property boundaries be 400' deep or to the rear property line whichever comes first. This would allow for a more complete design review control in the local historic district and for greater protection from federal or federally assisted projects under the National Register provisions. Furthermore, the likelihood is small that any changes or new buildings constructed beyond the 400' limit would be visible and intrusive from a public way.

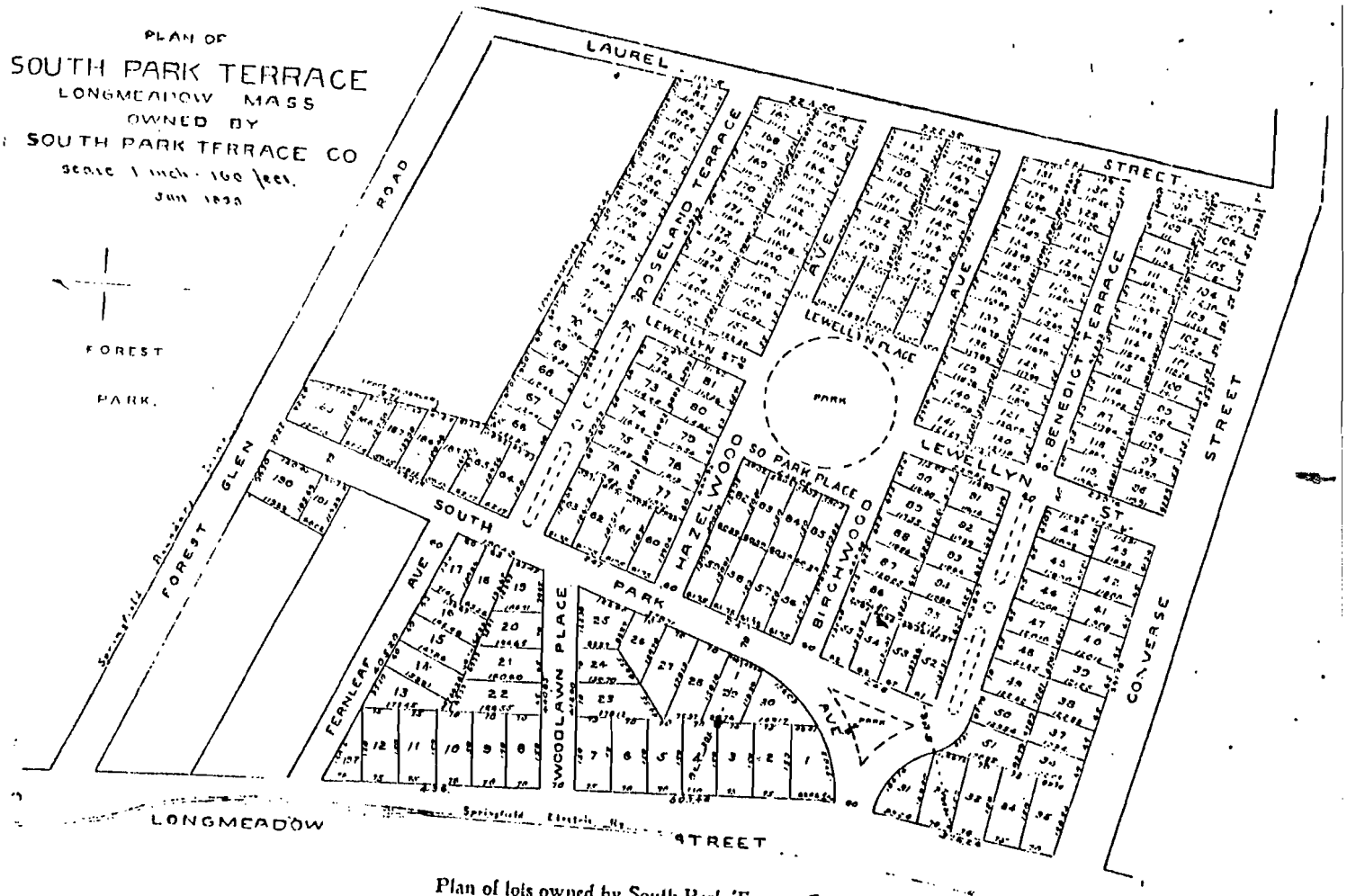
3. South Park Terrace National Register District

A beautiful early twentieth century subdivision, South Park Terrace is situated on the northern border of Longmeadow bounded by Forest Glen Road, Laurel, Converse, and Longmeadow Streets. This former forty-five acre Colton estate was purchased in 1898 by Messrs. J. William Cheney, Theodore W. Leete, and Edward J. Murphy "who recognized in the location of this property the opportunity to afford people of moderate means a wealth of health-giving qualities, pure air, pure water, dry soil, and the perfect contentment of village life." The neighborhood features spacious lots along wide streets and terraces, including a charming circular park at its center.

In 1912 South Park Terrace was advertised as a "beautiful natural park dotted with artistic homelike residences," and so it remains today ninety years after its initial development. Whether it be a fanciful Queen Anne Revival, practical bungalow or craftsman, or the ubiquitous Colonial Revival, most homes are well maintained and landscaped; a sense of middle class tranquility and stability still permeates the air.



A Residence on South Park Avenue at South Park Terrace.



Plan of lots owned by South Park Terrace Co.

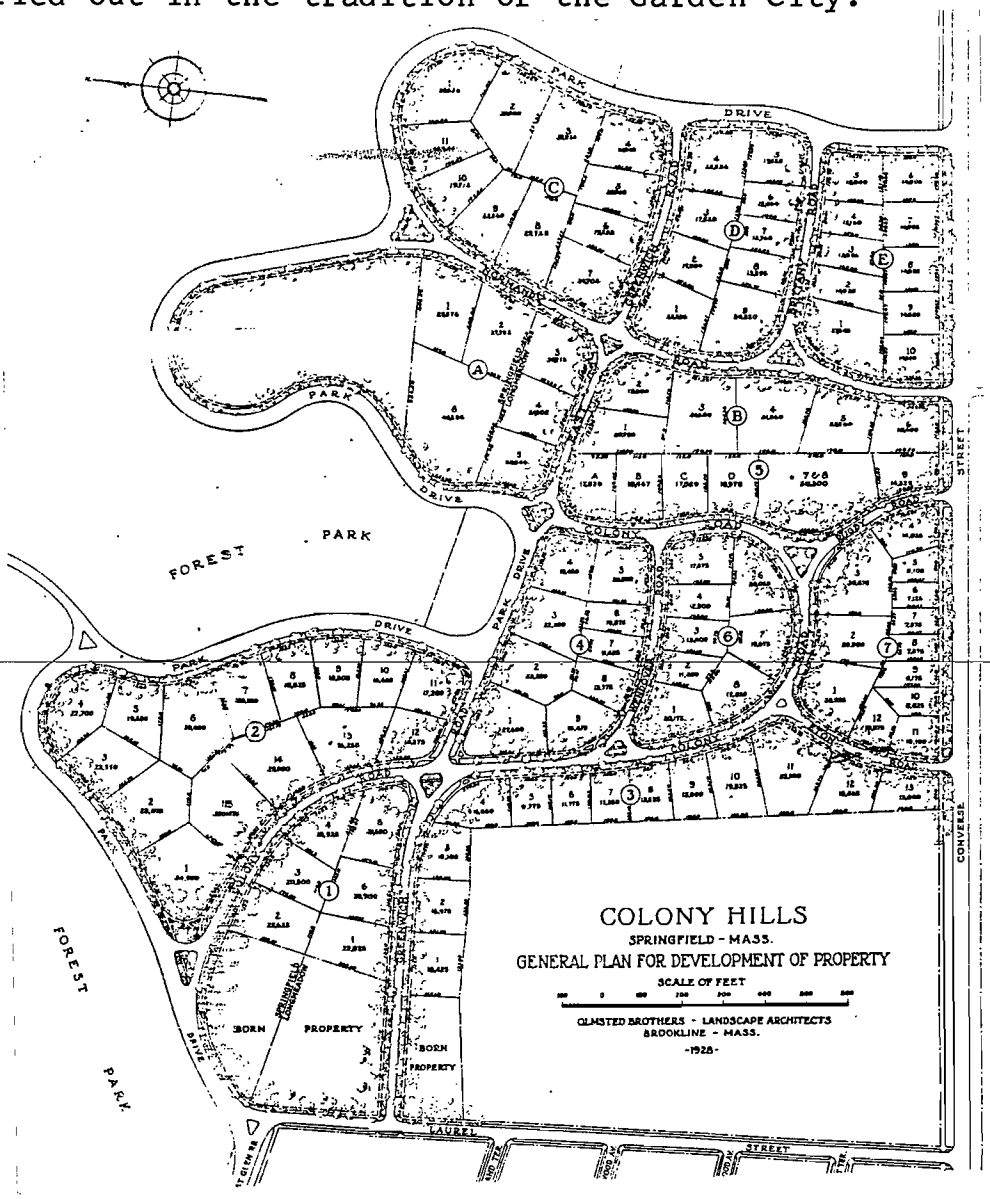
It is, therefore, recommended that the South Park Terrace residential district be nominated to the National Register of Historic Places. The area form and accompanying building forms completed for the survey of historical resources should prove most helpful in the application process.

