

# PRESERVATION PLANNING IN LEVERETT SEPTEMBER, 2018

Prepared for The Leverett Historical Commission

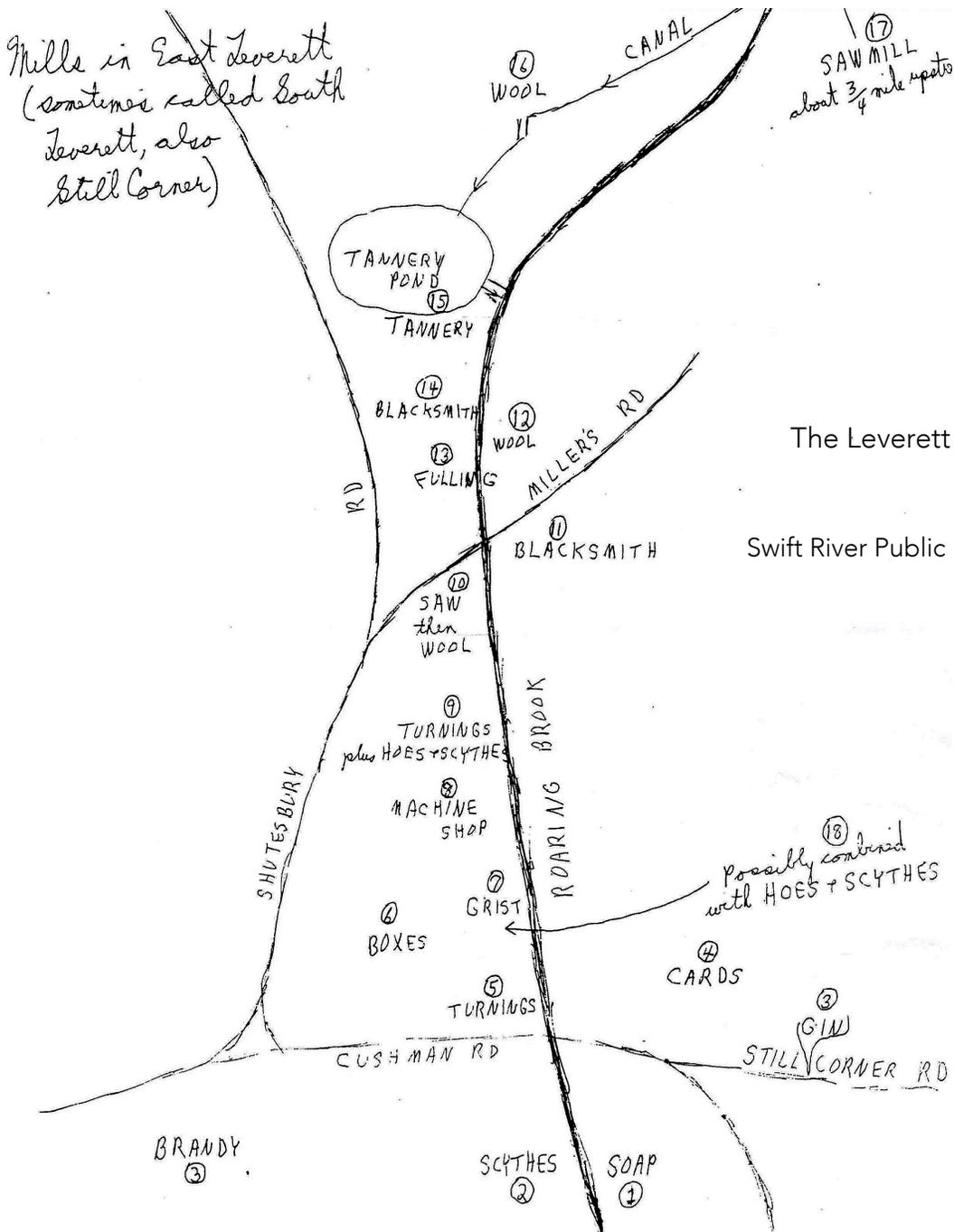
Swift River Public History/Communications by Pleun Bouricius



Funded by a grant from the Leverett Community Preservation Commission

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Leverett is at a crossroads in its historic development. Once a booming industrial town in the earliest of industrial revolutions, then a sleepy backwater, Leverett is now an energetic town with 1439 inhabitants. Like many towns in rural Western Massachusetts, it needs to take steps to secure the future.

Much of what people love about Leverett has to do with the town's relatively undeveloped feel, a small community with a landscape that is part of the forest that once covered much of New England. But what seems natural is as much historic: the forest is bounded by stone walls and traversed by winding roads. A high percentage of the houses and other structures were built anywhere from two hundred and fifty to fifty years ago, the woods are dotted with the remains of early settlement and the early industrial society that created this landscape.

Old and new Leverett residents are happy that the housing developments, strip malls, and office complexes that gobbled up once-tiny settlements on the outskirts of Boston have passed by here. They want to keep it that way. Taking care of business, Leverett residents have created bylaws and opportunities, including Community Preservation Act funding, that in turn allowed residents to invest in the town's built environment and conserve parcels of land from development, keeping the town bucolic and quiet, and to some extent protecting archaeological sites.

But time does not stand still. Historic landscapes and structures that have not been protected, preserved, or maintained are under the usual pressures from nature and human activity to disappear. They need additional investment. However, the till is empty and increased transportation and community requirements of the twenty-first century demand that the town find ways to increase its income. At the same time, due to successful preservation efforts, there is little land left to build new houses. Moreover, houses are a land-hungry and expensive way to expand the tax base.

The Leverett Historical Commission sees a huge opportunity in resolving this conundrum: How can we go about securing what we love about Leverett and also step confidently into the mid twenty-first-century as a vibrant and solvent town? With this report, the Commission is taking a first step in supporting the people of the town of Leverett in approaching a future built on its historical assets that not only teach history and speak of a specific past, but shape the "sense" of the town as a historical as well as natural environment with meaning and character.

Previous-generation planning efforts, in general, paid scant attention to historic landscapes as an economic asset rather than a responsibility or liability. A small community's winding roads, stone walls, old houses, historic sites, and archaeological remains — all of them are assets. Through preservation planning, we can find ways to protect and make them work for us so we can have the town we love and live in it, too.

### *Survey*

The Historical Commission created a survey to find out how much Leverett residents know about the town's historic assets, and how they feel the community should approach them. Close to forty

percent of the households in town responded to the survey, which is more than statistically relevant and makes the survey's outcomes — more than informative — conclusive.

This report presents the results of this survey, the starting shot of a deliberate self-informing process to pave the way for strategic preservation planning that will give the town tools to make choices to invest in the historical landscape of Leverett.

The first part of the report walks through the survey's outcomes, the clearest of which is that the residents want to engage in preservation planning, and makes a series of recommendations for next steps. The second part discusses the issues — the underpinnings for planning that is based on historical resources, such as marrying conservation, preservation, and economic development. The third walks through a strategic planning process to engage the town. The final chapter is comprised of a list of tools and resources out of which to build a planning process and funding strategies. The entire contents of the survey and its responses are appended in two attachments, the second of which contains all the answers to open questions and comments from the participants.

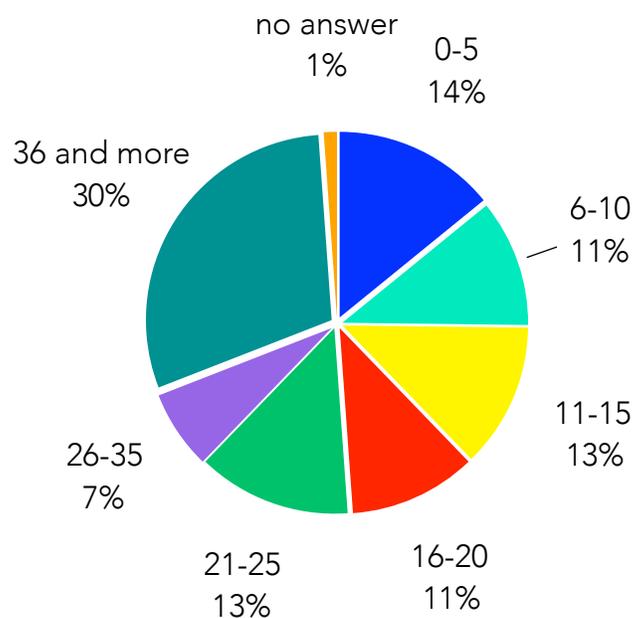
Leverett has been working for some time on preserving its historical resources: reports have been created and read, new bylaws have been put in place, and the town has created four historic districts. Now is the moment to tackle the next steps and boldly go...

## I. THE SURVEY

The Historical Commission (LHC) created a 41-question online survey on Survey Monkey. Information about the survey was distributed through six of town robocalls; the school newsletter (3-4 times); at COA lunches; by the Town clerk to town committees; on the town website; and through personal phone calls. In addition, a brochure with a QR code was deposited at various public places in town such as the Coop and the Post Office. Finally, paper copies of the survey were available at the library and at Town Hall. Data from these paper versions was entered into Survey Monkey by LHC members.

Between November 29, 2017 and April 3, 2018, 303 residents, representing 41% of Leverett's 632 households, substantially completed the survey.<sup>1</sup> Such a high percentage makes the outcomes more than statistically relevant.

Almost half of the respondents were over the age of 65, (census: 23% over 65) and the vast majority (93%) owned their own house, which is a bit more than the town-wide percentage (89%). Finally, 87% of the respondents' families had been in Leverett for two generations or less, but a majority for



more than twenty years. The other half, 42% of the respondents, had lived in town for less than

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<sup>1</sup>Leverett has, according to the 2010 census, 1439 residents over the age of 18, who live in 632 households. 303 separate individuals, or 1/5th of them, took the survey.

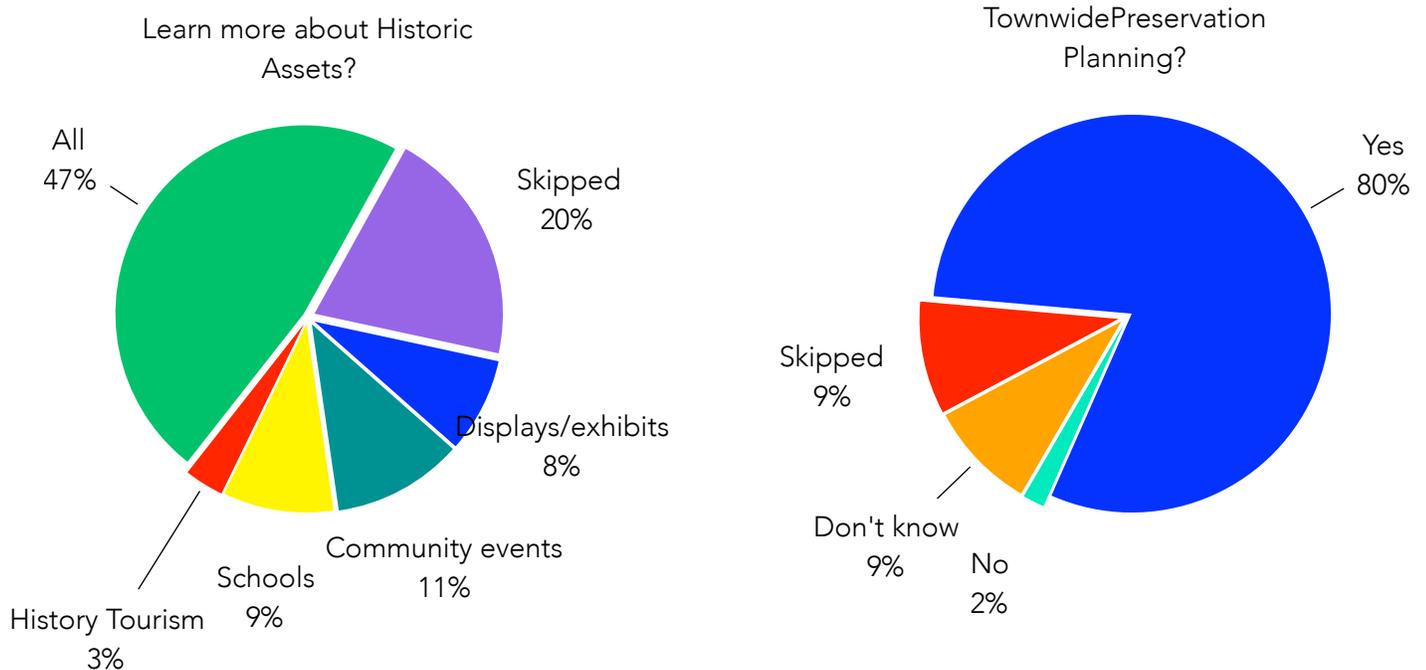
twenty years. All of them plan on staying, with the exception of a small minority, as long as they can. "Can," was often defined as "until I am pushed out by taxes," or "until they carry me out of here."

In conclusion: Leverett residents who took the survey have a strong commitment to the town. They are a bit older than the average, the vast majority own their own home (according to the census, 2/3 of those homes have a mortgage). Most of them either came to Leverett with their parents, or they moved when their own children were young, and they plan on staying: Leverett is their choice. For most of the rest, Leverett is the seat of their family.

*How important is the survey?*

The survey was devised to educate respondents about the historical assets of Leverett: by the time one got to the end, one had worked through significant amounts of information about the historical landscape of Leverett: historical sites, archaeological sites, what kind of historic districts the town has, and so forth. The survey extensively asked who should be taking care of all these things, who they should belong to. And the answers to all these questions varied according to the type of asset under discussion, as will be discussed below.

The last section of the survey asked about taking care of the past as part of the future (question 38



and beyond, see Attachment 1). Were residents interested in programming that would teach them more about Leverett's historical resources and landscape? Were residents of the opinion that planning for the preservation of these assets and resources should happen in a coordinated manner, not item by item or instance by instance? (From the survey: "Would you like to see a plan to determine how to best preserve the properties we have, determine the best option for those assets does not own, and build a richer and more sustainable historical presence for the town of Leverett?") The answer to both questions was unequivocally positive. One respondent even added an enthusiastic "YES!" in the comments.

Effectively, residents' survey responses have given the Historical Commission a mandate to engage the town in historic preservation planning. The following discussion of the ins and outs of the survey questions starts to help the Commission in defining what preservation planning might entail.

### *The Historical Resources*

When we use the terms "historic landscape," "historic preservation," and so forth, what in Leverett are we referring to or talking about?

Driving through Leverett, the landscape, like that of many of the towns surrounding, has a historic "feel." Many of the houses and buildings are old, the roads wind, there are stone walls. And, compared to the surrounding towns on the Connecticut River plain, Leverett feels "wild," perhaps, a little untamed. Roads wind not only from side to side, but up and down. That elevation difference is the key to Leverett's history and landscape. Leverett was born at the very dawn of the industrial revolution, when "mills" were smallish shops on smallish streams and the vast mills of the Blackstone Valley, Holyoke, Lowell, and Lawrence were more than half a century in the future. In early industry, the amount of power you could make from water was decided by the distance the water could turn a wheel when you dropped it on there. That distance is determined by the "head", i.e. the elevation change that happens in the mill: steep terrain => a greater head => more power. (Find more on this in *Industrial Leverett*, Leverett Historical Commission, 2011)

Leverett was settled, and separated from the fertile Sunderland valley floor, when profit seemed attainable on two small rivers coming down steep hillsides towards the Connecticut River: the Sawmill River and Roaring Brook. The town grew quickly, part and parcel of the large Connecticut River Valley early industrial boom. Grist and sawmills gave way to water-powered trip hammers (which made blacksmithing and forging much easier). Soon, however, large-scale manufacturing became feasible on the Connecticut through the building of large dams, like the one John Crocker built at Turners' Falls in 1867, and subsequently steam took over the role of water in powering machines. The power created on small streams became irrelevant and the local boom was over across the Valley, including in Leverett. Expansion subsided and Leverett settled into a small mixed economy that used and reused existing buildings and structures rather than demolishing them and starting afresh.