Time Frame

While South Park Terrace is a significant early subdivision within Longmeadow, there are presently no urgent threats to its integrity. Therefore, this neighborhood is a lower priority and should be nominated after the Longmeadow Street extension has occurred. Furthermore, due to the socio-economic status of this vibrant family area, it does not seem necessary, nor is it recommended, to make this tract into a local historic district at this time.

4. Colony Hills National Register District

The Colony Hills neighborhood represents a designed subdivision by the Olmsted Brothers firm of landscape architects. The landscape design of curvilinear roads, rustic street furniture and cast iron lamp posts, and Colonial Revival and English Cottage styles of housing represent the period in which this subdivision was laid out and built. Today this residential area is well preserved, well maintained and retains much of its historic and architectural integrity as an example of a subdivision carried out in the tradition of the Garden City.



It is, therefore, recommended that the Colony Hills residential district be nominated to the National Register of Historic Places. The description and significance

Illistration of 1928 Colony Hills Plan by Olmsted Brothers. Courtesy: Frederick Law Olmsted National Historic Site, Brookline, Mass..

section is included in this planning document in proper National Register formatt. Also enclosed is a partially completed National Register application. With the completion of the form and other accompanying material, this nomination can be submitted to the Massachusetts Historical Commission.

Time Frame

Although Colony Hills is a significant area in Longmeadow, it is not necessarily in need of protection in the way in which Longmeadow Street is at this point. However, since the National Register nomination is almost complete, it is recommended that the district be nominated as soon as possible. This will help promote community education and highlight the work of the Colony Hills Neighborhood Association which has in the past several years taken on the responsibility of lamp post maintenance and the restoration of designed public spaces.

ISSUE: EASEMENTS AND DEED RESTRICTIONS

Longmeadow's agrarian landscape is a "threatened or endangered resource...of outstanding scenic or cultural significance, [which] while less physically threatened [than some areas of town], its luster [would be] ... radically transformed by indiscriminate encroachment [or] inappropriate land uses."

In addition to the planned extension, certain properties within the existing National Register District merit further attention. Land use issues are at a critical stage in Longmeadow. Several tracts of land, large and small, are under consideration for market rate residential development. The 118 acres of farmland in the meadows may soon succumb to a luxury home complex, and the 7.5 acre recreational space behind the Storrs Memorial Library will probably be sacrificed to raise capital for a long overdue expansion. Compounding these controversial situations is a state mandate to dramatically increase the number of low-moderate income housing units. While the selectmen, planning board, and housing authority struggle to meet and temper such demands, it is imperative to remember those few remaining parcels of open space, not currently planned for development.

The Historic District Commission cannot overlook its own backyard. Quite literally, there are several local/NR district properties along the western side of Longmeadow Street which must not be forgotten. Behind these well maintained and protected eighteenth and nineteenth century domiciles, stretch long, often narrow, open lots. Remnants of bygone agricultural and pasturage systems, these unencumbered fields and meadows demand protection. As cultural reminders of the town's former economic base and as potential passive recreation space, these lots are an invaluable and endangered asset. Once all the large, singlely owned tracts are spoken for, the only remaining developable areas will be properties like these with fairly generous acreages of unused land. From an historic preservation standpoint, it is crucial that these individually owned and divided properties remain distinct and intact.

It is, therefore, recommended that the Longmeadow Historical Society and Historic District Commission investigate and implement one or a combination of legal protection possibilities for those even numbered properties from #734 to 918 (excluding #776) Longmeadow Street. [See figure listing all the properties keyed to a map] Conservation easements, deed restrictions, mutual covenants, land trusts, and related creative acquisition techniques are explained below.

Easements

An easement program enables a tax-exempt, charitable organization (501(c)3) or public agency to protect historically and architecturally significant buildings and their settings or scenic and natural resources, land, against adverse development or changes by acquiring partial interests in such properties. Since the property remains in private hands (and on local tax rolls), the organization is not burdened with the responsibility or costs of full ownership and the owner continues to enjoy the use of his property, subject to the restrictions enumerated in the easement document. Not only is an easement program mutually beneficial to the organization and owners, but even if there is no provision for public access to protected properties, the public does benefit from the sustained preservation of its cultural and/or natural heritage.

An easement is a legal agreement between a property owner, the grantor and the holder of the easement, the grantee, which controls the present and future owners' treatment of said property. An easement is a right in a property that falls short of complete, total ownership; legally, it is a 'less-than-fee interest' in the estate.

A good easement program reinforces local land-use plans, historic district ordinances, and public environmental/ conservation controls. Unlike municipally enforced zoning, often subject to political pressures for variances, easements are held by groups whose sole purpose and commitment is to maintain the strict review process.

Conservation Easements

The three types of easements generally used by preservation and conservation organizations are exterior or facade, interior, and scenic or open space easements. It is this last category of easements which should be considered for the aforementioned Longmeadow Street properties. Henceforth, in this section, any mention of easement regards such <u>scenic/open space/conservation easements</u>.

An easement protects open space, historic and scenic views, the buffer areas near significant structures, and archeologically or ecologically significant land. Essentially "development rights" are restricted through an easement. While the grantor may allow certain public activities or be prohibited from certain personal activities that might affect the integrity of the site, the grantee accepts responsibility for enforcing the agreement. Therefore any easement should require the grantor to allow the grantee access for periodic inspections to insure that easement provisions are followed. For example, an

easement on undeveloped land might permit farming, timbering or passive recreation and disallow or simply restrict subdivision platting, grading, and excavation. Thus flexibility is the real selling point and advantage to an easement program; provisions are tailored to fit the unique characteristics of a property and the specific needs of the owner within the guidelines of the accepting organization.

Tax Advantages

A primary, tangible benefit to prospective easement donors is the taxation reductions at the federal, state, and local levels. Under IRC 170(f)(3)(B)(iii), a "donor is allowed to take a charitiable contribution deduction for federal income, estate, and gift tax purposes for the value of an easement that is donated. . . for defined 'conservation purposes'."

At the federal level, "in the case of appreciated real property, the deduction may not exceed 30% of the donor's adjusted gross income in the year of the gift. Any excess may be deducted over five additional years or until the value of the donation is used up, whichever comes first. As an alternative, the donor is allowed to donate up to 50% of adjusted gross income, as long as 40% of the increase in value allocated to the easement since the time the property was purchased (figured as a proportion of the total appreciation of the property) is first subtracted from the total value of the donation." The actual easement value is determined by the "before and after" method. "The fair market value of the property after the easement is imposed is subtracted from the fair market value of the property before the easement was donated. The amount left over is the value of the easement" and is arrived at by a qualified appraisor.

Because of the property's reduced valuation, federal gift tax or capital gains tax may be reduced. Also an easement generally reduces the value of a property owner's estate for federal estate (inheritance) tax purposes.

The income and estate taxes at the state level usually reflect the deductions at the national level. An easement's effect on local property taxes varies greatly among differing localities and the attitude of the local tax assessor. Depending upon the assessors' cognizance of what an easement means, an easement may cause an immediate decrease or a substantial increase in assessment. Workshops with local assessors can be helpful in clarifying easement effects.

Alternatives to Donated Easements

While most organizations found voluntary easement programs fueled by property owners donations, it is also possible for organizations to purchase easements. Often high estimates, in comparison to buying the property outright, curtail easement purchase programs; it should be remembered that the less-than-fee interest in an easement acquisition can prove more desireable than the long term maintenance burden of outright ownership.

Three alternatives to straightforward easement purchases exist:

1) Sale with deed restriction

Restrictive covenants regarding the future use of a property may be placed in a deed at the time of transfer. An outright sale with such restrictive clauses allows the seller to designate what activities/changes will be permitted or prohibited on the parcel. In this option the conservation /preservation organization has discouraged undesireable future land changes without becoming legally (or financially) entangled, and the landowner benefits financially from the sale.

These restrictions can be similar to those in conservation easements, but they often are temporary due to "limitations by the doctrine of changed circumstances." A court may refuse the restrictions if after time, it does not seem possible to achieve the original benefit sought. Enforceability is another key difference between conservation easements and deed restrictions, where there may not be a third party in existence to assume the monitoring and enforcement responsibility.

If the land is to be conveyed to a land holding agency, the latter enforcement problem may be avoided. A landowner can transfer the property to an intermediary conservation agency, which inserts restrictive covenants in the deed then transfers it to the party that will hold the title permanently. In this manner, as long as the intermediay conservation agency continues to exist, it holds the right to enforce the covenants.

As with other options, the effect of restrictions on the value of the land should be carefully considered in terms of the property's future market value as well as inheritance and real estate taxes. The landowner should consult a skilled tax attorney to determine if this type of transfer is a financially wise decision.

2) Installment plan

Another means of avoiding outright purchase by the conservation or preservation organization is for them to contract with the property owner to buy the easement in an installment sale transaction. This method enables the organization to spread it s expenditure over several years and the owners to disperse the capital gains from the sale.

3) Bargain sale

Since the landowner may have to pay significant federal and state capital gains taxes from the sale of an easement, some owners may be willing to sell an easement at less than its full value. Such a bargain sale technique reduces taxes by combining a partial donation of the land along with the sale.

For the landowner, this arrangement is doubly advantageous: income is received from the portion sold as well as tax benefits from the portion donated. A charitable contribution deduction for the difference between the sale price and the appraised value of the easement ordinarily occurrs, perhaps offsetting a portion of the capital gains tax. Obviously, the receiving organization benefits by obtaining the easement at a lower cost.

While installment sales and bargain sales have been used widely in fee acquistions, their use in easement purchases is limited. It is imperative to contact knowledgeable counsel in these transactions.

Establishing an Easement Program

When the Longmeadow Historic District Commission or Historical Society decide to organize an easement program, members need to be fully aware of the inherent responsibilities and activities. "The organization must negotiate easement acquistions, review owners proposed actions, enforce the easement's provisions, and be prepared to withstand the legal challenges to its easements." Promoting public understanding of the easement concept and goals is also vital to the program's success.

Initially it is important to investigate the organization's charitable purposes to insure that an easement program might dovetail with the policies and resources stated in the organizational by-laws. Acceptance criteria must be established so that easements are accepted only on properties which coincide with the organization's overall purposes.

In terms of the acquisition process, the Longmeadow organization might want to redefine its role. It could hold easements in perpetuity or transfer them to a governmental body or another organization. For example, the Society for the Preservation of New England Antiquities or the Trustees of Reservations are two regional groups that do accept conservation easements. The Pioneer Valley Planning Commission has the capability to accept easements but has not yet initiated such a program. Another option is to act only as a matchmaker for such easement-holding organizations. By encouraging the participation of other interested groups, a local easement program is usually strengthened by a broader base of support.

Public Education

For an easement program to be acceptable to the townspeople, they must first fully understand the concept. Later they must feel that avenues of communication exist should problems or questions arise. And the involved citizens must also be periodically reminded of their responsibilities in this binding partnership.

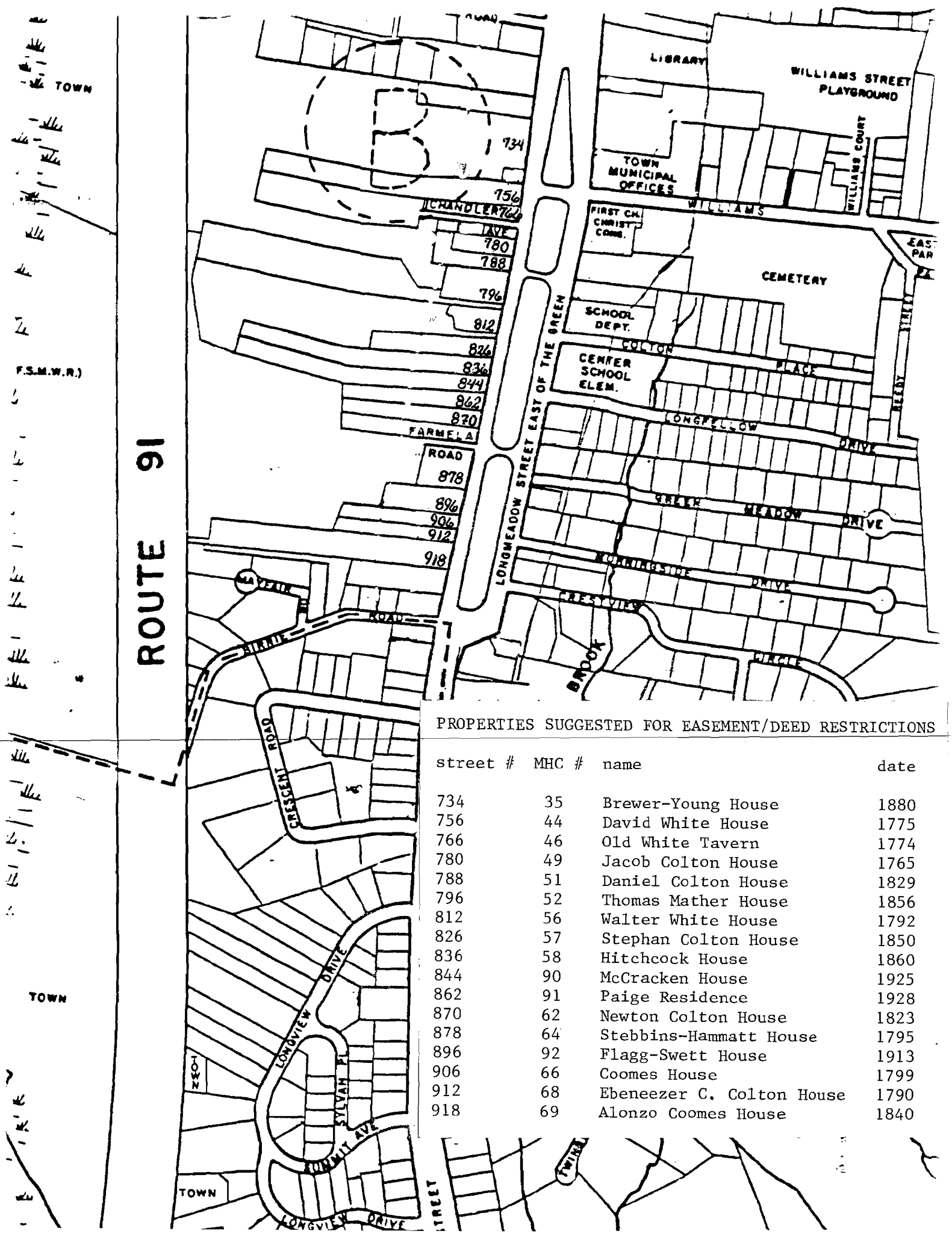
A formal report stating the purposes, goals, and processes of the program often becomes an indispensible reference tool for public education programs. Likewise, an abbreviated informational brochure for potential donors is often helpful.

Individual meetings and negotiations with property owners, their families, and advisors form the core of the public relations effort. Thus, at least a few members of the organization must be conversant on the many options that can be included in an easement. Outside publications and maps are good clarification tools.

Press releases and media coverage should be used to create favorable publicity for the program. Also donors deserve recognition and are often flattered by a small reception or ceremony to acknowledge their donation.

Potential Donors

For Longmeadow's purposes potential donors are best approached in small or individual meetings. Presentations to property owners should be highly professional and based upon a clear understanding of the owner's motivations in donating easements: altruism, community support, and tax savings.



PROPERTIES SUGGESTED FOR EASEMENT/DEED RESTRICTIONS

street #	MHC #	name	date
734	35	Brewer-Young House	1880
756	44	David White House	1775
766	46	Old White Tavern	1774
780	49	Jacob Colton House	1765
788	51	Daniel Colton House	1829
796	52	Thomas Mather House	1856
812	56	Walter White House	1792
826	57	Stephan Colton House	1850
836	58	Hitchcock House	1860
844	90	McCracken House	1925
862	91	Paige Residence	1928
870	62	Newton Colton House	1823
878	64	Stebbins-Hammatt House	1795
896	92	Flagg-Swett House	1913
906	66	Coomes House	1799
912	68	Ebeneezer C. Colton House	1790
918	69	Alonzo Coomes House	1840

Continuation of the Process

The acquisition of multiple easements usually takes years of negotiations with various property owners and "requires considerable ingenuity, flexibility, persistence, patience, and dedication."

An easement program shows that the involved organization(s) is so concerned about the community's resources that it is committed to safeguarding them forever.

Mutual Covenants

In addition to conservation easements and deed restrictions, another land preservation option that Longmeadow might consider is the exchange of mutual covenants. These agreements are especially useful when a conservation easement is not feasible, either because there is no recipient agency available or because the landowner dislikes the involvement of an outside organization. Future use of the land is limited by exchanging mutually beneficial protective covenants with neighboring land owners, also interested in protecting their property from uncontrolled development. After negotiated and signed, these agreements are recorded in the county Registry of Deeds thereby binding subsequent owners just as conservation easements would.