Because the world moved on elsewhere, Leverett's has a heritage-rich environment. In today's Leverett, historic and archaeological mill-related buildings and foundations abound. Historic and current population centers are located near the greater elevation differences in streams that once offered water power. Houses and buildings that were erected around the factories are terraced off steeper roads.

The landscape gives Leverett a feeling of remoteness. And, due in part to the terrain, development pressures have not been huge until more recent decades, and this explains why so much historic architecture and landscape has remained.

### *What is part of the historical landscape?*

The historical/preservation landscape of Leverett includes four historic districts, centered on the more prominent crossroads, Leverett Center, East Leverett, Moore's Corner, and North Leverett; two museums, the Field Family Museum and the Moore's Corner Schoolhouse, both operated by the Leverett Historical Society; 130 houses and buildings more than fifty years old, most dating from between 1750 and 1850; six historic sites that are not open to the public as interpreted sites, including two churches, the Town Hall, the "Box Shop" (Leverett Crafts & Arts), the North Leverett Saw Mill, and the Coke Kiln on Hemenway Road; twelve historic cemeteries all across town, under various ownership; early foundations on Brushy Mountain; the Town Pound as well as mill and dwelling foundations all along the Saw Mill River and Roaring Brook, the locations of early industrial development based on water power; stone remains in various woods including around Leverett Pond; as well as miles and miles of stone walls that mark ancient fields and property lines.

Asked what they knew about the specifics of Leverett's historical remains, most of the respondents (96%) checked off the cemeteries, and only a few less reported that Leverett has one or more museum. 71% were aware that Leverett has historic sites such as the Box Shop and Coke Kiln, and fewer counted (potential) archaeological sites, such as cellar holes and mill foundations, and perhaps stone walls (51%). (Q. 9)

When asked to list the historic assets, many respondents took the opportunity to add to the definition of "historic" employed by the survey, noting people and their stories as well as newer buildings such as the Peace Pagoda (a historic building by Massachusetts' definition in another 17 years). Others specified foundations and traces in the woods that have not been marked as sites. But some also said, simply, that they wanted to learn more. (Appendix A-2)

Almost two-thirds of respondents had visited multiple sites (three or more). Although many visited the museums or historic buildings of any type as well as cemeteries and other "landscape" sites and remains, a significant minority listed one type or the other.

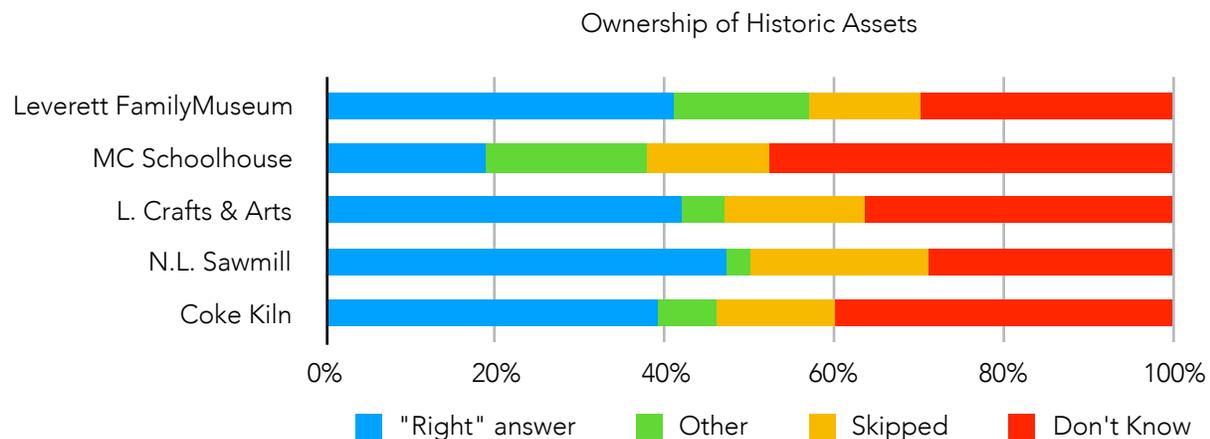
What stands out then, is that a high number of Leverett residents are engaged with the historical landscape — even if they mention different parts of the historical landscape or use a different understanding of what are historical assets — and that there is great interest in the archaeological sites. (Q 15)

This interest provides a major opportunity for a town-wide conversation and engagement programs that restore the connection between the landscape and its history. One goal would be to understand the role of that landscape as well as the buildings in creating the rich environment of Leverett’s past.

*Who owns it/who should take care of it?*

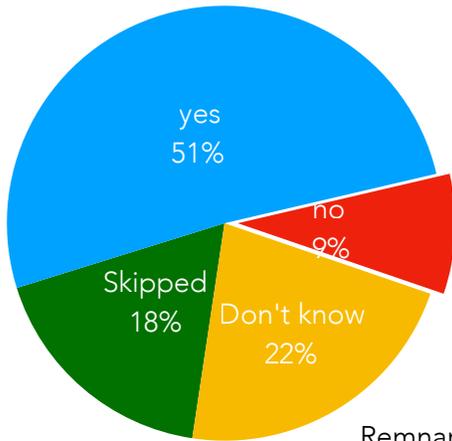
History belongs to us all. That, at least, became the official position of the federal government with the passing of the National Historic Preservation Act on October 15, 1966, “the historical and cultural foundations of the Nation should be preserved as a living part of our community life and development in order to give a sense of orientation to the American people.” Since that day, the federal government recognizes that taking care of those historic resources is a shared endeavor. And so do many Leverett residents. That, at least, is reflected in the responses to a series of questions about who should own and maintain them in Leverett.

Around forty percent of the respondents knew which properties were and were not owned by the town, with the glaring exception of uncertainty about Moore’s Corner Schoolhouse, which is owned by the Leverett Historical Society. The North Leverett Sawmill, owned privately at least partly restored with public funds, caught the attention of a larger percentage of residents. (Q 17-29)

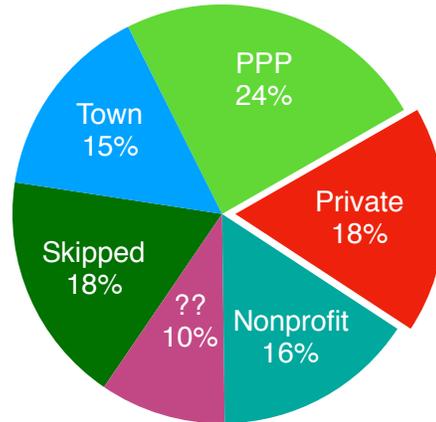


Who, in the eyes of the respondents, should care for all these different structures and areas depended on who indeed owned them, but also on what shape they were in. A majority (57%) of the respondents felt that the town should maintain the Leverett Family Museum (formerly the Field

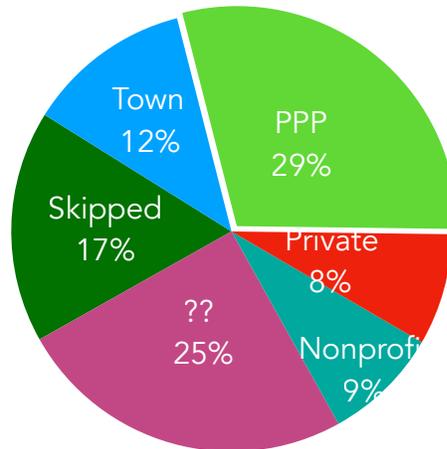
Cemetery Maintenance



N. Leverett Sawmill Maintenance



Remnants and Sites Maintenance



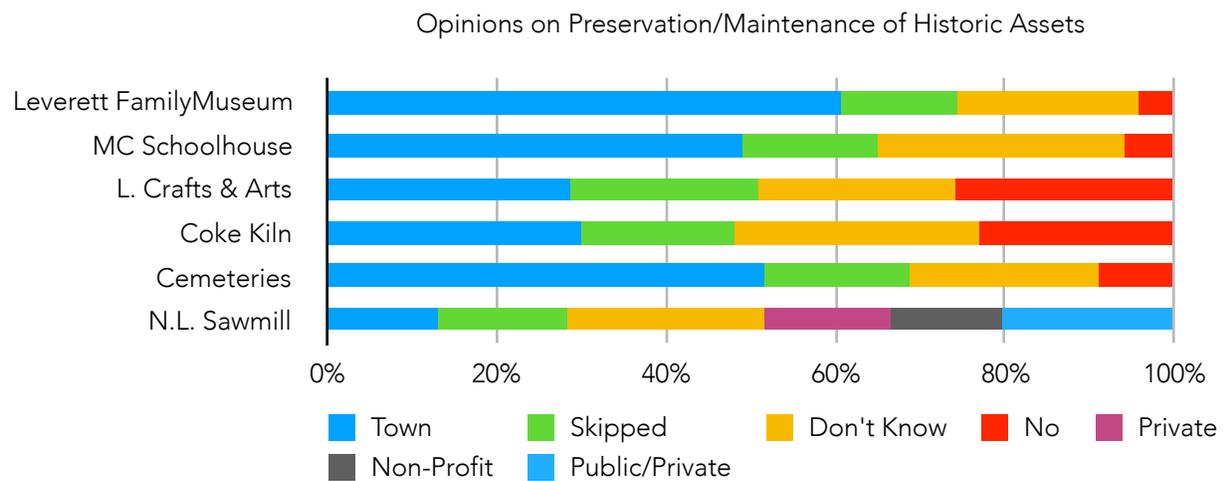
Library), owned by the town and managed by the Leverett Historical Society. However, the Coke Kiln on Hemenway Road, owned privately and currently not maintained, still found thirty percent of the respondents in favor of town involvement in maintenance — even as few were interested in town ownership (5%). The respondents were less eager for public involvement in the Saw Mill (13% with an additional 20% interested in a public private partnership), perhaps because the town has already invested in this building.

All in all, including the quarter to forty percent of respondents chose “don’t know,” in answer to these questions, the responses suggest an interest in the town’s participation in the preservation and maintenance of historic structures, but more as a shared venture than a responsibility to be shouldered by the town alone. By comparison, as seen in the graphs above, survey respondents agreed much more decisively that the town does need to be taking care of the historic cemeteries (despite knowing most are not owned by the town).

With respect to remnants and sites (archaeological sites, stone structures, protected landscapes such as the town pound), the respondents were similarly aware that the town owns some, but the vast majority are located on private land and some on protected land. Other than in instances of town ownership, the respondents favored “public-private partnership” over any other choice, and the comments show there is considerable interest in a role for the town in creating opportunities for preservation or collective protection in some form. To quote one respondent, “the town should serve as arbiter, negotiator and promoter but should not be in a position to pay to maintain these assets.” Most did feel that a protective environment did need to be created. (Q 30-32; 36-8; see comments A-2)

*How does preservation happen?*

Taken together, the responses to suggestions of shared ownership and caretaking of historic assets are quite evenly divided between town responsibility, various forms of entirely or partially private ownership and responsibility, and rejection of proposed spending of public money. This spectrum strongly suggests that, taken as a whole, Leverett residents lean towards public investment within constraints suggested by each specific instance. Which, in turn, means it is important to take a much closer look at the regulation levers and funding models available for town-wide historic preservation activities, public/private partnerships, and so forth. (see graph below)



*Historic Districts*

Although they were determined in collaboration with the Massachusetts Historical Commission, the four Leverett historic districts are “national” rather than “local” historic districts. This is a consequential distinction, and a majority of the respondents were not aware of it.

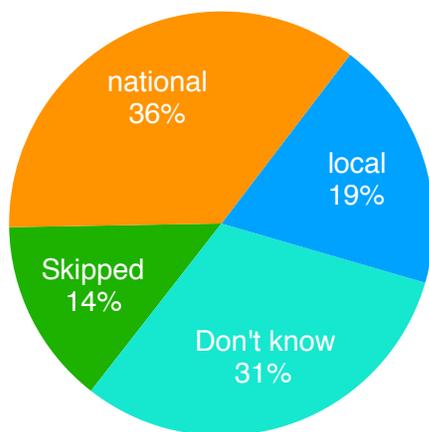
*Why does this matter?*

A National Historic District designation says nothing about what may or may not happen in the district. It is simply a designation that allows the town to put up signs and opens the door to opportunities for the town or property owners in the districts to apply for grants from the Massachusetts Historical Commission. These grants range from smaller planning grants to larger plants that preserve some aspect of the landscape or buildings. The very best thing the MHC offers are its planning grants and the planning support that comes with them. However, in some years the MHC will only fund those with local historic district designation.

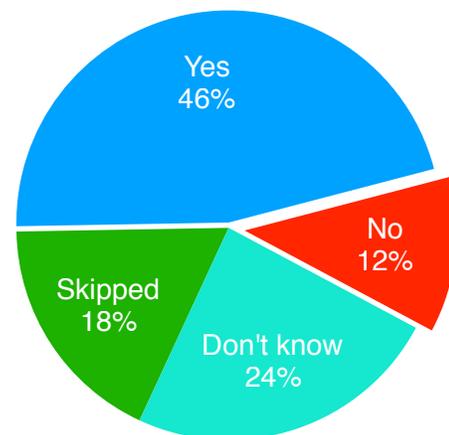
The *local* historic district designation, which comes with the possibility of ordinances and some forms of control on changes and construction, opens the door to public/private partnerships and guided development. Formerly, this was a hot potato issue in many towns, which is why Leverett has the less involved version of district. Homeowners and businesses were concerned with their ability to do as they pleased and afraid to lower their property values if a prospective owner might not be able to make changes. However, it has now been shown in many places that historic districts with regulations protect and even raise property values. ( See, for example, [Connecticut Local Historic Districts and Property Values](#) , 2011.)

The public's mind has been changed on this topic, and this is reflected in the survey. Since local historic district regulations come with other advantages, for instance greater access to MHC planning grants and certain kinds of public/private partnerships (see chapter IV), it makes sense for the Leverett Historical Commission to start a town-wide dialogue on creating local historic districts.

Leverett Historic Districts



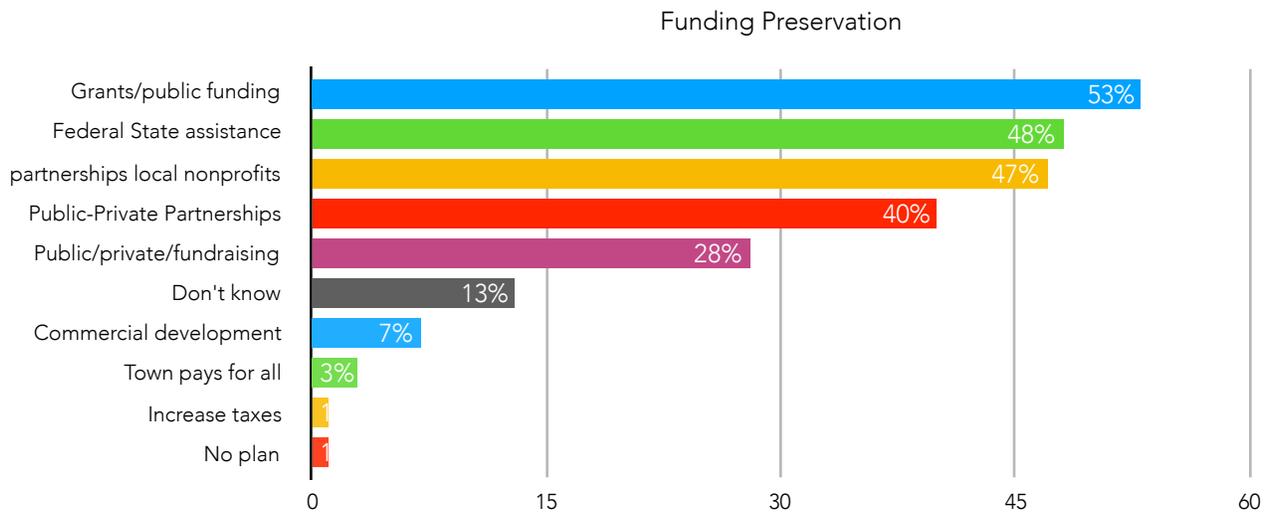
Restrictions on historic structures/ sites?



*Planning and Funding:*

As mentioned above, respondents were unequivocally interested in learning more about the historical landscape (including structures) of Leverett. Similarly, respondents were in greater agreement (75%) than on any other question that preservation planning should be a coordinated process that focuses on groups of resources as part of the larger whole. (Q 39)

But how to fund all of this? For financing and maintaining the historic assets, when asked to pick various financial models (in checkboxes, more than one option was possible), respondents veered towards various options that did not include commercial development or tax increases. Partnerships, grants, and public funding were among the favorites. Respondents favored doing research and going through a planning process. But the bottom line was clear: doing without a plan but still funding historic preservation (the current situation) was even less popular than raising taxes.



This trend continued through the next (and last) few questions, all of which requested suggestions for and opinions about planning: Yes, the individual properties need to be looked at in the context of a larger plan. A few comments suggested that simply having a plan would lead the way to options for and questions about financing, and many opined that a scheme for prioritizing among assets and solutions is of prime importance.

A final question asked respondents to consider who might help the town determine a financing strategy. A word cloud ( a visual representation of the number of words used) of the most used words in the answers to this question is enlightening. Interpreted, it says, *the town needs to know more to be involved in helping residents with preservation.*

knowing needs **preservation** involved **town** help

## *Conclusions and recommendations*

### *General recommendations*

- The town should start a historic preservation planning process.
- Residents are interested in educational planning that combines research with programming.
- Residents feel that the town has a role to play in creating a fertile environment for historic preservation, and that role includes a limited financial commitment.
- Rather than utilize town resources such as CPA funding to directly foot the bill for preservation, these should be used as seed money to fund enabling activities: grant applications, the building of partnerships.
- Many residents are interested in archaeological resources, but are unclear about how they might be preserved or protected, other than as part of land preservation, and take their place in the pantheon of historic assets of Leverett.

### *Specific recommendations/action points*

- Start a dialogue about and planning for one or more local historic districts — in collaboration with the Massachusetts Historical Commission.
- Start an educational program for residents — a “learn as you play” type program — that explores the various resources the town has.
- Assemble a focus or working group that represents a collaboration among local committees and organizations that own, maintain, or otherwise have an interest in historical resources.
- Explore zoning and other public levers that might be utilized to create a welcoming and encouraging environment for preservation — without lowering the tax base.
- Explore feasible partnership-based low impact commercial development in character with the town and possibly utilizing historical resources.
- Learn more about public private partnerships and other collaborations that bring in private funds.
- Survey the archaeological resources and work towards National Historic Register status, whether independently or as part of existing historic districts. Examples: a) [The Dana Common Historic and Archaeological District](#) for instance, was listed in the National Register of Historic Places in 2013. (Dana is one of the “lost towns of the Quabbin,” but it never went under water. ) b) A comprehensive survey of archaeological resources was done in Groton in 2010 (funded by CPA): [Groton Communitywide Reconnaissance Archeological Survey, Management and Interpretive Planning Project](#) (2011)



*ISSUES AND TOPICS*

The results of the Leverett Historical Commission's (LHC) historic assets survey make it abundantly clear that residents of Leverett value the historic feel as well as the historic resources of the town. Similarly, successful conservation efforts show that residents value the rural and forested nature of their town, which is due to a historic landscape.

However, the survey also shows that residents' concern with the town's high tax level (one of the highest in the state) will be a significant brake on efforts to simply move forward with a traditional preservation planning process that involves three phases: identification, evaluation, and protection.

The finance committee has warned that taxes will go up if the tax base is not broadened in some way. This is at odds with a strong move forward encouraging preservation of historic properties, including those consisting of land with stone foundations and remnants of the early settlement and early industry.

A planning process that seeks to address the historic assets must from the outset place historic preservation, in all three phases, in the context of various forces and issues that the town is facing at the moment. It has to be a process of strategic planning for the entire town. The current name for such a process is planning for "smart" growth — a term coined for a future built upon the resources the town has rather than replacing them with, say, willy-nilly economic development by offering tax breaks or zoning of ever increasing smaller lots to increase housing development and raise revenue.

This chapter lays out some of the questions and issues that will have to be addressed in a planning process. They include developing information on historic preservation needs and priorities, understanding more about the goals Leverett residents have for their town, the influence of various strategies on the possibility of raising revenue, and the potential for attracting the kind of controlled commercial development (in partnerships, for instance) that enhances or complements the historic and rural nature of the town.

*Developing information on historic preservation needs and priorities*

The Historical Commission's current initiative is, fortunately, based on work that has been done in the past, and initial efforts should concentrate on reviewing and updating previous work in advance of planning work.

- Leverett has an inventory of historical assets in the Massachusetts Historical Commission's MACRIS database. It is an invaluable resource in creating educational programming. However, this inventory was completed some time ago and needs to be revisited and updated.
- The Department of Conservation and Recreation completed, in collaboration with many individuals and groups in the Pioneer Valley, Franklin County, and Leverett, the [Leverett Reconnaissance Report](#) (2009) — an inventory of the town's "heritage" landscapes and structures. The report makes specific recommendations for zoning strategies to further historic preservation that Leverett has and might use. The list needs to be reviewed and updated in advance of strategic planning.
  - ▶ The report's three main recommendations have been implemented: passing a demolition delay bylaw, protection of Mitchell Farm — Teawaddle Hill Farm is now part of the Kestrel Land Trust — and placement of Moore's Corner on the National Register of Historic Places.
  - ▶ The report additionally recommends comprehensive surveys of the archaeological remnants and sites in advance of preservation planning, especially the mill sites along Roaring Brook and the Sawmill River, as well as the foundations on Brushy Mountain and possible Native American stone sites. Current interest and recreational "use" of all these sites, as well as the question of how they may play a role in an overall town approach to preservation, says that this should be done soon. Some of it, on private land, may already have been accomplished and may be pulled together and made available to the residents. The report contains a prioritized list of sites, from a public meeting in November of 2008. (LRR — Appendix A p. 42)
  - ▶ The report also suggests that the town study the formation of a Local Historic District in Leverett center, essentially creating regulations around changes to be made to historic structures and landscapes. This has taken on additional weight and should become the kernel for a larger effort to take a town-wide approach and create a patchwork of regulations and zones that are both protective and encourage new approaches to preserving the landscape, including in combination with limited commercial development.
  - ▶ The report also reviews various historic structures and their condition. These reviews are general and could fairly readily be updated and quantified to support programming.
  - ▶ Finally, the report emphasizes the need for the community to come together and ensure the survival and use of the North Leverett Sawmill, a unique structure. Currently, a nomination for this property to be listed on the National Register for Historic Places is being developed. Information about this nomination needs to be updated so that the project can receive attention from the community. There is a preservation restriction on the property and a Memorandum of Understanding between the owner and the Leverett Historical Society. It would be a great place to start building a planning process.
- A Preservation Survey of the Leverett Family Museum was done in 2013. Some of its recommendations have been implemented, but many still need to be. Updating and tackling this list, as a community, is another good place to start.
- With the Massachusetts shade tree laws and scenic road designations in hand, inventory which sections of road with stone walls are good candidates for planned maintenance by the town and volunteers.

### *Public private partnerships (PPP)*

The phrase rolls off the tongue very easily but what does it mean? Public private partnerships (PPP) are “long-term contracts between private parties and government entities for providing a public asset or service, in which the private party bears significant risk and management responsibility.” In conservation and preservation, this often means that a government entity — federal, state, town — leverages grant funding or a tax break (the two funding levers a government entity has) and regulations to bring in private funding and commitment to not only purchase, but maintain and if applicable run a property. Key is the long-term contract.

Leverett has had positive experiences with public/private partnerships, most specifically with land conservation and the Rattlesnake Gutter, Kestrel, and Franklin Land Trusts. Sizable parcels have been conserved or are commercially managed in a sustainable manner, instead of becoming ever-more chopped up in a suburban development model. This, in and of itself, preserves much of the “wild” character of Leverett. It is not surprising, then, that Leverett residents overwhelmingly prefer to use this model to preserve the historic assets as well as the natural assets of the town.

However, these activities also shrank the tax base — that is the public part of the financing — and strategies to avoid such a result need to be put in place.

Public private partnerships in historic preservation present some additional challenges, pertaining to the “private” aspect of the partnership. First, received wisdom in historic preservation has it that all preservation fundraising is local. In other words, whereas there are pools of funds available, both from government entities and from private foundations, to preserve nature and wildlife, such pools are much smaller and close to nonexistent, respectively, when it comes to historic preservation.

Second, it is somewhat straightforward for public and private parties a, b, c, and d to come to agreements about land that is being preserved for wildlife or forest management and recreation. The uses “merely” have to accommodate each other. (For instance, the landowner on Brushy Mountain has informally agreed to avoid logging near the archaeological remains.) Nonetheless, successfully negotiating long-term binding land preservation is a great achievement.

Preserving historic assets, however, is more complex in that it involves preservation covenants on private residences, contractual restrictions on the use and sale of working buildings, large time and effort commitments of volunteers (such as in the running of a local history museum) and the use of public funds to preserve and maintain buildings used for private purposes, which requires a high level of transparency to be successful in the long term.

Fortunately, this all can be done and is done every day — and has been done in Leverett:

- The Leverett Family Museum: The agreement between the Town of Leverett and the Leverett Historical Society is a public private partnership in which the town maintains the building and LHS operates it. Comments in the survey about the need to upgrade the maintenance level and

rejuvenate the museum suggest some of the challenges: one entity maintaining a property for another leads to friction, and it is tough to keep volunteers energized in the long term. Nonetheless, with a sound management program, the mix can work very efficiently.

- The restoration of the North Leverett Sawmill was funded in part with public money, which resulted in preservation restrictions in perpetuity as well as a memorandum of understanding between the owner and the Leverett Historical Society. Comments in the survey suggest that these agreements are not well enough known, and may need some additional thinking and negotiating.

Since such agreements also shrink the tax base, something must be done to offset this effect: fortunately, it has been found that smart preservation strategies tend to increase property values in the presence of development pressures. ( See ["Economics, Sustainability, & Historic Preservation,"](#) by D.D. Rypkema, 2006)

Some of the strategies that may be explored for encouraging or creating public private partnerships to purchase and/or manage and/or maintain historic properties include

- The creation of local historic districts translates into access to and a greater chance at receiving state funding through the Massachusetts Historical Commission's Certified Community Program (see chapter III), which encourages preservation by private parties or individuals.
- The use of state and federal historic building preservation tax credits (tied to income-producing properties, the credit is on the income).\*
- Grants for historic preservation from the Massachusetts Historical Commission and the Massachusetts Cultural Council, which come with preservation restrictions attached.
- Private preservation easements or restrictions tied into partial or entire public use of a privately held property. Historic New England offers assistance with negotiating these.
- Zoning and ordinances that attract private funding and investment, such as participation in green incentive programs, flexible (alternatives-oriented) construction review, endorsement of low-impact zoning.
- Homeowner assistance or self-help programs through town or CDC.
- Services that attract private and/or commercial investment such as Leverett's fast and reliable internet service.
- Commercial exploitation of historic properties used as historic properties by town or nonprofits (water power, restaurant, or coffee shop) so they become income-producing properties. See ("On coffee shops" below)
- Commercial re-use of historic properties. This includes building onto a historic property, or refashioning it entirely so that it is preserved, but not used for public education or recreation.

\*One caveat: This has limited potential. The mills of Leverett are of a very early generation and did not leave, like in Lowell or Holyoke, large buildings that can be reused in many creative ways. In addition, Leverett's historic assets involve many private residences, museums, a coke kiln, and

archaeological remains. Most are not available for ready conversion to direct income-producing use.

Examples of public private partnerships used for preservation of historic buildings or landscapes:

- The Hopkinton Center for the Arts was a family farm owned by the town, and has gradually been built into a regional arts education center. It was funded through a multiplicity of sources, including community foundation funds, CPA, Massachusetts Cultural Council, and private donors. [Information](#)
- Abbey Road in Sherborn is a community for adults crafted around a couple of historic properties, including a 1914 library. Commercial development with a smaller footprint and in close concert with the community. A green project like this is made possible through flexible zoning exceptions and offsets. [Information](#)

#### *On coffee shops and other commercial ventures*

Among suggestions in the survey is the creation of small shops or coffee shops to sustain one or more buildings. Leverett could use more tiny social/commercial development of this nature, is the thought, and it would benefit the community as well. It is also one of the recommendations of the 2009 report.

In planning, this and other assumptions about income-producing properties need to be examined closely. Does a coffee shop foot the bill for preservation and maintenance of an eighteenth-century structure? Is there enough income to make a tax credit count? To make a sustainable plan, historic preservation planning must include solid ways to bring in funds, in addition to creating a lively social and economic environment.

This may include partnerships with conservation groups and local historical regulations and incentives for homeowners, and government partnerships and grants, but it is also an opportunity to start working on attracting the kinds of commercial ventures that will build on Leverett's assets rather than detracting from them. It is possible to work with the Franklin Country Regional Council of Governments in examining possibilities for economic development guided by local government levers such as zoning and ordinances, paired with state and federal incentives, to attract investment from business entities that are not just willing to participate in order to get something, but that are positively interested in the kind of environment that Leverett has to offer and wish to contribute to it.

This is the gold standard, and Leverett has a few special items on offer: good schools, a friendly and historic environment, high quality fiberoptic local broadband, small scale water power, an alternative energy-friendly state regulatory and incentive environment, and access to educational and commercial centers that support small, low impact, businesses. It would seem likely that there is a pool of business owners who would be attracted to Leverett, exactly because they love this kind

of town, as a base for their (internet) business. The town should help them find it as part of its larger plan.

Fortunately, tools are available for doing just that kind of planning.

### *Planning*

Because it involves questions of the town's entire future, community investment, and the creation of regulations, a planning process that seeks to address the historic assets systematically must place historic preservation in the context of various forces and issues that the town is facing at the moment. It has to be a process of strategic planning for the entire town. The current name for such a process is planning for "smart" growth — a future built upon the resources the town has rather than replacing them with, say, willy-nilly economic development by offering tax breaks or zoning for ever-smaller lots to increase development and raise revenue.

This section lays out some of the questions and issues that need to be addressed in a planning process. They include understanding more about the goals Leverett residents have for their town, the influence of various strategies on the possibility of raising revenue, the potential for attracting the kind of business or commercial development that enhances or complements the historic and rural nature of the town, as well as developing information on historic preservation needs and priorities.

1a) Inventorying the good and the "I wish it were different": What is Leverett now? What do residents value, what is change they wish wasn't happening? Are property values too high, okay, or too low? Taxes? Is the town as alive as residents want it to be? Does it have the services they want to be available locally?

1b) Developing a vision and a sense of a common goal: what should Leverett be? Can the town's residents articulate some values that add up to a sense of purpose? What is essential to that? How many people should there be and where should they be? What amount of taxes are reasonable? What is a vibrant and local community? Does it have stores? Cafes? A community center with services? Yoga classes? Historic signage? Access to culture? People on the street? If elderly people in Leverett had the option of moving into a local residential community, would they wish to stay in their houses as long as the survey suggests? What are policies that create vibrant centers?

2) A public dialogue on preservation. Can a consensus be reached on a vision for historic and landscape preservation in Leverett? What means should be used for prioritizing preservation? What are goals for 5, 10, and 15 years from now? What does Leverett look like in 50 years? Who are

potential local, regional, state, and historic partners? What are some of the tools in the preservation planning and funding toolkit? How can preservation be more than simply fixing things up and making them stop in time? The City of Montreal has built its archaeological excavations into the historical past into museums. While no one suggests Leverett does the same, it may be possible to dream up constructive ways to harness the educational potential of a fascinating and evocative piece of industrial history and landscape, in addition to setting a real and/or regulatory fence around it.