However, mutual covenants differ from conservation easements in at least three respects. 1) A group of neighbors is the enforcing body rather than a conservation agency. Furthermore, this enforcement is usually optional and dependant upon their persistence and resources. 2) Mutual covenants generally lack the endurance of restrictive easements. By acquiring and consolidating the parcels under covenant, a developer can terminate the terms of the agreement. Also, future owners can execute a written mutual document to end or change the restrictions. 3) Since mutual covenants are not considered qualified conservation contributions under the Internal Revenue code, they cannot be used as a federal tax deduction. In essence, mutual covenants require the correct mix of people and circumstance.

Land Trusts

A fourth preservation option for those properties on the western side of Longmeadow Street is the establishment of a land trust. This nonprofit entity, established as either a part of town government or as a private organization, is dedicated to conserving natural resources and preserving land in an open, undeveloped state.

New England claims 40% of the land trusts nationwide, with local trusts forming the backbone of the movement. Land trusts function in many ways; they may accept gifts of land, purchase land for preservation with raised monies, acquire conservation easements, and open/manage a space for public use or enjoyment.

The two types of land trusts, public and private, are slightly different in purpose. Whereas a public land trust often accumulates land for specific, future community needs, including recreation or farmland preservation, a private land trust ordinarily bases its acquisitions more on the intrinsic scenic, historic, or conservation value of the land.

For Longmeadow's needs, the creative use of a private land trust would be the better option. It is the more intangible qualities of scenic and historic value that make these long, narrow lots both important and vulnerable. The political pressures inherent in a municipally organized public trust might jeopardize the long term conservation of these parcels. Furthermore, the combination of a private land trust and a public conservation commission can be a most effective fundraising and lobby partnership. "The flexibility of the private land trust can be employed to secure land in a timely fashion...[while] the conservation commission contributes as access to and eligibility for governmental acquisition funds and furnishes assurance of stewardship of lands acquired in perpetuity."

Although any group of interested citizens can form a land trust, local support, a solid financial base and a dedicated volunteer corps is necessary for successful progress. Professional assistance with trust incorporation and (501(c)3) papers is advised.

For further information:

The Massachusetts Farm and Conservation Lands Trust
The Trustees of Reservations
The Connecticut River Watershed Council
The Town of Hadley (a neighboring community that has established a successful land trust)

Classification and Taxation of
Recreational and Open Land MGL 61B

Here is a fifth more passive means of land preservation that may be initiated by the general public or a non-profit organization. This statute allows certain lands to be classified as recreation land for taxation purposes. The value of such land...is reduced at least 75% and taxed on this lower level. "A lien is recorded on the deed for all taxes levied. If the land is sold or converted to another use it will be subject to conveyance or roll back taxes." To be eligible under 61B, 1) the parcel must be composed of five acres minimum kept in a "natural, wild, open, or landscaped condition so as to preserve wildlife or natural resources" and 2) it must be devoted primarily to a passive recreational use.

The information from this section, "Easements and Deed Restrictions," was compiled from many recent land conservation documents. Two form the basis of this narrative:

Maine Citizens for Historic Preservation in cooperation with Maine Coast Heritage Trust, Historic Preservation & Land Conservation Easements, (Bowdoin College, Brunswick, ME, privately bound, June 6, 1986).

Pioneer Valley Planning Commission, Preservation Planning for Historical Landscapes, (West Springfield, Ma, June 1986).

ISSUE: INDIVIDUAL BUILDING PROTECTION

There are buildings in Longmeadow which require different approaches in historic preservation. Commercial buildings and significant structures located outside an historic district need to be viewed as possible preservation sites. The following two examples are recommended buildings for such activity.

1. Tax Advantaged Rehabilitation in Longmeadow: A Focus on the Former Texaco Station at 410-412 Longmeadow Street

The Town of Longmeadow has several significant early twentieth century commercial areas along Longmeadow Street which have for decades contributed to the support services of the neighborhoods within their reach. Presently they are threatened with unattractive renovation or by lack of attention . This section seeks to focus on one of these buildings, 410-412 Longmeadow Street, the former Esso and Texaco gasoline station. Its goal is to offer a fresh view of this structure's history within Longmeadow and to point out what historic preservation offers this income-producing building.

Basic Information

Name: Former Texaco and Esso Gasoline Station and Garage
Location: 410-412 Longmeadow Street
Date: pre-1931
Architect: unknown
Attached Buildings: Part of plaza that includes Rinaldi's Italian Specialties Inc. and Bank of Boston
Area: 6500 square feet
Zoning: Business
Owners: Joseph and Robert Rinaldi

Historical and Architectural Significance

As early as the 1920's and 30's, most American families owned at least one automobile. That is an interesting and almost surprising fact. The architectural survey completed in 1987 indicates that in Longmeadow, this fact influenced the architecture of homes built in the town during that period. Many, if not most, homes built during this period had attached or detached garages, often for two or three cars. But in order to drive these cars, one needed gasoline, and therefore, it was also in this period that gasoline stations became a common

denominator along most major thoroughfares. Longmeadow was not left out of this experience. According to architectural historian Chester Liebs, as early as 1905 oil companies had made pumpable gas easily available. With a 4500% increase in car sales between 1905 and 1910 America's oil companies including the Texaco Company immediately wanted a part of this expanding market.

Most early gas stations were located on the sidewalk outside of bike shops or garages. A large company would install the pumps and tanks and a local dealer would staff the business and accept shipments of gasoline. By 1905, drive-in gas stations were created. But this modern light industrial type of structure created a concern over how to integrate a new building type visually into an older landscape. Thus the City Beautiful Movement, which was an influencing factor in city and regional planning and in architectural style, came into play in many cities and towns where stations were being built.

Thus until the 1920's and 30's gasoline stations began to take on plans and elevation which looked like banks and office buildings in an attempt to gain respectiblity for these structures. In Longmeadow, the former Texaco and Esso station at 410-412 Longmeadow Street was located along the main thoroughfare through Longmeadow and between Springfield and Connecticut. It is no longer a gasoline station, but the building remains as a reminder of the early years of automobile ownership and gas station design. The care that was given to such local residential subdivisions as Colony Hills, South Park Terrace,and the many other subdivisions in Longmeadow of the early twentieth century was also given to the former Texaco station and the complex of stores adjacent to it, which in their hey day constituted an attractive commercial area. These commercially used structures were to be treated far more aesthetically than what has come to be known as the architecture of the drag strip or miracle mile in many other towns. Rather, in Longmeadow, this design element represents an era of fascination with the automobile, and concern over the integration of this new form of transportation into the existing society and environment.

Essentially, it is also important to recognize that such designs in light industrial and commercial buildings are decreasing annually as they are modernized or dismantled. A rare example exists in its original form in the Town of Longmeadow. It is worthy of preservation, and capable of making further contribution to the town.

The Present Situation

The Longmeadow Street gas station has stood empty for several years. It is owned by Joseph and Robert Rinaldi who operate the adjacent Rinaldi's restaurant. Unfortunately, a proposal for the gas station's use by the Rinaldis as a CVS

Pharmacy has recently been turned down by the Town's Zoning Board of Appeals. It is, therefore, time to brainstorm potential uses and creative approaches with these owners in order to rehabilitate this building. Leaving it empty is not economically feasible for the present owner, nor for the Town of Longmeadow. Nor is it from a visual point of view an asset to the community.

Tax Advantaged Rehabilitation

An alternative that could be profitable to all parties involved is the adaptive reuse of the gas station using Investment Tax Credits provided by the Federal Government.

Adaptive use is the incorporation of a new use into an older structure. Examples include the use of mills and marketplaces as malls or housing, or a former railroad station as an ice cream parlor or restaurant. Many times developers and owners of such structures find that rehabiltation projects are more profitable than new construction in terms of the existing utilities and materials. Owners also find that their clientelle is usually attracted to older buildings that have innovative new designs and uses in them.

Tax Advantaged Rehabilitation is the rehabilitation of historic buildings for commercial uses by private developers or owners using the Investment Tax Credit. This is a unique incentive to the preservation of historic structures, provided by Federal Law under the Economic Recovery Tax Act of 1981.

20% Tax Credit for Certified Historic Structures

This Federal income tax credit is equal to 20% of the costs for rehabilitation of historic structures that are 50 or more years of age and are listed as eligible for the National Register of Historic Places.

The National Register of Historic Places is a "the official list of the nation's cultural resources worthy of preservation," kept by the Department of the Interior. A formal nomination procedure and acceptance is required. In Longmeadow, the former Texaco Station is not listed on the National Register and as yet has not been nominated. In this planning document it is recommended that the current National Register district in Longmeadow be expanded to both ends of Longmeadow Street. This would encompass the gasoline station, and, if accepted, would make the building eligible for the ITC.

Substantial Rehabilitiation is required by law in order to receive the 20% ITC. This means that the expenditures of the tax payer must equal the purchase price of the property plus any previous capital improvements to the time of rehabilitation exclusive of land value.

Certified Rehabilitation is specifically rehabilitation of historic buildings listed on the National Register of Historic Places. Any rehabilitation of such a structure which requests the use of the 20% Investment Tax Credit is subject to a review of changes by the National Park Service in the Department of the Interior which issues certification for applicable changes to the structural character of the building.

All aspects of the work to be completed, including any new construction, are reviewed to meet the Secretary of the Interior Standards for Rehabilitation (See Appendix). Tax credits do not apply to any destruction of interior or exterior aspects of the building which contribute to the significance of the building. Routine maintenance costs such as general repairs and painting unless they are part of the actual rehabilitation, do not apply. Expenditures which do qualify must be capital in nature and be depreciable real estate.

10% Tax Credit for Nonhistoric Commercial Buildings

The rehabilitation of a non residential, commercial building which is 50 or more years of age but not eligible for or listed on the National Register of Historic Places can qualify for a 10% credit. A building listed on the National Register of Historic Places cannot use this 10% tax credit.

It is not necessary to obtain certification for rehabilitation work done with the 10% tax credit. However the following existing structural elements must be retained in order to qualify for this credit:

1. 50% or more of the existing external walls must be retained as such

2. 75% or more of the existing external walls must be retined in place as internal or external walls

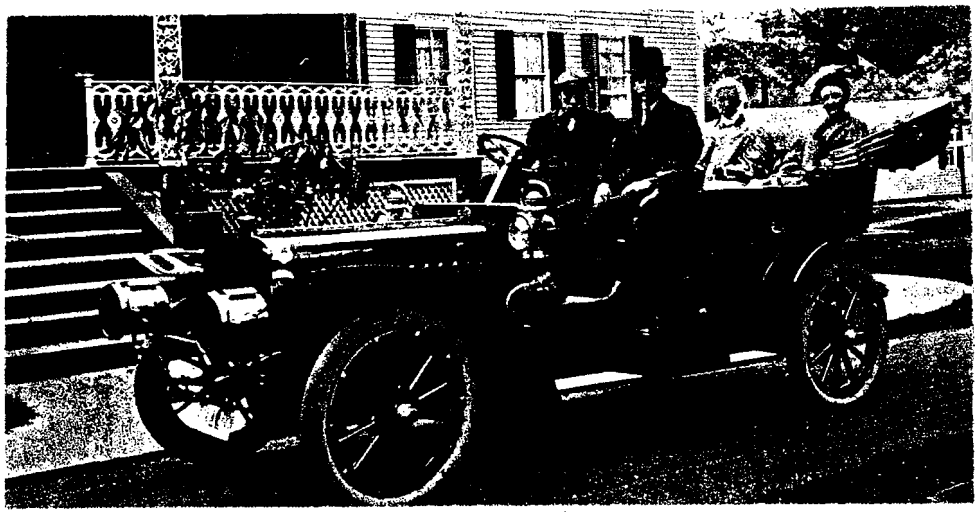
3. 75% or more of the existing internal structrual framework must be retained in place.

Should the owners keep the building as a commercial entity, it would qualify for this 10% credit if the building is not yet listed on the National Register Historic District.

Recommendations to the Longmeadow Historic District Commission

The Longmeadow Historic District Commission can play an important role in the possible rehabilitation of the former Texaco Station and other similar properties.

1. The Commission has a responsibility to make it known to the Rinaldis and owners of similar properties that the Rehabiltiation Tax Credit is available and the many benefits that it might have for them. It is therefore recommended that the Commission provide the Rinaldis with a copy of this proposal as soon as possible.



2. In order for the Rinaldis to take advantage of the 20% Investment Tax Credit, the building must be listed on the National Register of Historic Places. The entire length of Longmeadow Street has been recommended for National Register District listing, and that must be an immediate priority for the Commission. This process will take up to two years to complete, thus creating a stumbling block for any immediate plans for Investment Tax Credit use. However, this must not be viewed as a deterrant; an alternative lies in the 10% commercial tax credit.

3. The Historic District Commission can work with the Rinaldis to establish possible uses for the Texaco Station which would be beneficial to them as owners, to the community, and acceptable to the town planning boards.

4. The Commission can offer to pay all or part of the consultant's fees for the application for Certified Historic Structure rehabilitaion if the owners will work within such guidelines.

5. The Commission can offer public recognition of people who take advantage of historic preservation incentives.

6. Investment Tax Credits can be promoted with other income producing structures if deemed necessary.

The goal of tax advantaged rehabilitation should be sensitive and apropriate renovation of historic buildings which will benefit the owner and the community.

For Further Information

It is important that the Massachusetts Historical Commission be contacted if interest is shown in this project. Any application to the Department of the Interior will need to be submitted to MHC first. MHC and an attorney will be able to answer questions and provide information that will shed light on the intricacies of Tax Advantaged Rehabilitation. Owners should first contact an accountant to assure personal financial feasibilty and qualifications.

2. Longmeadow Station of the New York, New Haven, and Hartford Railroad Company

Only a handful of long time residents are aware of a curious building down in the meadows near the intersection of Emerson and Pondside Roads. For a quarter of a century this Victorian shelter provided the waiting place and disembarking point for local commuters travelling between New York and Springfield. This two story abandoned looking structure in the town yard should be preserved and adapted to a more sensitive use.

History of Building Use

The present edifice is actually the second Longmeadow station; the first was built in 1845 but destroyed sometime after 1894. This second station "was built in 1884 for freight and passenger services and had a full time passenger agent appointed." In 1908 this building was closed down due to lack of use. Then in September 1929, the Town of Longmeadow purchased the station, moved it 300 - 400 feet onto the recently acquired Tenney tract further east of the tracks, and remodeled it into a two story storage facility as part of the new Department of Public Works maintenance site.

T. D. Watters--A Talented Longmeadow Builder

The architect/builder of the station was Thomas D. Watters who with his brother, Joseph, operated a successful contracting business based in Springfield during the late nineteenth and early twentieth centuries. Together they did several large office blocks including the Tarbell-Watters Building in Springfield as well as many local residences like the Barney Mansion in Forest Park. Thomas was individually responsible for some of the most whimsical Victorian cottages on Longmeadow Street: #1579, 551, both done in 1883, and his own home at #70, erected in 1889. All of these houses are listed with the Massachusetts Historical Commission for their superior craftsmanship and the rich, playful variety of extant Victorian wood detailing. In addition Watters held many local offices including park commissioner in 1901 and selectman in 1907. Thomas Watters was an important citizen and gifted local builder; his one remaining public building in Longmeadow merits protection.

Present Condition

Currently the railroad station is in a shameful state of disrepair. An undulating-edge novelty siding has been placed over the presumably deteriorating wood clapboard. The 6/1 windows with wooden sash and surrounds have no shutters. The

front and rear entrance porticoes are later, make-shift replacements. Fortunately, the hipped roof with a central brick chimney maintains its original slate shingles which appear to be in relatively good condition. At present the building is devoid of much of the period detailing, which it undoubtedly had in keeping with the other Watters' examples in town. In all likelihood, it boasted decorative eaves, Eastlake style stick work and vergeboards, and possibly a cresting at the roof peak.