3) Creating a broad local understanding among residents of what goes into property values and the tax base: explore the relationship between property values, tax revenue and tax amounts (not rates as they are relative), new residential development, and limited or regulated commercial development or re-use. Bring in an expert to explain the influence of local historic districts on property values, and the feasibility and potential of specific local zoning (as mentioned above) and other ordinances to influence this process in directions desired by the community. What have other towns done and how has it worked out? Harvard, MA, and the surrounding towns faced great suburban development pressures twenty to thirty years ago. Alone amid surrounding towns, Harvard adopted measures protective of its landscape and historic character. It made Harvard a desirable place to live and property values have soared.

4) Exploring and publicizing the potential for attracting the kind of business or commercial development that enhances the historic and rural nature of the town. Have other towns at similar crossroads been able to attract such businesses? It took perhaps twenty-five years and concerted efforts on the part of the community, the towns of Buckland and Shelburne, and the Greater Shelburne Falls Business Association, but nearby Shelburne Falls is thriving after years of neglect. How? What are today's opportunities? How does a town go about attracting the right partners? An economist and marketing specialist could provide some insights to inform public dialogue.

5) How does a town steer its future? Does it just have to wait to see what happens? The town has a master plan, but what about public involvement? Bring in a "smart" planner to learn more about conscious strategies to steer the future of a town. What kinds of information to develop, what levers are available? [Greenfield](#) has a plan for smart growth created by an agency for a large price tag. [Great Barrington](#) has a smart growth plan. Smart planning has not always revolved around preservation and maintenance of, as well as engagement with the town's historic character. Leverett can do better by including it, and the Franklin Council of Governments is poised to support a process driven by the community rather than a planner. The Environmental Protection Agency has a number of useful questionnaires on its website that could be used for this process. One plan to look at to see what it involves is that of the town of [Ashland](#). The community is not comparable, but the plan is informative, in part because of what it leaves out.



Strategic planning is a process, undertaken by a group of people who form a corporation (whether that be a town, a business, or the local girl scouts), in which they examine their identity and mission, and set themselves attainable and measurable goals as well as steps to achieve them.

Strategic planning used to set priorities, focus energy and resources, strengthen operations, ensure that stakeholders are working toward common goals, establish agreement around intended outcomes/results, and assess and adjust the organization's direction in response to a changing environment. It is a disciplined effort that produces fundamental decisions and actions that shape and guide what an organization is, who it serves, what it does, and why it does it, with a focus on the future. Effective strategic planning articulates not only where an organization is going and the actions needed to make progress, but also how it will know if it is successful.

Strategic planning is not run by three or four men smoking cigars in a back room who divvy up the proceeds. If properly done, it involves the entire group, corporation, town. While it is clear not everyone can be in agreement with everything all of the time, and while not everyone always wishes to participate, it is a process in which the group develops information, shares it around, hears everyone, and builds a broad consensus about a way forward and a path to follow. In a town it supports democracy, in that it is a process undertaken before voting happens.

A strategic plan — including a historic preservation plan— includes specifics on partnerships, policies, grant applications, other funding, measurements, a timeline, and outcomes. It will take more than a year for the town to develop one.

*What does town-wide strategic planning look like?*

There are a series of issues, some of which are conundrums, that need to be addressed. There are decisions to be made based on information.

A strategic planning process of this nature should not be a succession of long boring meetings by experts. Rather, it involves a series of events in which the residents learn about the issues by doing, or someone comes to help the town think about one of the questions. This may be a speaker or a moderator, an expert or someone from an agency or group that supports decision-making on that particular kind of topic. It may be someone who has experienced the process, for instance from a town that has done preservation planning. Townspeople familiarize themselves with what is at stake by engaging: taking tours of historical buildings and sites, walking tours, slideshows, and attending other informational events.

The entire process is infused with steps in which the participants report back to the planners/moderators what they are thinking, what their opinions are. A process of this kind takes commitment. If done well, it builds commitment.

*Events/steps*

The ideas or events mentioned below could be part of a strategic planning period are intended as a kernel to start off putting together a planning process. One key item is that each of these events must be hosted by a coalition of groups as well as applicable town committees. As a whole, the project should work to touch and engage all town residents from 7 or 8 on up. (Local history is part of the grade 3 curriculum).

1) Leverett History Weekend

- Public and private historical buildings and sites are open to everyone, including the Leverett Family Museum, Moore's Corner Schoolhouse, the North Leverett Sawmill, Leverett Arts & Crafts, Town Hall, some private houses, and one or two of the more accessible cemeteries.
- There are docents, tour guides, tours that go around in a school bus or two.
- It includes a bicycle tour, a treasure hunt/quiz about historic properties and history (a clue from every open property), and so forth.
- The school has made signs with dates and arrows and placed them around town.
- Note is made of CPC funds and what they have done so far.
- Each property has an information sheet with its key information (ownerships, taxes paid, etc. ) and a short questionnaire with questions like: What do you love here, what do you wish was here, what would make you come back? What if this was ... ?
- Done in partnership between Historical Society, Historical Commission, Cemetery Association, Pond Association, CPC, all of the owners as well as Cultural Council, school, library.
- It could start with the unveiling of one or more temporary historical markers and a brief kickoff for the entire planning project.

2) Leverett Stones in the Woods Day

- A town-wide trails, cemeteries, and foundations day with tours in buses (possible?) as well as guided interpretive tours on foot and by bike.
- Includes public and private properties, preserved land and not preserved land.
- information sheet: CPC, finances, preservation status, owners, etc. |
- Includes quiz or hunt (with prizes) and questionnaire.
- Preceded or followed by a town wide stones in the woods cleanup day with schools and scouts and people from the cemetery association.
- The school/scouts have made signs with dates and arrows and placed them around town.
- Partners: Cemetery Association, Historical Commission, land trusts, Leverett Trails Committee, Conservation Commission, private land owners, library, school, etc.
- It could start off with the unveiling of one or more temporary historical markers and a brief pep talk by an archaeologist.

3) Leverett business and arts event/s — or arts and energy — businesses and cultural venues.

- Open house/ open studio/market

- Could include a series of evening programs (e.g. AHA![art, history, architecture] nights on the first Friday of every month) (example: [New Bedford](#))
  - Also with the same signs about ownership, taxes paid, CPC funds, as well as hunt/quiz and questionnaire.
  - Schools are involved in making art, signage, selling art?
  - Leverett history art competition with age and theme groups and public judging
  - With Cultural Council, Leverett Crafts & Arts, Affordable Housing, energy committee, municipal light plant, library, any business association or group.
  - It could start off with the unveiling of one or more historical markers and a brief pep talk
- 4) Historic district/historic home day
- It might take the form of an ["if this house could talk"](#) project of temporary signage. (Eg. [Cambridgeport project](#))
  - Open Houses with CPC/information sheets that include taxes, treasure hunt, the works.
  - Maps and signs made by the schools or perhaps scouts?
  - Demonstrations in work on old window sashes and other maintenance, tours of specific homes with specific history, on historic architecture and building construction, signs with taxes paid, with preservation done privately?
  - Signs with possible local historic district regulations where they apply
  - A talk on national vs. local historic districts, property values.
  - It could start off with the unveiling of one or more temporary historical markers and a brief talk on national vs. local historic districts, property values.
- 5) Meet and greet sessions
- Committee members from all town committees as well as services like FD, stakeholders, and potential partners in developing policies, as well as Leverett residents.
  - Start with coffee and then speed dating, followed by a short general meeting to debrief.
  - Special topics for each meeting.
- 6) Leverett planning day
- A day-long mini-'conference' with speakers on
    - ▶ Town policies to promote smart growth
    - ▶ Smart business development in a sustainable environment (is a coffee shop a viable option for a historic building that wants to be self-sustainable?)
    - ▶ Town policies for historic preservation
    - ▶ Funding sources for preservation, repurposing and business development
- 7) A weekly or biweekly series of talks with (see resource section for specifics)
- An expert on smart growth planning
  - People from other towns, such as Shelburne Falls, Ashland, Great Barrington
  - The Massachusetts Historical Commission
  - Historic New England

- Massachusetts Cultural Council
- Foundations/ community foundation
- Franklin Regional Council of Governments
- Mass Department of Conservation and Recreation specialists

## **Funding and support for planning process:**

### Government

#### *Town of Leverett*

CPA Funding, This might be the best route for strategic planning. It might be possible to apply for a grant from Mass Humanities (Fall, 2018, deadline November 1) for the programming aspect of a planning period.

#### *Franklin County Council of Governments*

- Franklin County Regional Council of Governments Economic Development planning support (CEDS program)

The Greater Franklin County CEDS Program allows FRCOG staff to support local projects and regional initiatives. For more information contact Jessica Atwood, Economic Development Program Manager (jatwood@frcog.org or 413-774-3167 x123).

- ▶ Resource: <https://frcog.org/wp-content/uploads/2017/03/BusinessDevelopmentGuide2018-1.pdf>
- ▶ Franklin County's master plan for sustainable development that includes goals such as , "foster the growth of arts and culture," "preserve rural and scenic landscapes," and "revitalize and preserve historic town centers," and its strategies include, "provide technical assistance to towns for assessing, inventorying, amapping, and planning, for cultural and historic resources." <https://frcog.org/wp-content/uploads/2014/06/Sustainable-Franklin-County-2013-Plan.pdf>

#### *Mass.Gov*

Smart Growth Resources: <https://www.mass.gov/service-details/smart-growth-resources>

#### *Massachusetts Historical Commission* <http://www.sec.state.ma.us/mhc/>

Preservation Planning The Preservation Planning staff is responsible for assisting and encouraging local groups to become strong advocates for historic preservation planning.

- ▶ Preservation planning and preservation grants processes should be started with a consultation with a staff member at MHC. Michael Steinitz, Director of Preservation Planning, or Chris Skelly, Director of Local Government Programs.
- Survey and Planning Grants  
To support efforts to identify and plan for the protection of the significant historic buildings, structures, archaeological sites and landscapes of the Commonwealth, for a range of activities, including
  - Nomination of significant properties to the National Register of Historic Places;
  - The completion of community-wide preservation plans; and

- Other types of studies, reports, publications and projects that relate to the identification and protection of significant historic properties and sites.
  - All grants are 50% matching (CPA funds can be used for the match)
  - This year only Certified Local Govts. But 2019 all towns may apply.
- Certified Local Government Program
 

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

A Local Historic District (LHD) is established and administered by a community to protect the distinctive characteristics of important areas, and to encourage new structural designs that are compatible with the area's historic setting. A District Study Committee is appointed to conduct a survey of the area and to prepare a preliminary report for local and state review. A final report is then submitted to the local governing body for approval of the local historic district ordinance or by-law. Once a LHD is established, a Local Historic District Commission (LHDC) is appointed to review all applications for exterior changes to properties within the district. This design review process assures that changes to properties will not detract from the district's historic character. Review criteria are determined by each city and town and vary for each local district.

*HUD Planning grants.* Not apparently active right now but needs to be researched further.

#### *Environmental Protection Agency*

- Smart growth planning resources (very useful)
  - ▶ [https://www.epa.gov/sites/production/files/2016-01/documents/small\\_town\\_econ\\_dev\\_tool\\_010516.pdf](https://www.epa.gov/sites/production/files/2016-01/documents/small_town_econ_dev_tool_010516.pdf)
  - ▶ <https://www.epa.gov/smartgrowth/smart-growth-self-assessment-rural-communities>
  - ▶ Fillable questionnaire: [https://www.epa.gov/sites/production/files/2016-12/ii\\_strengthen\\_the\\_local\\_economy\\_fillable.docx](https://www.epa.gov/sites/production/files/2016-12/ii_strengthen_the_local_economy_fillable.docx)
  - ▶ [https://www.epa.gov/sites/production/files/2016-12/iii\\_engage\\_and\\_connect\\_fillable.docx](https://www.epa.gov/sites/production/files/2016-12/iii_engage_and_connect_fillable.docx)
  - ▶ [https://www.epa.gov/sites/production/files/2015-12/documents/rural\\_self\\_assessment\\_121815.pdf](https://www.epa.gov/sites/production/files/2015-12/documents/rural_self_assessment_121815.pdf)
  - ▶ <https://www.epa.gov/smartgrowth/putting-smart-growth-work-rural-communities> (includes case studies)

#### Private Non-Profit

*Preservation Massachusetts* <https://www.preservationmass.org/>

Preservation Massachusetts is the statewide non-profit organization that actively promotes the preservation of historic buildings and landscapes as a positive force for economic development and the retention of community character. Preservation Massachusetts leads the way for the Commonwealth through legislative initiatives, reaching out across the State, educating our partners, building partnerships, networking, and events.

- Bring in the Western MA preservation circuit rider: Stacia Caplanson  
scaplanson@preservationmass.org <https://www.preservationmass.org/preservation-circuit-rider>

*Historic New England*

Historic New England shares its expertise to help preserve privately owned properties.

The [Preservation Easement Program](#), in which Historic New England works with homeowners and communities to protect buildings and landscapes, is a national model for preservation of privately owned homes. [Knowledge base for homeowners](#).

Historic New England works with communities throughout the region on local preservation issues.

- To learn more about programs for homeowners and communities, call 617-994-6642 or email [easements@HistoricNewEngland.org](mailto:easements@HistoricNewEngland.org).

*Western Massachusetts Community Foundation*

Funding focuses on programming or internal capacity building, and grantees must be 501(c) 3 organizations. It might be possible to apply for a mission grant in 2019 for the programming associated with planning, but not the planning process itself.

Private, for Profit*Massachusetts Smart Growth Alliance*

Consulting agency that specializes in smart growth planning. "We support a statewide network of individuals, community-based organizations, nonprofit institutions, municipalities, and businesses with information resources, advocacy tools, and peer-learning opportunities." They did a Greenfield Master plan in 2012/3 (for \$120,000) that should be very informative.

- ▶ <https://ma-smartgrowth.org/wp-content/uploads/Greenfield.pdf>,  
Summary "The goals and strategies of the plan include: increasing the density of housing within one mile of downtown, allow co-housing, identify gateways and develop a beautification plan, develop a town wide walkability plan, create a Greenfield Bikes Initiative, adopt a Right-to-Farm Ordinance, adopt an infill development ordinance to encourage redevelopment or reuse of vacant or underperforming buildings or parcels, and to encourage the preservation of historic buildings through creative reuse."

Mass Smart Growth Alliance should be very knowledgeable about grants supporting their kind of process. This alone might warrant a conversation with them.

Associated Grantmakers <http://www.agmconnect.org/>

Western Massachusetts Funders Group [jpoulos@agmconnect.org](mailto:jpoulos@agmconnect.org)

<http://www.agmconnect.org/node/32652>

<http://www.agmconnect.org/grantseekers-npo-consultants/nonprofit-partners-program-overview>

### **Tools in the preservation funding public/private partnership drawer**

Preservation fundraising rule # 1: all non-grant fundraising for preservation projects is local.

A) *Massachusetts Historic Rehabilitation Tax Credit* \$50 million is available beginning each year in January. Administered by the Massachusetts Historical Commission. The tax credits have been extended to December 31, 2022.

Under the program a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There is an annual cap, so there are selection criteria that ensure the funds are distributed to the projects that provide the most public benefit. The Massachusetts Historical Commission certifies the projects and allocates available credits. Information is available here: <http://www.sec.state.ma.us/mhc/mhctax/taxidx.htm>

B) A *federal tax credit* for rehabilitation of income-producing property is also available. May not be owner-occupied. Probably, in Leverett, only the North Leverett Sawmill would be eligible. Possibly the Box Shop. There was a tax credit for rehabilitation of non-historic (federal definition) buildings put into service before 1936 — as a resources-saving measure. This has been repealed, recently. In addition, however, there are tax benefits for historic preservation easements <https://www.nps.gov/tps/tax-incentives.htm>

C) *Conservation or historic preservation or conservation easements*. Programs run by eg Historic New England. See also Massachusetts Historical Commission, below.