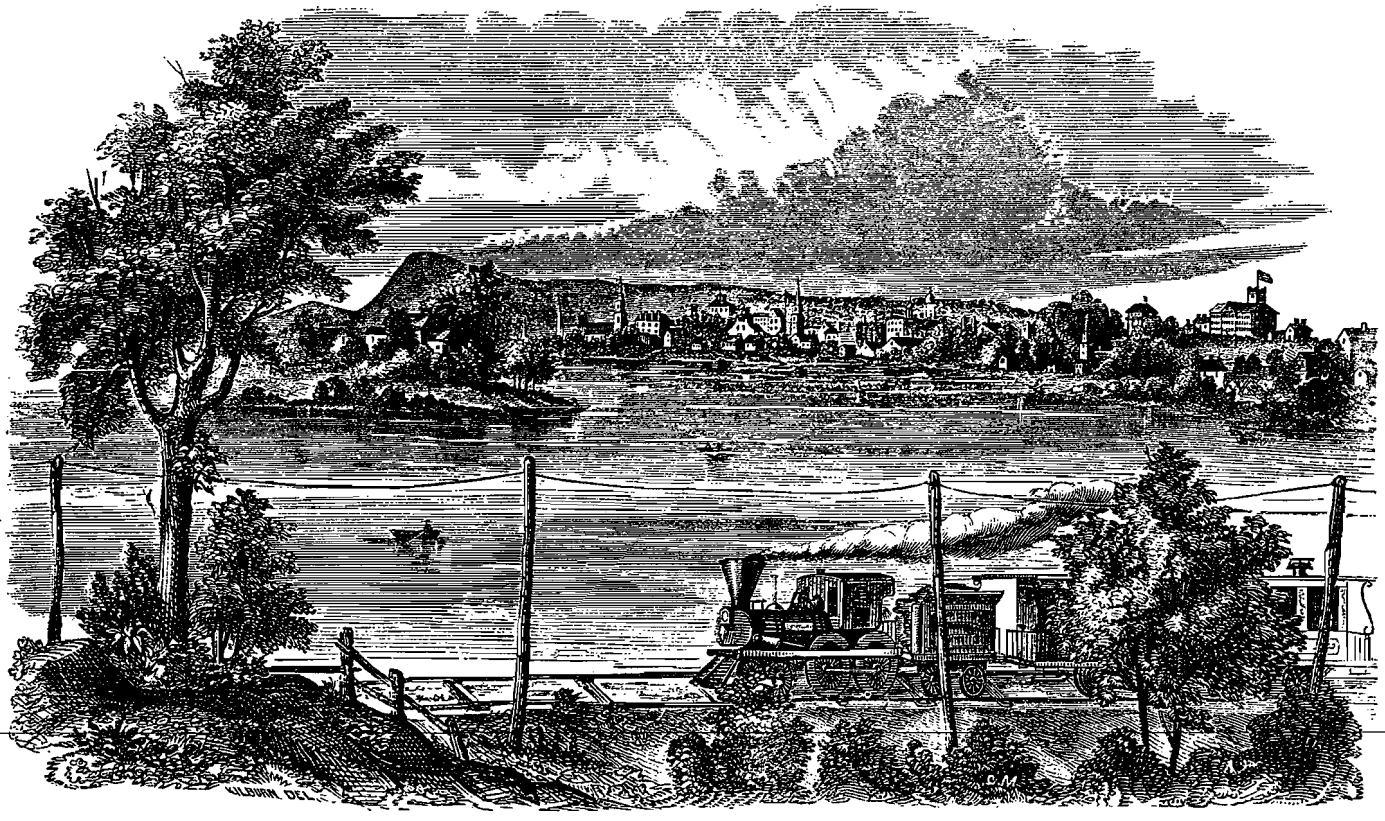
Recommendations

It is recommended that the Town of Longmeadow consider an adaptive use project for the 104 year old station. The building is underutilized as a storage shed in the town yard; its historic position in turn-of-the-century local culture makes it worthy of a more sophisticated use with greater public access. Among the immediately apparent options that the town may consider are conversion to 1) offices/information center for the Fannie Stebbins Memorial Wildlife Refuge, the Conservation Commission, Friends of the Meadows, and similar rural conservation groups and 2) a small local history museum with changing exhibits. (Perhaps the first show could feature the history of transportation in Longmeadow--Indians by foot, early settlers in carriages, exportation via steamboat, the horseless trolley, the railroad, and Route 91.)

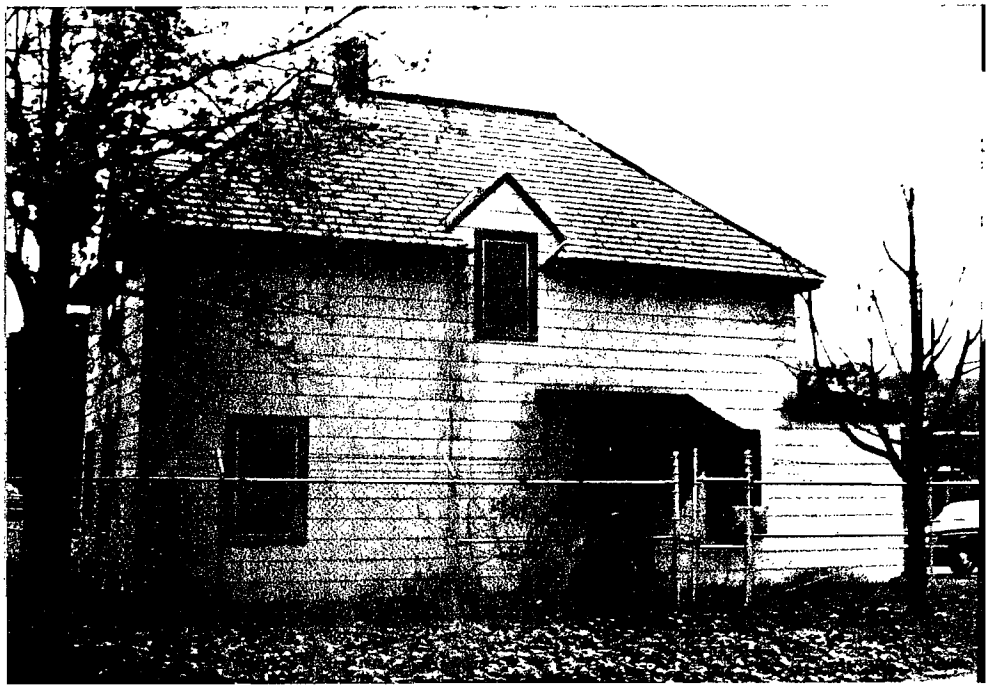
In an action plan compiled by the state Department of Environmental Management, the Pioneer Valley Planning Commission, and the National Park Commission entitled, "Rediscovering The River: An Action Plan for the Urban Reach of the Connecticut River," a similar recommendation was made. It supports the creation of an environmental education center, perhaps modeled after the Tinicum National Environmental Center in Philadelphia. The Longmeadow Conservation Commission "favors as educational center in the Meadows but only in as 'unstructured' a way as possible." What could be more ideal than reusing a building that is already extant and an accepted part of that environment?

Admittedly, the present location of the station in the town yard is not ideal. The building could be moved again with little or no structural damage. A site near the entrance of the refuge, at the end of Bark Haul Road, would be better suited to community needs.

For the short term, it is important that this structure is not razed during the pending structural renovations to the other town yard facilities. Otherwise the building is relatively safe and unthreatened where it is. Similarly its potential use and location should be considered when the sale, and possible deed restrictions, of the Gasek farmland is underway. Raising the capital and bolstering community support for this project may take several years but the restoration/adaptive use results would be worth the wait.



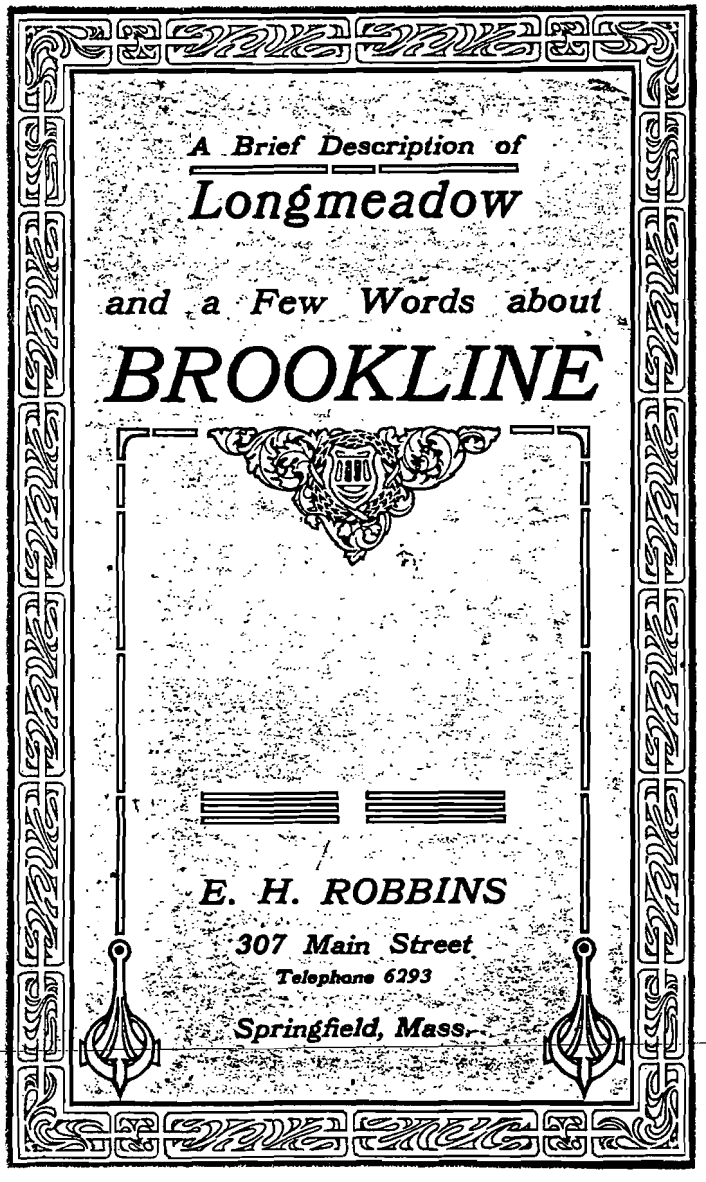
SPRINGFIELD, MASSACHUSETTS, FROM THE LONGMEADOW ROAD.