D) *Preservation Funding*

Massachusetts Cultural Council (MCC)

Cultural Facilities Fund: [http://www.massculturalcouncil.org/facilities/facilities\\_about.htm](http://www.massculturalcouncil.org/facilities/facilities_about.htm)

The MCC cultural facilities fund is far better funded than the MHC.

The goal of the Cultural Facilities Fund is to increase investments from both the public sector and the private sector to support the sound planning and development of cultural facilities in Massachusetts. The Fund provides grants to promote the acquisition, design, repair, rehabilitation renovation, expansion, or construction of nonprofit cultural facilities in Massachusetts. All grants from the Fund must be matched with cash contributions from the private or public sector.

Eligible applicants include nonprofit cultural organizations and (subject to some limitations) municipalities and institutions of higher education that own cultural facilities.

Applicants are encouraged to consider submitting new projects in urban or village centers that will have a transformative impact in the area immediately surrounding the project by creating opportunities for additional investment and partnerships.

A good model is to match a CFF grant at least partly with CPA funds as a challenge to the community. All matches have to be in the form of a secured cash match.

[Sign up](#) to receive news about 2018 information sessions for 2019 grant round.

[Funded Projects 2018](#) — this is a good grant to apply for assistance with LCA rehab and the two museums.

### Massachusetts Historical Commission (MHC)

- Planning , Funding, and implementing the preservation of specific properties.  
Once community-wide preservation planning has been done, or separately from that planning, the MHC offers Preservation Project grants. The information sessions for each round tend to be in January, sometimes each year, sometimes every other year. It is likely that the next ones are in 2020, and Leverett would have a nice run-up year to plan for a couple or three proposals in this category. Note that the entire budget for these grants might be as low as \$750K per round, so the competition is very steep, and smaller pre-development projects might be the best bet.
- Pre-development projects (to conduct studies and reviews)  
Requests may be submitted to conduct studies necessary to enable future development or protection of a State Register-listed property, such as feasibility studies involving the preparation of plans and specifications, historic structures reports, and certain archaeological investigations. With planning projects, the architectural/engineering fees to conduct such studies are eligible for funding. Costs associated with the project sign, photography, and legal ads are also eligible for reimbursement. These range from \$5K-\$30K — 50% matching, so the project budget would be \$10K-\$60K. The owner is required to enter into a preservation restriction for a number of years.
- Development Projects  
Requests may be submitted for construction activities including stabilization, protection, rehabilitation, and restoration. Grant funding can only be used to cover costs of material and labor necessary to ensure the preservation, safety, and accessibility of historic cultural resources. Development of universal access is allowable as part of a larger project (ideally, no more than 30%). With construction or "bricks & mortar" projects, therefore, the architectural or engineering fees for any project work are not eligible for funding or use as matching share. These range from \$7,500 to \$100K. — 50% matching, budget double that. The owner is required to enter into a preservation restriction in perpetuity.

### Department of Conservation and Recreation

While DCR, on the face of it, does not have funds available for preservation planning, they do engage in public/private partnerships in some ways, and the Rattlesnake Gutter, the foundations on Brushy Mountain, or the industrial corridors along the rivers might be good candidates for

conservation planning in collaboration between the town, private landowners, the Rattlesnake Gutter Trust, and the state. The Office of Cultural Resources itself only manages DCR properties, Patrice Kish, Director of Historic Resources [patrice.kish@state.ma.us](mailto:patrice.kish@state.ma.us) and Ellen Berkland, DCR archaeologist [ellen.berkland@state.ma.us](mailto:ellen.berkland@state.ma.us)

- ▶ <https://www.mass.gov/files/documents/2016/08/my/terrafirma4.pdf>
- ▶ <https://www.mass.gov/service-details/preservation-planning>
- ▶ <https://www.mass.gov/service-details/urban-and-community-forestry>
- ▶ <https://www.mass.gov/service-details/community-landscapes>

Grant programs for land and landscapes

- ▶ <https://www.mass.gov/service-details/conservation-appraisals-and-open-space-recreation-plans-for-small-communities-grant>
- ▶ <https://www.mass.gov/service-details/conservation-partnership-grant-program>
- ▶ <https://www.mass.gov/service-details/landscape-partnership-grant-program>
- ▶ <https://www.mass.gov/service-details/local-acquisitions-for-natural-diversity-land-grant-program>

### **Potential partnerships, collaborative initiatives, tools, or ordinances:**

- *Tree/scenic byways planning and archaeological resources.* Partners might include Rattlesnake Gutter Trust, Leverett Trails Committee, and UMass Amherst
  - ▶ Scenic road designations that protect stone walls  
<https://malegislature.gov/Laws/GeneralLaws/PartI/TitleVII/Chapter40/Section15C>
  - ▶ Grants and aid: <https://www.mass.gov/service-details/urban-and-community-forestry>
  - ▶ See <https://frcog.org/wp-content/uploads/2018/06/Deerfield-Baseline-Tree-Inventory-Report-2018-final.pdf> Energy, sustainability, and and historic preservation
  - ▶ UMass Amherst Center for Heritage and Society <http://blogs.umass.edu/infochs/>
  - ▶ Archaeological Services at UMass Amherst (paid) <https://www.umass.edu/archservices/Services.htm>
- *The Green Communities Program* is an ongoing program with annual designation and grant application deadlines. Preservation is a green activity. FRCOG has been awarded funding through DOER's Municipal Energy Technical Assistance (META) grant to assist towns to either become a Green Community, or if already designated, to meet annual reporting requirements and apply for additional grants. For more information, please contact Peggy Sloan (413 774 3167 x133) at [psloan@frcog.org](mailto:psloan@frcog.org) or Alyssa Larose (413 774 3167 x127) at [alarose@frcog.org](mailto:alarose@frcog.org) or visit the DOER website for the latest designation and grant application guidance.
- Small-scale hydro-energy at the North Leverett Mill dam— income-producing?
- Solar panels and income-producing historic properties
- DCR Trails grants for archaeological sites <https://www.mass.gov/guides/recreational-trails-program>. This has been a very well-funded program and might be used to safeguard and rehab some sites Or a multiple-town early industrial trail initiative along one river. Contact Amanda Lewis [amanda.lewis@state.ma.us](mailto:amanda.lewis@state.ma.us). (413) 586-8706 ext. 19. The office is in Northampton." RTP Grants are awarded to well-planned trail projects which help to develop, protect and maintain trails and trail

systems that are open and maintained for public recreational use. The Recreational Trails program requires that projects be primarily recreation- rather than transportation-oriented, and will give priority to projects creating or facilitating physical, on-the-ground trail improvements, which protect or enhance the site's natural and cultural resources, and link individuals and communities to these resources.. ... Recreational trails grants are 80-20 challenge grants. In other words, 80% of the project costs are reimbursed to grantees, but at least 20% of the total project value must come from other sources in the form of match. Match can be accrued with volunteer labor, staff time, in-kind of use of equipment, donations and funding from other grants."

- [Archaeological Services at the University of Massachusetts, Amherst](#). Preparation of comprehensive conservation plans, which include cultural and historic resource studies and surveys. Center

*Possible town (historic commission) initiatives for partnerships*

- Maintenance agreements
- Three or more way contracts for maintenance and preservation
- Assistance for historic homeowners (how to's on maintenance, workshops, networks information, etc.)
- Historic District and/or other zoning and regulations including mixed use.

ATTACHMENT 1 — SURVEY: QUESTIONS AND CHECKBOX ANSWERS

303 separate individuals took the survey between 11/29/2017 and 4/3/2018.

I Demographics

Q1 First Name

Q2 Last Name

Q3 Age [choose one] Note: in all tabulations that follow, N=303. In other words, skipped answers are counted as answers, as well.

<input type="checkbox"/> 18 to 24	1%	(3)	<input type="checkbox"/> 55 to 64	24%	(74)
<input type="checkbox"/> 25 to 34	3%	(10)	<input type="checkbox"/> 65 to 74	32%	(98)
<input type="checkbox"/> 35 to 44	8%	(24)	<input type="checkbox"/> 75 or older	15%	(46)
<input type="checkbox"/> 45 to 54	16%	(47)	not answered	0%	(1)

Q4 Which of the following best describes your current occupation? [choose one]

<input type="checkbox"/> Management Occupations	14	<input type="checkbox"/> Protective Service Occupations	1
<input type="checkbox"/> Business and Financial Operations Occupations	8	<input type="checkbox"/> Food Preparation and Serving Related Occupations	4
<input type="checkbox"/> Computer and Mathematical Occupations	9	<input type="checkbox"/> Building and Grounds Cleaning and Maintenance Occupations	7
<input type="checkbox"/> Architecture and Engineering Occupations	2	<input type="checkbox"/> Personal Care and Service Occupations	3
<input type="checkbox"/> Life, Physical, and Social Science Occupations	4	<input type="checkbox"/> Sales and Related Occupations	4
<input type="checkbox"/> Community and Social Service Occupations	13	<input type="checkbox"/> Office and Administrative Support Occupations	8
<input type="checkbox"/> Legal Occupations	6	<input type="checkbox"/> Farming, Fishing, and Forestry Occupations	2
<input type="checkbox"/> Education, Training, and Library Occupations	55	<input type="checkbox"/> Construction and Extraction Occupations	6
<input type="checkbox"/> Arts, Design, Entertainment, Sports, and Media Occupations	26	<input type="checkbox"/> Installation, Maintenance, and Repair Occupations	3

<input type="checkbox"/> Healthcare Practitioners and Technical Occupations	25	<input type="checkbox"/> Production Occupations	0
<input type="checkbox"/> Healthcare Support Occupations	4	<input type="checkbox"/> Transportation and Materials Moving Occupations	0
Other	111	(—> "retired")	(82)

Q5 About how long have you lived in Leverett? [fill in]

\_\_ years\_\_ months

0-5 (37) 6-10 ( 29) 11-15 ( 33) 16-20 (29) 21-25 (35) 26-35 (58) 36 and more (78) no answer (3)

Q 6 Do you rent or own the place where you live? [choose one]

Rent —> 4% (13)

Own —> 93% (283)

Neither (please specify) —> 2% (7) owned by spouse/parents/children/family trust

Skipped —> 0% (0)

Q 7 How many generations of your family have lived in Leverett? [choose one]

0-2 —> 87% (264)

3-6 —> 9% (26)

7 and more —> 12 (4%)

Skipped —> 0% (1)

Q 8: How long do you plan on living here? [open answer]

A few answers, "2 years," "3-5 years," likely from students or graduate students. Almost everyone else answered, "indefinitely," "until I can't drive any longer," "until they have to pull me out," "to the bitter end." The only consistent qualification was financial. One said, "until my house sells", and others "until we can't pay property taxes, " "as long as I can afford to," and "til I die or until the taxes drive me out." ( 297 answers, skipped by 6)

## II General knowledge of historical assets in Leverett

Q 9: Do you know what historic assets Leverett has? Name as many as you can. [check boxes and open comment box]

cemeteries — 96% (292) included cemeteries

- museums — 81% (263) included museums
- historic buildings — 93% (281) included historic buildings
- historic sites — 71% (216) included historic sites
- archaeological sites — 51% (155) includes archaeological sites
- Other (please specify) [open box] 50 comments

Q10. How many cemeteries? [choose one]

- |                              |           |                                     |          |
|------------------------------|-----------|-------------------------------------|----------|
| <input type="checkbox"/> 0-3 | 20% (61)  | <input type="checkbox"/> 10-12      | 11% (34) |
| <input type="checkbox"/> 4-6 | 38% (115) | <input type="checkbox"/> Don't know | 11% (34) |
| <input type="checkbox"/> 7-9 | 19% (57)  | Skipped                             | 1% (2)   |

Q 11 How many historic buildings? [choose one]

- |                                  |           |  |          |
|----------------------------------|-----------|--|----------|
| <input type="checkbox"/> 3-100   | 63% (192) | <input type="checkbox"/> More than 130 | 2% (7)   |
| <input type="checkbox"/> 101-120 | 7% (22)   | <input type="checkbox"/> Don't know    | 23% (70) |
| <input type="checkbox"/> 120-130 | 3% (8)    | Skipped                                | 1% (4)   |

Q 12 How many museums?

- |                              |           |                                     |         |
|------------------------------|-----------|-------------------------------------|---------|
| <input type="checkbox"/> 0-1 | 50% (151) | <input type="checkbox"/> 4-6        | 0% (0)  |
| <input type="checkbox"/> 2-3 | 44% (134) | <input type="checkbox"/> Don't know | 6% (17) |
|                              |           | Skipped                             | 1% (3)  |

Q 13 How many historic sites?

- |                              |          |                                     |           |
|------------------------------|----------|-------------------------------------|-----------|
| <input type="checkbox"/> 0-1 | 4% (14)  | <input type="checkbox"/> 4-6        | 35% (104) |
| <input type="checkbox"/> 2-3 | 12% (35) | <input type="checkbox"/> Don't know | 49% (145) |
|                              |          | Skipped                             | 1% (4)    |

Q 14 how many Archaeological Sites?

- |                              |          |                                     |           |
|------------------------------|----------|-------------------------------------|-----------|
| <input type="checkbox"/> 0-1 | 9% (26)  | <input type="checkbox"/> 5-7        | 5% (14)   |
| <input type="checkbox"/> 2-4 | 18% (54) | <input type="checkbox"/> >8         | 10% (31)  |
|                              |          | <input type="checkbox"/> Don't know | 60% (171) |
|                              |          | Skipped                             | 2% (7)    |

Q 15 Name the sites you or your family have visited [open answer]

80% (240) answered the question. 20% (62) Skipped Rough estimate for totals # mentioned: 0 -->

**15 // 1 —> 19 // 2 —> 16 // 3 + —> 195**

Fifteen said none; 105 said cemeteries or a cemetery; 19 included cellar hole/s; 23 the crafts center; 20 mill sites; 42 the Field Family Museum; 29 the N Leverett saw mill; 48 the Rattlesnake Gutter; 42 Moore's Corner Schoolhouse; 32 Coke Kiln; 28 cellar holes on Brushy Mountain; 13 stone structures or Native American sites; 6 stone walls; 13 the Town Pound.

Q 16: Have you visited some sites on multiple occasions? [choose one]

- Yes 67%
- No 26%
- Don't know 7%

### III In-depth knowledge of and opinions about historical assets in Leverett

Here is a brief history of some of our historic sites, some of their outstanding features and a link to further historical information about each one.

Leverett Family Museum [LFMuseum] [option to click OK once read]

Originally this small historical museum was the Bradford M. Field Memorial Library, at 1 Shutesbury Road. It was given to the Town by Elizabeth Judson Field in 1916, in memory of her father, Bradford M. Field, who was the Leverett Center postmaster from 1863 to 1913. From 1891 until 2002, it functioned as the town library. Historic artifacts from the Field family and other Leverett families are housed in the building, including paper memorabilia and books on the main floor and tools and larger items on the lower level floor

Q 17 Do you know who currently owns this asset [LFMuseum]? [choose one]

- |  |           |   |          |
|--|-----------|---|----------|
| <input type="checkbox"/> Town                | 41% (123) | <input type="checkbox"/> Public/Private Partnership | 9% (26)  |
| <input type="checkbox"/> Private Individuals | 4% (13)   | <input type="checkbox"/> Don't know                 | 30% (92) |
| <input type="checkbox"/> Not-for-profit      | 3% (9)    | Skipped   | 13% (40) |

Q 18 Do you think the town should maintain this museum [LFMuseum]? [choose one plus a comment box]

- |                              |           |                                     |          |
|------------------------------|-----------|-------------------------------------|----------|
| <input type="checkbox"/> Yes | 57% (171) | <input type="checkbox"/> Don't know | 20% (62) |
| <input type="checkbox"/> No  | 4% (11)   | <input type="checkbox"/> Comment    | 6% (18)  |
| Comment box                  |           | Skipped                             | 13% (41) |

Comments, see A-1

[Once a person answers, this sentence scrolls up]

Answer: Currently owned by the town, but managed privately, and financed through public/private partnerships and donations.