Exterior views of the Longmeadow Railroad Station in its present condition:

above, west facade facing Pondside Road

below, east facade



RECOMMENDATIONS:
Land Use

III c

SECTION C: LAND USE

Historic preservation activity and involvement often deals with landscape protection or with land use management in order to help maintain community charachter in spite of growing devlopment and new construction. The following recommendations focus on land use in Longmeadow with emphasis on park management and archeology.

Issue: Archeology

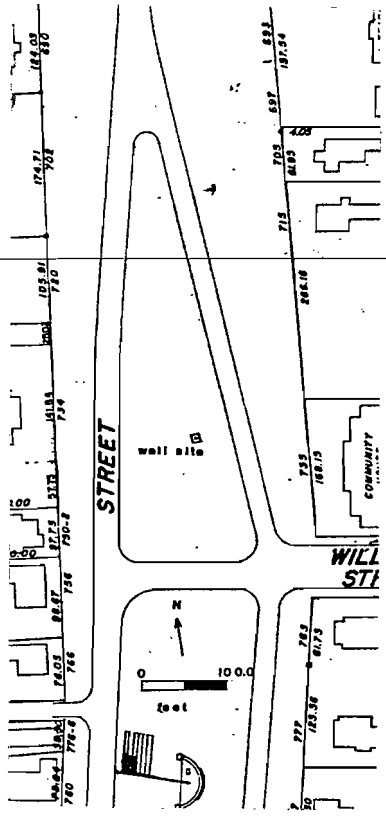
Records from the 19th century indicate that early archeological digs revealed the former presence of ancient and prehistoric sites within the town or nearby.Since then, other sites have been discovered or suspected of being potential archeological sites.

---In 1883 Frederick Ward Putnam collected archeological data and artifacts from the Longmeadow flood plains.

---Between 1971 and 1975, Robert Lowrie of American International College excavated sections at the southern end of the meadows. This dig unearthed soapstone bowl shards and various other tools which possibly date to 1800 B.C..

---In recent years, the early well on the Green was carefully unearthed, and in doing further testing, the National Park Service archeologist suggested that this area which served as Longmeadow's new settlement in 1703 could very well have been a prehistoric campsite dating to 2500 B.C..

In addition to these sites, it is possible that many other areas exist that deserve archeological study such as the area in the meadows which served as the initial Longmeadow settlement from 1644 to 1703, and the area of the Grist Mill along Longmeadow Brook.



Plan of Area where early well was excavated.

Recommendation

In light of the past excavations and possible new study sites, it is recommended that an archeological survey be undertaken in Longmeadow. The meadows in particular which at present face

residential development should be evaluated so that ignorance is not the reason why potential sites are devastated.

Two methods of survey are possible. First, a reconaissance survey can be done to identify probable sites. Secondly an intensive survey can be undertaken in conjunction with a reconaissance survey in order to locate unknown sites by digging for representative samples. As a follow up to either of these, it is important that a summary of these site examinations be undertaken to determine the significance of each identified source. Such information may lead to recommendations to the National Register of Historic Places.

In order to undertake this project, the State Archeologist should be contacted through the Massachusetts Historical Commission. That person will be able to provide details and procedures for the implementation of such a project.

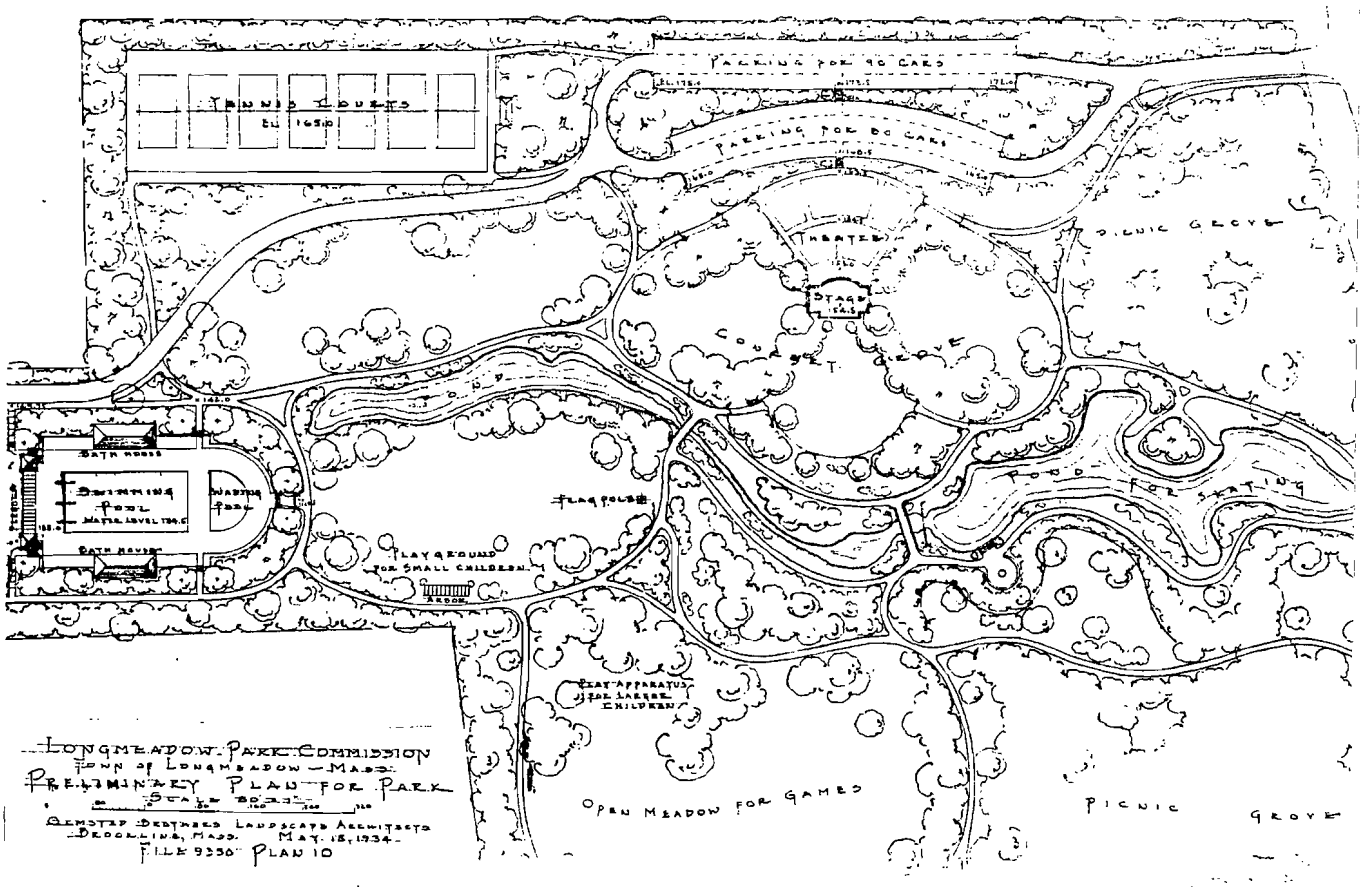
Time Frame and Priorities

An archeological survey is essential to the survey of cultural resources in a town.. Now that Longmeadow has completed its architectural survey of pre-1940 structures, it is imperitive that an companion archeological survey be carried out as soon as possible. Longmeadow is growing far too quickly to postpone this issue.

Issue: Park Enhancement

Longmeadow has two potentially beautiful and usable parks. Turner Park and Laurel/Bliss Park remain as large open spaces that offer much, but which if not used well, face division and development in future decades.

Turner Park was the site of a late-nineteenth century restaurant and early twentieth century German Turnverein whose members were called "Turners". Swimming and boating on the lake within the park was common while the German family that purchased the land and restaurant in the early 20th century continuted providing German food and Bavarian entertainment. After a fire in 1947, the Hofbrau moved to another site on the property, but closed eventually in 1968 at which time the town purchased the land for recreational purposes. Today, Turner Park is not used to the extent that it might be, and it is not maintained well.



Proposed Plan for Laurel/Bliss Park by the Olmsted Brothers, 1934. Courtesy: Frederick Law Olmsted National Historic Site, Brookline, Mass.

Laurel/Bliss Park comprised the town waterworks until the 1920's when Longmeadow began purchasing water from the City of Sprinfield. At that point the Town of Longmeadow turned to the Olmsted Brothers firm to request plans for the development of this park which straddles Laurel Street. The Olmsted Brothers created a plan that, if carried out, would have been the marvel of the town. The plan included two swimming pools of equal grandeur, open playspaces, wooded areas, an amphitheater, tennis courts, and a rerouting of the pond and stream that passed through its boundaries. Alteration of the pond was carried out by the Olmsted Brothers through a series of culverts which today remain, although in disrepair. The rest of the plan was not carried out. Today the east side of Laurel Street has been developed as park and recreational space. The western side, while used once annually for a children's fishing derby, remains unused and in the summer is overgrown to the point of being unusuable.