---

Moore's Corner Schoolhouse [MC School] [option to click OK once read]

The Moore's Corner Schoolhouse once served as the one-room schoolhouse for the village as well as a meeting place for the Universalist Church and a community center. It is located on North Leverett Road, across the street.

Q 19 Do you know who currently owns this asset [MC School]? [choose one]

<input type="checkbox"/> Town	17% (51)	<input type="checkbox"/> Public/Private Partnership	7% (20)
<input type="checkbox"/> Private Individuals	5% (14)	<input type="checkbox"/> Don't know	43% (131)
<input type="checkbox"/> Not-for-profit	15% (45)	Skipped	13% (41)

Q 20 Do you think the town should maintain this asset [MC School]?

<input type="checkbox"/> Yes	49% (148)	<input type="checkbox"/> Don't know	29% (87)
<input type="checkbox"/> No	6% (17)	<input type="checkbox"/> Other(Please specify)	27 comments
		Skipped	16% (50)

Q21 Who do you think should own this asset [MC School]?

<input type="checkbox"/> Town	25% (76)	<input type="checkbox"/> Public/Private Partnership	16% (48)
<input type="checkbox"/> Private Individuals	1% (4)	<input type="checkbox"/> Don't know	28% (84)
<input type="checkbox"/> Not-for-profit	15% (44)	<input type="checkbox"/> Other (please specify)	11 comments
		Skipped	15% (51)

[Once a person answers, this sentence scrolls up]

Answer: Owned by the not-for-profit Leverett Historical Society and managed privately

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Leverett Crafts and Arts /The Box Shop [LCA]

The Leverett Crafts and Arts building, <http://www.leverettcrafts.org>, is located next to Town Hall at 13 Montague Road. The building is often referred to as "The Box Shop" because it was the site of the Beaman and Marvel Box Shop, built in 1903, which replaced the original 1875 Fray and Gates Box Shop, which had burned down. Locked-corner wooden boxes were manufactured in this

building and used for shipping a variety of items throughout the U.S. until the early 1930's, when the invention and widespread use of cardboard put the facility out of production. Many of the Beaman and Marvel Box Shop's 50 employees resided in homes along Montague Road. The building was used as a poultry house in the 1940's, and then in 1964 was purchased by Joseph Barnes, a skilled metal worker and sculptor, for use as a crafts center. Mr. Barnes' vision was that the center would be a place where arts and crafts could be taught in the traditional Master and Apprentice style, to preserve and pass on crafts and "skills currently disappearing from American life", such as blacksmithing, pottery and woodcarving. However, shortly after he purchased the property, Mr. Barnes passed away without realizing his dream. Fortunately, about 50 community volunteers came together to complete his vision by rehabilitating the building, salvaging windows from a dormitory at the University of Massachusetts, Amherst and constructing separate rooms for use as studios. The Center was originally called "Leverett Craftsmen and Artists", which has since been shortened to "Leverett Crafts and Arts" (LCA).

Q 22 Do you know who currently owns this asset [LCArts]?

<input type="checkbox"/> Town	4% ( 10)	<input type="checkbox"/> Public/Private Partnership	8% (24)
<input type="checkbox"/> Private Individuals	11% (32)	<input type="checkbox"/> Don't know	30% (91)
<input type="checkbox"/> Not-for-profit	34% (104)	Skipped	14% (41)

Q 23 Do you think the town should maintain this historic building [LCArts]?

<input type="checkbox"/> Yes	31% (93)	<input type="checkbox"/> Don't know	25% (75)
<input type="checkbox"/> No	28% (82)	<input type="checkbox"/> Other (please specify)	32 comments
		Skipped	24% (74)

Q24 Do you think the town should own this historic building [LCArts]?

<input type="checkbox"/> Yes	11% (34)	<input type="checkbox"/> Don't know	31% (93)
<input type="checkbox"/> No	43% (129)	<input type="checkbox"/> Other (please specify)	21 comments
		Skipped	15% (46)

[One a person answers, this sentence scrolls up]

Answer: Owned, run, and maintained by the LCA not-for-profit association

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North Leverett Sawmill [NLSAW]

The 250 year-old North Leverett Sawmill, historically known as the Joseph Slarrow and Associates Sawmill, is located on Sawmill River on the corner of North Leverett Road and Cave Hill Road. It is an important historic and scenic heritage landscape in Leverett and is an important reminder of North Leverett’s industrial heritage. As early as the mid-1700’s prominent families in Leverett — Major Richard Montague, the Watson and Glazier families—owned the property. A National Register nomination is in process.

Q 25 Do you know who currently owns this asset [NLSAW]?

<input type="checkbox"/> Town	5% (14)	<input type="checkbox"/> Public/Private Partnership	5% (15)
<input type="checkbox"/> Private Individuals	47% (141)	<input type="checkbox"/> Don't know	28% (86)
<input type="checkbox"/> Not-for-profit	2% (5)	Skipped	13 (41)

Q 26 Who Do you think should maintain this asset [NLSAW]?

<input type="checkbox"/> Town	13% (39)	<input type="checkbox"/> Public/Private Partnership	20% (62)
<input type="checkbox"/> Private Individuals	15% (45)	<input type="checkbox"/> Don't know	23 % (71)
<input type="checkbox"/> Not-for-profit	13%% (40)	Skipped	15% (45)
		Additional comments	16

Q27 Who do you think should own this asset NLSAW?

<input type="checkbox"/> Town	13% (40)	<input type="checkbox"/> Public/Private Partnership	17% (52)
<input type="checkbox"/> Private Individuals	16% (48)	<input type="checkbox"/> Don't know	25% (75)
<input type="checkbox"/> Not-for-profit	13% (40)	Skipped	15% (47)
		Additional comments	22

[One a person answers, this sentence scrolls up]

Answer: Owned privately. The mill is being restored with the help of the owner’s funds, Leverett Historical Society donations, and Community Preservation Act (CPA) funds to repair the roof, the interior floor, and the exterior of the structure

Coke Kiln [CKiln]

The one surviving Coke kiln in Leverett that remains intact is located on Hemenway Road. The kiln was used for the production of charcoal by the Howard family for 80 years. Charcoal was produced in Leverett and sold to several markets including restaurants, blacksmiths, and producers of gas masks during World War II. It is estimated that 90 cords of wood were used in each burn for charcoal production. The need for so much wood stimulated the local forest economy. The kiln was

taken out of service in 1965 when awareness of environmental and health issues associated with the smoke produced by the burning of charcoal negatively affected the industry. While it is currently intact, it has maintenance needs to prevent it from collapsing, as has happened to other kilns in town.

Q 28 Do you know who currently owns this asset [CKiln]?

<input type="checkbox"/> Town	5% (15)	<input type="checkbox"/> Public/Private Partnership	1% (3)
<input type="checkbox"/> Private Individuals	39% (118)	<input type="checkbox"/> Don't know	40% (122)
<input type="checkbox"/> Not-for-profit	1% (3)	Skipped	14% (41)
		Additional comments	2

Q 29 Do you think the town should maintain this asset [CKiln]?

<input type="checkbox"/> Yes	30% (92)	<input type="checkbox"/> Don't know	29% (87)
<input type="checkbox"/> No	23% (71)	<input type="checkbox"/> Other (please specify)	27 comments
		Skipped	18% (54)

[One a person answers, this sentence scrolls up]

Answer: The Coke Kiln is owned privately.

---

## Leverett's Historic Cemeteries

Leverett has twelve historic cemeteries, some of which have graves as far back as the Revolutionary War and one of which has only one grave. Through historical research, we have been able to determine the stories the cemeteries tell. They reflect migration, disease, and life styles of our predecessors. We are providing you with a list and links to further information:

### East Leverett Cemetery

East Leverett Cemetery is at Still Corner. It has 200 graves and was established around 1813. The grass-covered cemetery is laid out in Federal style in roughly straight rows of markers. Half of the markers face east and half of them face west.

One of the earliest stones is that of Rogers Bartlett, d. 1813, a limestone slab with an arched top in which the urn-and-willow motif has been carved. The 1839 stone of Anna Nutting features this unusually long inscription, "Sown here in corruption, and waiting to be raised in corruption, is the body of Mrs. Anna, wife of Mr. Porter Nutting, whose spirit left is lying face up and flat." As is true in many rural nineteenth-century cemeteries in western Massachusetts, markers are singularly plain with the inscriptions being their only carving.

### Gardner Family Cemetery

The remains of two Leverett families—the Gardners and the Coles (who on several occasions intermarried)—are found in this cemetery. Burden Cole was the cemetery's first interment, dying in 1842. This cemetery also has the remains of three Civil War veterans: Joseph Briggs, Reverend John C. Ball and Isaac Holden Gardner.

#### Jackson Hill Cemetery

The Leverett Cemetery on Jackson Hill Road, now called the Jackson Hill Cemetery, was established in 1794. Many of the oldest families of Leverett are buried there. Richard Montague was an aide-de-camp to General George Washington. He came back and forth from Leverett to recruit for the Revolutionary War cause. On one of his sojourns at home he bought a sawmill. Before the War, he served in the Rogers Rangers unit, which was active during the French and Indian War. He started the Baptist Church in Leverett, which is at the junction of Cave Hill Road and North Leverett Road. Richard had many offspring as did his eldest son, Elijah who is buried in the cemetery along with his two wives, Lavina and Jerusha, and some of their eighteen children.

#### Long Plain Cemetery

This cemetery is the third oldest of four town burial grounds started during the late eighteenth century and is in a section of Leverett that was once called "Hillsboro." The most heavily represented family interred at Long Plain, the Fields, constitute over 60% of those buried, approximately 138 graves. A year before her death in 1997, Ruth Ellen Nickerson Field published *A History of Leverett, Massachusetts: With a Genealogy of its Early Inhabitants*. Additionally, many of the other families interred married into the Field family: 21 Hubbards, 16 Balls, 15 Ingrams, 15 Ashleys. Even some of the remaining families buried in the cemetery have some connection to the Fields—the Hobarts, Wood, Woodward, Putney, Putnam, and Lawson. Also, three of the first Congregational Church's ministers are buried there bearing witness to the importance of the cemetery to the Congregational Church. In 1817, the Baptist Church was founded, causing a religious split. Thereafter, none of its parishioners or ministers were buried in Long Plain, however, at least three of the founding committee of the Unitarian/Universalist Church have members interred in the cemetery. Those interred in Long Plain, before their deaths, began to move away from agriculture as a livelihood and instead gravitated toward civil and commercial jobs brought by the railroad that stopped at Leverett Station.

[OK Button to move on]

#### Marvel Cemetery

The Marvel Cemetery on Jackson Hill Road was established in 1800, and sits west of the North Leverett Cemetery by a few dozen yards. The smaller of the two cemeteries, it is 100 feet wide and

50 feet deep, and its plot slopes down to the south and west from an east-side plateau. Adjacent to the steps on the west is the cemetery's only vault, which is set into the hillside, framed by massive granite stones, and topped by a stepped-granite stone on which is a metal sign that reads "Marvel Cemetery 1800." Set within the granite façade of the vault is a wood door. Marvel Cemetery's land, much like the adjacent North Leverett Cemetery, is grass- and moss- covered, has no trees or shrubbery in its boundaries, and the cemetery's markers are laid out in a rough pattern of rows running from east to west. The cemetery contains about 26 stones. One of the largest is that of Orman Marvel and his wife Alice Church. Several generations of Marvels are buried in the cemetery some of whom married into other prominent Leverett families such as the Glaziers and the Hemenways.

### Mount Hope Cemetery

The Mount Hope Cemetery, Chestnut Hill Road, was established in 1850. The Mount Hope Cemetery sits on a hill with a large stone embankment across its roadside on the east. Rev. Baxter Newton who helped establish the cemetery when he had no burial place for his wife, put up the Baxter/Ripley family marker, a fat marble obelisk, in 1850. Generations of the Graves family are represented at Mount Hope by Sanford S. Graves 1902, Maria Graves 1920, Samuel W. 1860, and Sarah M. 1859. Benjamin Graves has an obelisk in marble dating from 1859; his wife Fanny (d. 1857) and their son Fayette (d.1857) are included. The Hemenway family obelisk has family members ranging in date from 1808 to 1987, and has eighteen foot stones at its base. The Mount Hope Cemetery is no longer in active burial use.

[OK Button to move on]

### Mt. Toby Cemetery

Its interments consist of nine large and interconnected families—Boutwell, Dickinson, Dunklee, Field, Graves, McGrath, Stevens, Willis, and Woodbury—all of whom had many children who predeceased the parents. The cluster of early deaths suggests these families founded Mt. Toby as a shared burial ground for deceased children and only later were buried near their children.

### Moore's Corner Cemetery

The Moore's Corner Cemetery, Rattlesnake Gutter Road established in 1810, is bordered on the east, south and west by a stone wall about four feet high, which in some areas becomes an embankment. The cemetery contains more than 280 markers, uniformly set to face the west, and about 50-75 footstones. At the east end of the cemetery, where its land slopes down to the east, there is a space between the foot of the slope and the stone embankment, where a holding tomb is set into the hillside. It is about eight feet high, and is faced with dressed-granite blocks at its top and sides. The tomb has both a wooden interior door and a metal outer door, and the interior of

the tomb is about twelve feet deep by six feet wide. Above the door the lintel stone has the date "1834" lightly engraved into it. The art of the markers follows that of Leverett's other cemeteries in North Leverett and East Leverett, being modest and largely unornamented with geometric, figural, or floral motifs. The majority of the markers in Leverett's cemeteries were produced by workshops that produced in quantity and then individualized the markers on order. One of the workshops in question was the Rankin workshop of Pelham and Northampton. One of the early family plots is that of the Hatch family. Their center monument is an obelisk on top of which is an urn. Laid out around the obelisk are the foot stones of William, d. 1888; Helen, d. 1902; and their daughter Abigail, d. 1842. Roughly contemporary but more ornate is the large, casket-shaped granite marker of the Moore family. Set on a base carved with the name Moore is a marker ornamented at its top with a stringless harp. Noted on the marker are the family members Jefferson, d. 1880, Abigail d. 1870, and daughter Persis, d. 1857.

[OK Button to move on]

#### Plain View Cemetery

In this late nineteenth and twentieth century cemetery, local figures, from Reverends to military veterans as far back as the Civil War, were buried with gravestones that were highly decorated, ornamental and personalized. According to the Corbins, this cemetery was created to make more room for burials, replacing the Moore's Corner Cemetery, which had run out of space. All of those buried are facing West although they are in three separate sections. Many of the Glaziers and Maynards, two well-known Leverett families, are interred in Plain View along with the Carey, Dodge, Howard, LaClaire, and Williams families. This cemetery is still being used today with recent burials in 2003, 2005, and 2007, and a cremation in 2016.

#### North Cemetery

The earliest stones in North Cemetery, those of Abraham Kellogg and Joseph Clary, go back to the time of the Revolutionary War. Abraham Kellogg died in 1776 and Joseph Clary, shortly thereafter in 1780. Silas Ball, from another early Leverett family, was a surgeon in the Revolutionary War. In 1769, a local newspaper purported that Silas had a cure for cancer. The deceased in this cemetery led rich lives that led to a complicated tying together of several of the original families in both life and death.

#### Patrick Cemetery

This cemetery is distinctive in that only one family is interred there. William Patrick entered the historical record when he converted from being a practicing Baptist to becoming a member of the Unitarian Universalist Society at a time when there was religious upheaval in Massachusetts. In 1818, Leverett voted that those practicing each religious faith should pay their own minister and that they

should not abide by the state rule that each town be taxed to pay for the state sanctioned religion of Congregationalism. The Congregationalist congregants of Leverett were either unwilling or unable to pay their minister, so he was dismissed.

[OK Button to move on]

Wiley Cemetery

In August 1803, five children in the Ebenezer Wiley family died within the span of twenty-one days and were interred in Wiley. Another child died a year later. Ebenezer's wife gave birth to twelve children—big families meant that even if a few died prematurely, those left would be able to help the father and mother run the household. Most of those buried in Wiley lived in a small enclave called Plumtree, now a part of Leverett that was on the border of Sunderland. It was settled in 1739. The families interred in Wiley are the Spragues, Hubbards, and Wileys. Roving genealogists Walter and Lottie Corbin, identified that there had been a fire at the cemetery at some point in its history. Additionally, the Corbins claim that sixteen Crocker family members originally buried in Wiley were moved to Riverside Cemetery in Sunderland.

[OK Button to move on]

Q 30 Who do you think is currently responsible for these historic cemeteries[CEM]?

<input type="checkbox"/> Town	29% (88)	<input type="checkbox"/> Public/Private Partnership	12% (36)
<input type="checkbox"/> Private Individuals	4% (12)	<input type="checkbox"/> Don't know	25% (76)
<input type="checkbox"/> Not-for-profit	15% (44)	Skipped	15% (46)
		Additional comments	17

Q 31 Do you think the town should maintain these cemeteries?

<input type="checkbox"/> Yes	51% (155)	<input type="checkbox"/> Don't know	22% (67)
<input type="checkbox"/> No	9% (27)	<input type="checkbox"/> Other (please specify)	31 comments
		Skipped	17% (53)

Q32 During Leverett's history who has had responsibility for the cemeteries?

<input type="checkbox"/> Town	15% (44)	<input type="checkbox"/> Public/Private Partnership	13% (38)
<input type="checkbox"/> Private Individuals	12% (36)	<input type="checkbox"/> Don't know	36% (110)
<input type="checkbox"/> Not-for-profit	9% (28)	Skipped	16% (47)
		Additional comments	15

[One a person answers, this sentence scrolls up]

Answer: The Leverett Cemetery Association, a not-for-profit, currently maintains these cemeteries with a yearly contribution from the town. During Leverett's history, at times, these properties were owned and maintained by the town.

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#### IV Knowledge of Historic Districts

Q 33: Do you know how many historic districts Leverett has?

<input type="checkbox"/> 1	2% (5)	<input type="checkbox"/> 4	23% (69)
<input type="checkbox"/> 2	3% (10)	<input type="checkbox"/> > 4	10% (31)
<input type="checkbox"/> 3	17% (50)	<input type="checkbox"/> Don't know	31% (95)
		Skipped	14% (42)

Q 34 Do you know what kind of historic districts we have?

local historic districts	19% (58)
national register historic districts	36% (108)
don't know	31% (94)
skipped	14% (43)
comments	5

Q 35 Do you think any restrictions should be placed on making changes to historic structures/sites?

<input type="checkbox"/> Yes	46% (140)	<input type="checkbox"/> Don't know	24% (73)
<input type="checkbox"/> No	12% (36)	<input type="checkbox"/> Other (please specify)	35 comments
		Skipped	18% (54)

Answer: Leverett has four historic districts, <http://mhc-macris.net>, that have been registered and approved with the Department of Interior's National Historic District designation. Within the districts there are approximately 120 historic houses with several different architectural styles, and several historic buildings including Town Hall, the Baptist, and Congregational churches as well as the Historic Buildings talked about earlier in this questionnaire.

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#### V. Knowledge and understanding of Historic Landscapes: Cellar Holes, Dams, Sluiceways, Mill Sites, Protected Landscapes, and Native American Archeological Findings

Stone rows, enclosures, chambers and structures dot the landscape of Leverett. Representatives of New England Tribes (Narragansett, Mashpee and Aquinnah Wampanoag and Pequot, to name a few) are actively interested in preserving these sites as important spiritual and cultural landmarks. Structures similar to those in our backyards and trails are documented all over the world and reported to be of Neolithic origin. The age, cultural affiliation and purpose of these chambers is the subject of much debate. Two major hypotheses have been put forth: the stone chambers are historic root cellars and/or ice houses; or they are prehistoric Native American ceremonial structures. Proponents of each hypothesis have traditionally considered their interpretation as the sole or exclusive explanation and have rejected the opposing argument. In East Leverett and North Leverett along Roaring Brook and the Saw Mill River are remains of sophisticated industrial operations—sluiceways, mill sites, and dams—which made Leverett a small- scale industrial powerhouse in the mid nineteenth century.

Q 36 Who currently owns these archeological findings and protected landscapes?

<input type="checkbox"/> Town	3% (9)	<input type="checkbox"/> Public/Private Partnership	9% (27)
<input type="checkbox"/> Private Individuals	34% (102)	<input type="checkbox"/> Don't know	36% (108)
<input type="checkbox"/> Not-for-profit	3% (8)	Skipped	17% (53)
		Additional comments	8

Q 37 Who do you think should maintain these archeological assets and protected landscapes?

<input type="checkbox"/> Town	12% (37)	<input type="checkbox"/> Public/Private Partnership	29% (89)
<input type="checkbox"/> Private Individuals	8% (25)	<input type="checkbox"/> Don't know	25% (76)
<input type="checkbox"/> Not-for-profit	9% (26)	Skipped	17% (52)
		Additional comments	16

Q 38 What would make these assets more relevant to your life?

8% (24)	A program of displays and curated exhibits
11% (33)	Community events built around them
4% (12)	Used more frequently by the schools
8% (24)	A lecture series about them
3% (10)	Development of the properties like at Historic Deerfield to encourage others to visit and learn about them — increase tourism and increase Leverett's tax base
46% (140)	All of the above
20% (60)	Skipped
36	Comments

Q 39 The Massachusetts Historical Commission advises every town to have a Historic Preservation Plan. Leverett currently does not have one. Would you like to see a plan to determine how to best preserve the properties we have, determine the best option for those assets the town does not own, and build a richer and sustainable historical presence for the town of Leverett?

- |                              |           |   |             |
|------------------------------|-----------|---|-------------|
| <input type="checkbox"/> Yes | 75% (227) | <input type="checkbox"/> Don't know             | 8% (25)     |
| <input type="checkbox"/> No  | 2% (5)    | <input type="checkbox"/> Other (please specify) | 13 comments |
|                              |           | Skipped   | 15% (46)    |

Q 40 The financial models below are ones used by communities throughout the Northeast to finance and maintain their historic assets, which ones should we employ? check boxes

3% (9)	Town pays for the maintenance of all properties
40% (122)	Town employs a public/private partnership model for purchase, maintenance and upkeep of all properties
7% (22)	Town increases tax base through commercial development to buy and maintain historically significant properties and other assets
<1% (2)	Town employs an ad hoc model with no plan or priorities
53% (161)	Town applies for grants and other public funding sources
1% (3)	Town increases real estate taxes
47% (142)	Town build partnerships with local non-profits
48% (144)	Town applies for Federal/State assistance
28% (86)	Town matches public money with private assistance though a fundraising campaign
13% (44)	Don't know
33 comments	Other (please comment)

Q 41 Should we look at individual solutions for each asset in the context of an overall strategic plan?

- |                              |           |   |             |
|------------------------------|-----------|---|-------------|
| <input type="checkbox"/> Yes | 50% (153) | <input type="checkbox"/> Don't know             | 30% (92)    |
| <input type="checkbox"/> No  | 4% (12)   | <input type="checkbox"/> Other (please specify) | 17 comments |
|                              |           | Skipped   | 23% (71)    |

Q 42 If "yes," can you articulate which assets should be financed by which model?  
 111 responses: 55 some form of "no,"; 16 "no, it needs study,"; and 40 gave some kind of recommendation, including, "there should be a discussion about it," "that is the point of a strategic plan, and "my brain hurts." All of which are responses that point in the direction of community dialogue. Of the 40, 15 proposed a basis on which to plan based on differentiating or prioritizing

among or between assets. (We have removed the straightforward “no” answers from the comments in the appendix so that the reader’s brain would not start to hurt even more.)

Q 43 If the answer is “no,” can you suggest which model you would prefer to use open

57 responses: 25 offered feedback, of which most suggested a combination of public and private funding, and three suggested that creating and having a plan is of greater importance than what specific models are used. We have removed the straightforward “no” answers from the comments.

Q 44 Are there other interested parties who might help us determine a financing strategy?

34% (103)	Historians,
26% (78)	Descendants of those buried in town cemeteries
39% (118)	Interested private parties in our community
30% (91)	State and Federal entities
41% (125)	Academic institutions or related outside interests
28% (85)	Don’t know
31 comments	Other (please specify)
31% (93)	Skipped

10 Comments included “all of the above” only. Several included other towns that have successfully tackled some of these issues.

Q 45 Please suggest by name anyone you think might be helpful to the project.

70 responses, including 49 with specific information. Names (some suggested several times) include: Ashley Patten, Betty Carlisle, Claire Carlson of Historic Deerfield, Mitch Mulholland, David Palmer, Diana Balmonte, Edie Field, Eva Gibavic, Portia Weiskel, Chris Condit, Laurie Brown, Bill Wilson, John Leverett, Julie Shively, Liz Etheridge, Lisa Borks at Amherst College, Michael Hoberman (historian) Fitchburg State, Kevin Sweeney, Marla Miller, Chris Emery, Gwyn Mitchell, Annie Adriance, Patty Leveille of Greenfield, Peter D’Errico, R. Roberts, Richaird Cairn, Silas Ball, Isaiah Robison, Anne Schuyler, Edie Field, Sara & Don Robinson, Ann Tweedy, Andrew Young, Susan Lynton, Drew & Kathy Starkweather, Louise Minks, Ann Ferguson, Carol Shea, Charlotte Abbott, Hilda Williams, Shelly Snow, Lee & Margie Glazier, Steve Adams, Carole DeSanti, Karen Koehler, Betsy Carlisle, Chris Carlisle, Ann & Tim Clark, Steve & Catherine Ball, Sidney Poritz, Tanya Cushman, Gary Billings, John Ingraham, Steve Sayer, Dennis Lombardi, Mary McCarthy & Betsy Neisner, Sue Alexander, Wayne LaClaire, Leighton LaClaire, Tom Stratford, Tom Hankinson, Mitch & Susan Mulholland, David Henion, Eva Gibavic, Larry LaClaire, Tullio Inglese, Steve Blinn, Brian Blinn, Nick Bagley, Susan LacClaire.

ATTACHMENT 2 — SURVEY: LONG ANSWERS AND COMMENTS

**Q 8: How long do you plan on living here?**

0	another ten years (with luck) (2 x)
15	as long as able, at least 4 or 5 more years
20	As long as I am able
40	as long as I am alive (2 x)
Until boot hill	as long as I can (4 x)
? (9x)	As long as I can AFFORD TO!!
'til death do us part. *or longer, depending on how well y'all preserve those cemeteries.	as long as I live+burial
1-2 years	As long as life permits
10 more at least-until I can't any more	as long as my body will let me
10 more years 3x	As long as possible (8x)
10 yrs...?	As long as the apt is available for rent/until death
10-20 years (3 x)	as long as we are able (2 x)
10+ years, as long as I can	as long as we are around!
100 years	as long as we can safely (with a winter escape to summer climate)
15 years	As long as we can, we love it
2 to 3 more years	at least 20 more
20 years (3 x)	At least 20 more years
20-50years	awhile
20+ years	Decades (2 x)
25 more years ( 5 x)	Depends on how long I live!
3 to 5 years (4 x)	Do not know (2x)
30 years (3 x)	Do not plan on moving
30-40 years	do not really know forever i hope
34 rest of my life 100 years old or as long as my life lasts on this good earth	Don't know (2 x)
40 years (forever)	Don't know; no plans to move. (2x)
5 more years (Plan?)	five years?
5 years	for a long time!
5-10 more years	for a while
50+ yrs	For at least 7 more years
6-8 more years	For life
63 Y.O. Hopefully another 30	for the duration
99 yrs	for the foreseeable future
A long time yet (5 x)	For the remainder of my life, I am 87 years old.
A while	For the rest of my life hopefully (5 x)
all my life	foreseeable future
Always (2 x)	Forever (52)
another 10 to 15 year.s	forseeable future
another decade at least - if not forever god willing	hmmm. Till we die?
	Hopefully a long, long while!

hopefully forever	to the end
Hopefully forever	two more years
How long have I got?	uncertain (2x)
I don't live in Leverett anymore	unclear
Indefinitely--as long as possible. (10 x)	undetermined
Lifetime (11 x)	unknown (3x)
Long!	Unsure (4x)
Loving it here, no plans to move	unsure, will need assisted living at some point
Many years (3 x)	Until death
No plans to leave (8x)	Until death do we part (4 x)
Not long if we don't get spending under control.	until death probably
not planning on moving anytime soon	Until I can no longer live in my own home (due to age or health) (2 x)
Not sure (6x)	until I cross the river Jordan
not sure - til the end if i can!	Until I die (9x)
Not very much longer	Until I go to my heavenly home
Permanently	until I move or die
probably forever	Until I move to an extended care facility.
Probably until I die	until I push up daisies
Rest of my life (4x)	until I'm too old to drive from North Leverett to town
retirement	until my house sells
Right to the end....	Until the end
several more years	Until the Grim Reaper decides to take me to the Grand Architect's Lodge
The rest of my life (4 x)	Until the taxes break my back!
The rest of my life, hopefully	until they have to pull me out
the rest of my live if possible	until we can't pay property taxes
Til I die or until the taxes drive me out	We hope we're here for the long haul
Till I am dead... hopefully not for another 20 years.	We plan to stay.
Till I can't afford it anymore.	we're here to stay
Till I Die (2 x)	Who knows
till I live no more	years and years (2 x)
till my end.	
to the bitter end	

**Q 9: Do you know what historic assets Leverett has? Name as many as you can. [check boxes and open comment box]**

- ▶ Hmm... maybe the Peace Pagoda?
- ▶ 9 cemeteries, old mill and building, churches
- ▶ Cemetery on depot road. I am embarrassed I do not know any more!

- ▶ There are cemeteries on Rattlesnake Cutter, two on Jackson Hill, one on Route 63 near Montague Road, one on Montague Road near the school, one near the transfer station, one on Depot Road, one on North Leverett Road near the co-op (Plainview) and one on Chestnut Hill Road. The Museum near the center of town. I believe the Arts & Crafts building is an historical building. The Historical Society building in Moore's Corner.
- ▶ We also have our wonderful generations of Leverett families...what an asset!!
- ▶ Bradford Field Library Morse Corner School House Leverett Box Shop ( Bert Shaw Was my Great Grandfather he had a Black Smith Shop There. Several Cemetery's I don't know by name Old mill cellar holes in East Leverett along the brook
- ▶ Peace Pagoda
- ▶ Historic water mills (saw mills, bucket factory, etc. )
- ▶ Very curious!
- ▶ Moore's Corner Schoolhouse, cairn and cemetery off Rattlesnake Gutter, family cemetery off N. Leverett Rd., LCA, Congregational Church
- ▶ Im tracing the genealogy of the old families of Leverett and Shutesbury, and inadvertently old MA.
- ▶ Painting in Town Hall
- ▶ Wise old folks :)
- ▶ While some of these sites are contentions, the Museum rarely used, its more the overall level of old farm houses and available land that makes this historic.
- ▶ Religious sites
- ▶ People! With their memories and records and stories! I think by now, — and I are historical artifacts.
- ▶ I would like to know more about native stone structures, and I would also like to know the history of the settlement on Brushy Mountain. I know of an amazing stone wall built by native Americans on Sid Lenz's place, indicating astronomical knowledge and interest.
- ▶ Leverett pond
- ▶ Field Family Museum Town Hall Leverett Crafts and Arts
- ▶ Leverett Crafts & Arts
- ▶ old trails and logging roads
- ▶ Cemeteries-a whole bunch. Museums- Field Family + Moores corner Hist Bldgs-many including private family houses. Hist sites- along Sawmill river-sites of sawmills long ago. near Gutter(went on guided tour with Eva Gibavic) (of stone structures)
- ▶ Don't know
- ▶ I don't know the names of any of these things, I am just vaguely aware of the Mill, the foundations at the top of Brushy Mountain, and I think I have seen some cemeteries around. I would like to know more. I would also add, that some things that aren't particularly old do seem of historical significance (looking forward). The Peace Pagoda comes to mind because of its uniqueness & national significance. I am sure there are other landmarks that are important, that I am unaware of. So happy to be in Leverett.