Recommendation

It is recommended that the Parks and Recreational Department of the Town of Longmeadow create a plan for the general clean up and maintenance of the Town's parks, especially Laurel/Bliss Park which is of significance due

to its association with the Olmsted Brothers. Major rehabilitiation is not the thrust of this recommendation; simply the clean up and maintenance of the areas so that people who desire to picnic, walk, or play in an open space can do so. Picnic tables, barbeque grills, and water sources should be part of any rehabilitation. The Longmeadow Historic District Commission, the Planning Board, and the Board of Selectman should be advocates of funding for such projects which would bring centers of community spirit into the Town.

Further funding may be available through the Department of Environmental Management which sponsors a program called Statewide Comprehensive Outdoor Recreation Program (SCORP).

Time Frame and Priorities

Development of plans and acquisition of funds can be carried out by the Board of Selectman and the Department of Parks and Recreation. Park projects such as these can be a long term activity, but planning should not be delayed. It is strongly recommended that this be a top priority.

Summary of Findings and Recommendations

Ten to fifteen years ago, the Longmeadow Historic District Commission had the momentum and activism of a fledgling organization; its members willingly gave time and effort to the progress of local preservation. In 1973, the Town designated its first and only historic district which encompasses 51 buildings in the immediate vicinity of the Green. This same historic district was listed on the National Register of Historic Places in 1982, following years of planning, research, and survey work. Other early commission successes toward beautification and authenticity of the Green were the placement of all telephone service lines underground and the elimination of parking on an access road near the war memorial. Meanwhile less intrusive, more historically sensitive street lights have been a continual topic of debate that has seen little action. Two other projects which were realized during the formative years of the Commission (1975-76) were an archeological dig at the 1647 meadows homesite of Benjamin Cooley and a well attended eight week course on town history.

Since that time, the local Commission has been vigilant in its design review responsibilities however it has abstained from the aggressive and innovative preservation planning which characterized its early years. The hiring of consultants to complete a comprehensive survey and preservation plan in 1987 was a tenative step in the right direction. Outside, "unbiased" professionals, while providing general advice and strategies for action, are no substitute for the grassroots motivation and committment to "hands-on" work by actual commission members. Genuine interest is valid, but only action results in progress. Therefore, it is recommended that the Historic District Commission reevaluate its mission and the commitment of its individual members toward accomplishing the stated goals.

Proceeding according to the format of this document, the most important objectives of the three principal sections, Preservation Education, Building Preservation, and Recognition, and Land Use, are summarized below:

A. Preservation Education

Historic preservation in Longmeadow not only requires grassroot and municipal support, but also, a clear understanding of general preservation philosophy, history, architectural history, and real estate. The job of the Historic District Commission will be facilitated if Longmeadow's residents better comprehend the preservation process. It is imperative to ivolve every section of town ranging from school children to the elderly and from businessmen to town officials.

1. Public Education

--expand the Commission to include new representatives from different neighborhoods of town thereby spreading the wealth of cultural resources.

--establish a local workshop for Historic District residents to clarify general preservation laws and the rules and regulations of the district. This should occur every two years or as needed due to turnover of residents or new legislation.

--publish a periodic newsletter.

--create a preservation bookshelf/information area in the Richard Salter Storrs Library. Funds will need to be allocated to purchase the materials recommended in the bibliography.

--institute an annual preservation rehabilitation or restoration award to encourage and reward sensitive treatment of private property.

--initiate a long range program of exhibits, lectures and publications to be organized in association with the Longmeadow Historical Society.

--lobby for and assist in the re-introduction of heritage education in the public schools.

2. Education of the Historic District Commission and Associated Town Officials

--advocate the hiring of a full time land use planner familiar with historic preservation.

--address recommended changes in design review guidelines.

--conduct a series of mini-courses in American architectural history and style identification, material conservation, and historic paint colors.

--improve attendance of regional preservation workshops by covering interested members' registration fees. Reports of attendees will improve awareness of cultural resource management tools.

B. Building Preservation and Recognition

The built environment, as the primary focus of this document, is where carefully planned action is most needed. Based on the survey completed in 1987, several areas of town were deemed to have such historic or architectural integrity as to warrant either recommendation to the National Register of Historic Places or inclusion in the local historic district. Prioritized below are the short-, long-term, and ongoing preservation objectives.

1) --extend Longmeadow Street National Register District, north and south. Simultaneously investigate scenic road and public shade tree designation in anticipation of the next urgent request to widen this main street.

--begin to assess public sentiment then start paperwork for extension of local and National Register District along Williams and Parkside Streets, Colton Place, and Birnie Road.

2) nominate South Park Terrace and Colony Hills to the National Register of Historic Places as historic districts.

3) investigate and implement one of the legal protection possibilities of conservation easements, deed restrictions, mutual covenants, or land trusts for the properties on the western side of Longmeadow Street, (enumerated within the document). These endangered assets will face intense development pressure in the next two decades.

--be vigilant of individual buildings as ongoing preservation concerns such as the currently debated Texaco Station on Longmeadow Street, or the empty station of the N.Y., New Haven, and Hartford Railroad in the town yard. It is the Commission's duty to advocate preservation, negotiate terms, and investigate creative financing for threatened structures.

C. Land Use

The importance of open space in land use management cannot be overemphasized. With recent development pressures, the Historic District Commission will need to assume a new role in landscape preservation by working in close association with the Conservation Commission. A complete archeological survey of the Town, with an emphasis on the meadows, needs to be carried out immediately. Furthermore, Laurel/Bliss and Turner Parks demand proper maintenance if not restoration. These large open spaces, if left in their current state of disrepair, will be lost as sources of community pride and recreation and ultimately face development into housing lots.

Key Recommendations

While it is difficult to single out the recommendations of greatest priority, the following three issues would bring about more immediate results:

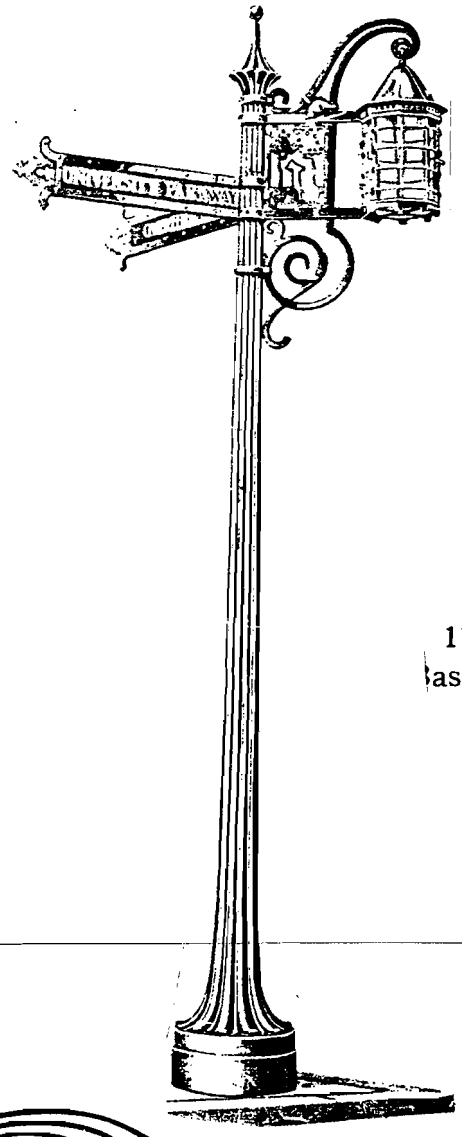
-- hire a land use planner with expertise in historic preservation.

-- extend the Longmeadow Street National Register District to its northern and southern boundaries.

-- hire a trained counsulting team to conduct an archeological survey of the town.

SMYSER-ROYER COMPANY

Architectural and Ornamental Metal Work, Lamp Standards, Sign Posts, Lanterns, Brackets



No. 230

Scale, ½″ = 1′ 0″

11′ 11⅝″ high over all

Base, round, 16¼″ diameter

APPENDICES

IV

Contents of Appendices

The following information is supplemental to Longmeadow: A Plan for Historic Preservation. This information is located in a three-ring binder.

1. Longmeadow Historic District Commission By-law

2. Fact Sheet About the Longmeadow Historic District

3. Chapter 40C of the Mass. General Laws

4. "Landmark Status Can Serve More Than History"

5. Massachusetts Historical Commission "The National Register Is Effective in Three Areas: Protection, Grants, and Recognition.

6. "Designating Scenic Roads" and "Scenic Road Designation and Inventory Form"

7. Sample Easement Document:"Limited Development Conservation Easement to A Maine Nonprofit Conservation Organization"

8. "Preserving Open Space," Longmeadow News, October 15,1987

9. Secretary of the Interior's Standards for Rehabilitation

~~10. Historic Massachusetts' Massachusetts Preservation~~ Resource Handbook

11. Massachusetts Historical Commission's Guide to Preservation Planning

12. National Register Nomination: Colony Hills