- ▶ Cemeteries: Depot Road, Cemetery Road, Montague Road, North Leverett Leverett Family Museum Historic buildings: Town Hall, Leverett Family Museum, LC&A, Congregational Church, North Leverett sawmill, Hannah Dudley Inn?
- ▶ Conservation areas with trails, fab school & library, natural resources like Echo Lake, Leverett Pond, democratic rule by Town meeting
- ▶ Leverett Pond Our trail system Peace Pagoda churches Town Hall P.O.
- ▶ I am really not sure but checked what I think may be the case.
- ▶ Town records personal collections of photos, objects and writings discontinued roadways
- ▶ I hope the post office counts.
- ▶ Remains of old foundations in the woods remains of mill works near brooks
- ▶ The gutter, sawmill, town hall, highway garage, 4 of the old school houses, Plain, Jackson Hill Rd , Depot Rd, Cemetery Rd, Rattle Snake Road and Sprinkle Rd cemeteries, Old rock piles on Brushy Mountain, the old library and history museum, the old school house and the Historic Society (Field) Muesum, Leverett Pond dam, most of the houses on Depot Rd from Amherst Rd to the Highway Garage, the three churches, about 15 dam sites along the Sawmill, Roaring and Doolittle brooks and river and numerous industry sites along these streams, Brushy Mountain Road cellar holes, old railroad stations on Depot Road crossing and at the base of Mt Toby, general stores at the post office and the building across from the co-op, old ice house in old foundation in front of the co-op, numerous commune locations (we just bought one on top of the gutter cliff), old poor farm on Cave Hill Road, Geologic features on property the town bought on Cave Hill Rd, the old tavern and house at the base of Shutesbury Road, the tavern on Depot Rd (Field), box shop and waterworks from the dam to Griswold House, old tannery behind Lewis House, 4 of the old gas stations and the two Buddhist temples.
- ▶ Family Museum, Leverett and East Leverett Town Centers
- ▶ Mills
- ▶ Geological treasures
- ▶ On our property we have potholes
- ▶ Artifacts, documents, treasures
- ▶ rock walls pre-historic rock formations Town hall our house Rattlesnake Gutter formation
- ▶ Trails and old roads?
- ▶ Also many knowledgeable people who know the history of our town.
- ▶ There are lots of historical remains hidden in the woods, beginning with the historic mills and their infrastructure, as well as of the town's agricultural landscape which includes not just buildings, but the plants surrounding historic farms, and type of reforestation(s) that testify to previous agricultural and other land uses
- ▶ Stone structures
- ▶ I am not familiar with any of these except for the Town Hall
- ▶ Cemeteries - north lev. road, montague road, Depot road historic buildings - LA, sawmill, Moore's Corner, town hall archeological sites - Brushy Mt. house foundations, Rattlesnake Gutter
- ▶ Sites that demonstrate culturally-specific land use over thousands of years

- ▶ Lancaster Post Rd 1732-1822.. Now Teewaddle Hill Td..etc..
- ▶ Field museum School houses -mom went to the corner if depot and long hill The tavern Indian hand holds in the Gutter The Howards charcoal kilns Mom worked in the hat shop, now arts and crafts and many more
- ▶ Historical records
- ▶ I know that the Field's house overlooking the pond is the original meeting place for Pacific Lodge and that it was once an Inn. Everything else is vague recollections and suppositions.

**Question 15, Name the sites you or your family have visited —**

- ▶ Coke kilns, stone circle structures, North Leverett museum, tried to visit cemetery near Skerry Rd but couldn't find it
- ▶ Rattlesnake Gutter Tombs, Sawmill, Dog Pound, Moore's Corner Schoolhouse, LCA...
- ▶ The hill tops remnants of houses and settlements up above rattle snake gutter. Town Hall and other historic buildings / houses.
- ▶ Cemeteries; coke kiln; old school house at Moore's Corner; Crafts and Arts Center; Town Hall
- ▶ A cemetery in north Leverett, though I don't know the name, and the cemetery near the transfer station.
- ▶ Cemetery on Chestnut Hill, Town Hall, Slarrow Mill, and the Peace Pagoda
- ▶ The North Leverett Church
- ▶ Cemetery on Chestnut Hill Rd. Rattlesnake Gutter Peace Pagoda Sarrow's Mill Crafts & Arts Center
- ▶ none
- ▶ The cemetery next door, Rattlesnake Gutter, North Leverett historical buildings
- ▶ Coke kilns, Museum, Rattlesnake Gutter
- ▶ Both museums, NL Sawmill, NL Baptist Church, LCA
- ▶ Sadly, none
- ▶ none.
- ▶ East Leverett and Montague Road cemeteries, Rattlesnake Gutter, sights of old mills on Shutesbury Road, Leverett Family Museum, old school house on Shutesbury Road, town Hall, Leverett Craft center,
- ▶ N Leverett school house, cemeteries, mill site rattlesnake gutter, Brushy mountain, celler holes, coke kilns, many more.
- ▶ Coke kiln, kirley Mill, LCA, church, Town bldg, Rattlesnake Gutter, monks caves, houses in historic districts.
- ▶ Cemetery on Depot Rd, Rattlesnake Gutter, Leverett Arts & Crafts, historical box Co., Moore's Corner, Coke Kilns, various trails , Leverett Pond
- ▶ none
- ▶ Fields museum Leverett Historical Society
- ▶ Leverett Crafts & arts Field family museum
- ▶ Mills along Cushman Brook and Honeymoon Falls E. Leverett Cemetary

- ▶ none
- ▶ Rattlesnake Gutter, the charcoal hives
- ▶ no specific visits, live near some
- ▶ LCA, aka the hat box factory Coke kilns Peace Pagoda various houses Leverett, Pond many trails, including Rattlesnake Gutter Town Hall and post office Congo Church
- ▶ none
- ▶ Town Hall Leverett Arts & Crafts Peace Pagoda Moore's Corner Schoolhouse
- ▶ sites along the M & M trail.
- ▶ Leverett Crafts Center Cemetery on Cemetery Rd hiking trails
- ▶ Field family museum. Congregational church (in case that's an historic site)
- ▶ You mean archeological and historic? I don't think we've visited any.
- ▶ I don't know the names
- ▶ Leverett Crafts & Arts Leverett History Museum
- ▶ Native American sites on Rattlesnake Gutter, cemeteries on Montague Rd., Rattlesnake Gutter Rd., Longplain Rd., Peace Pagoda, Town Hall, Leverett Pond., Field Museum, Joshua Hill, Coop,
- ▶ The cemetery near my parents' house on 98 Montague Rd.
- ▶ rattle snake rd peace pagoda
- ▶ Leverett Crafts and Arts, North Leverett Sawmill, Leverett Historical Museum
- ▶ Peace Pagoda, Town Hall, Leverett Pond
- ▶ Field Museum, Town Pound, Saw Mill, multiple defunct dams and cellar holes, 2 cemeteries, Coke Kiln
- ▶ Mill
- ▶ Cemetery
- ▶ stone mounds in woodlands and over stream on Cowls property most walking trails old structure near the co-op Leverett pond trails Peace Pagoda Leverett Crafts and Arts old coke kiln Town Hall Rattlesnake Gutter Old foundations on Brushy Mountain
- ▶ Field Family Museum, Moore's Corner Schoolhouse/museum, Moore's Corner Cemetery, Plainview Cemetery
- ▶ Congo Church, Town Hall, Field Family Sugar House
- ▶ Cellar holes on Brushy mt., museum, cattle pen
- ▶ Field Family Museum, cemeteries, some of the historic houses in East Leverett
- ▶ Long hill trail Rattlesnake gutter Buddhist temple
- ▶ Field Family museum
- ▶ Cellar holes on rattlesnake gutter
- ▶ Leverett History Museum, Plainview Cemetery, Moores Corner Cemetery, Moores Corner Schoolhouse
- ▶ Many old dams on Sawmill River & Roaring Brook Slarrow mill Cellar holes on Brushy Mountain and elsewhere Split-rail fence remains and stonework on old logging roads on Stoddard Mtn. Moore's Corner Schoolhouse & Field Family Museum Town boundary markers at

north border of town Abandoned cemetery in SW corner of town Thomas Wedge grave behind Abbott's house on Gutter Rd.

- ▶ Coke Kiln, Saw Mill, Livestock enclosure near elementary school
- ▶ Jewish cemetery, Field museum, town historic museum,
- ▶ Monk holes, stone piles of known origin
- ▶ Sawmill
- ▶ Coke Kiln, Moore's Corner School House, leverett Family Museum, Town Hall, LCA, NL Sawmill, all 12 cemeteries, Town Pound,
- ▶ school house field museum n leveret sawmill brushy mountain house sites blacksmith operations n leveret house foundation rattlesnake gutter rd structure on s rattlesnake gutter rd cemeteries can't remember the rest
- ▶ LCA, Famiy HistOry
- ▶ Moores corner museum ,sawmill in North Leverett, the mall at Moores corner, archaeological sites / stones off the Gutter, a few graveyards, Congregational Church, Field Museum,(when it was Leverett library).town hall. Post office.
- ▶ several cemeteries, pagoda +temple, family museum. cellar holes, N.Leverett museum, various historic homes. town hall, leverett crafts, church
- ▶ Field Museum, Moore's Corner School House, Plainview Cemetery, Rattlesnake Gutter Cemetery, LCA, Post Office, Town Hall
- ▶ Brushy Mountain. Roaring Brook.
- ▶ cellar holes, stone structures, coke kilns, dam sites, brushy mt
- ▶ native american sites on Whitney Marvell land still foundations in East Leverett Meadow family museum cellar holes on Brushy Mtn Jackson Rd cemeteries dam and bridge foundations on Roaring Brook G King estate and bridge Lancaster Pike charcoal kiln in N Leverett Rattlesnake Gutter Cave Hill Poor Farm land N Leverett sawmill
- ▶ Most-to-all
- ▶ Field Family Museum, Moore's Corner School House, Leverett Arts and Crafts, Charcoal Kiln, North Leverett, Peace Pagoda and more
- ▶ Cemetery
- ▶ Leverett Congregational Church; North Leverett Baptist Church; Bradford M Field Library aka Leverett Family Museum; Honeymoon Falls -- oops, that's gone; Moore's Corner School/ Museum; tour of old school houses or sites; LCA fka Box Shop; North Leverett Sawmill; Coke Kiln (driven by)
- ▶ museums, archeological sites,
- ▶ 1 rattle snake gutter Cellar holes Cemeteries
- ▶ all cemeteries, many ceremonials stone landscapes, both museums, stone chamber/tomb, mill sites...many, many of the town bounds, many historic houses over the years
- ▶ Leverett Family Museum Several of the cemeteries The foundations along the M&M trail Our house which has been here for over 100 years

- ▶ I did quite a bit of exploration along the Roaring and Doolittle Brooks, have visited all of the cemeteries, and looked at many of the mill remains, and farming traces, both physical and in terms of their plant imprints
- ▶ Jackson Hill cemetery, Field Museum, various old homesites/cellarholes, old stonewalls
- ▶ The Saw Mill, The Field Family Museum, Dan Bennett's Museum, Town Hall, Charcoal Kiln,
- ▶ Rattlesnake Gutter, Brushy Mtn, Mt Toby, Trails, Moores Corner Museum, Leverett Family Museum, churches, pagoda
- ▶ Rattle Snake Gutter, Brushy Mountain, Coke Kilns, Mt Toby
- ▶ Field museum, Historic Society museum, most of the cemeteries, Coke kilns, LCA, stone structures on Brushy Mt and just off Rattlesnake Gutter Road, saw mills and old saw mill sites and other industrial sites
- ▶ N. Lev Sawmill, Moore's Corner Schoolhouse, Coke Kilns, Brushy Mnt Cellar holes, Stream Rock structure, Rattlesnake Gutter, All cemeteries
- ▶ Field cemetery
- ▶ old library and historical society's building in N. Leverett
- ▶ some old homes, including our own... and the cemeteries
- ▶ the older cemeteries on Jackson Hill Road, Montague Road, and Rattlesnake Gutter Road
- ▶ Jackson Hill Rd cemeteries
- ▶ none
- ▶ Peace pagoda museums cemeteries
- ▶ Moores Corner Schoolhouse, Leverett Family Museum, N Leverett Sawmill, several trails
- ▶ cemeteries, village centers, museums, water mills
- ▶ North Leverett school house, LCA building, Hannah Dudley House and many other old houses
- ▶ Cemeteries, museums, mills, waterfalls, churches, school house
- ▶ 3 'main' cemeteries, Field Family Museum, Moore's Corner Historical Society Museum, LC&A, North Leverett sawmill, Elliot Sherman's falls (Rattlesnake Gutter), Rattlesnake Gutter before closure
- ▶ museums, cemeteries
- ▶ None recently or in great depth but have walked a couple cemeteries, the Field Family Museum, Crafts and Arts Building, Town Hall, Congregational Church, N. Leverett Sawmill.
- ▶ cemeteries, field museum, moore's corner school, many mill sites, coke kilns, many cellar holes on brushy mountain and other stone structures, LCA,
- ▶ All
- ▶ too many to name
- ▶ Family Museum, Leverett Arts and Crafts Building
- ▶ As a kid 10 or more, not many and none in the effort to visit for the sake of history
- ▶ Moores corner school house, North Leverett saw mill. old Library
- ▶ some stone sites off of rattlesnake gutter, and some old foundations.
- ▶ Cemeteries, old foundations in the forest.

- ▶ Town Hall, Moore's Corner School House, Family Museum, North Leverett Mill (I forget the name - Kirley's place) Cemeteries on Chestnut Hill and Montague roads.
- ▶ Field museum, coke kiln, most cemeteries
- ▶ Cemeteries, N Leverett school house/Hist. soc.
- ▶ Box Shop, Field Museum, N. Leverett School House, coke kilns, some houses
- ▶ sawmill
- ▶ Multiple cemeteries, Peace Pagoda, The Mill in N. Leverett
- ▶ East Leverett Cemetery; Plainview Cemetery
- ▶ Box shop/ Family Museum - old library/ Kilns/ Saw mill/ Rattlesnake Gutter
- ▶ museums, historic buildings, LCA and Field Museum, Coke Kiln
- ▶ Pound in center of town, also foundation sites in woodland, cemeteries, LCA historic site, museum center of town, n lev. sawmill
- ▶ 4 cemeteries; 5 historic sites; 2 museums - possibly more - houses?
- ▶ Museums
- ▶ Coke Kiln, Pig Pen, Moore's Corner Schoolhouse, Slarrow's Mill, 3 old churches, Town Hall, Field Tavern
- ▶ none
- ▶ do they have names?
- ▶ stone huts
- ▶ Several cemeteries, one museum, several historical sites
- ▶ Town Hall
- ▶ Town Hall, east cemetery
- ▶ none
- ▶ Cemeteries for funerals, private homes, churches
- ▶ schoolhouse; family museum; sawmill; old town garage; town hall; jackson hill road cemeteries; long plain road cemetery; brushy mountain foundations; foundation and old logging roads east of long plain road
- ▶ Leverett Family Museum Leverett Arts and Crafts Town Hall
- ▶ Leverett Family Museum, Town Hall, Post Office
- ▶ the Gutter the Town hall the old library
- ▶ Family museum, moore's corner mall, mills, all the cemeteries, Brushy Mt., Honeymoon Falls, glacial bowl, Rattlesnake gutter rd., churches and town hall, coke kilns, craft and arts( was the Beaman box shop), many one room school houses
- ▶ Leverett Family Museum, Town Hall, LC&A
- ▶ Museum, cemeteries.
- ▶ Rattlesnake gutter. Cemetery on Depot Road.
- ▶ History museum, Brushy Mountain foundations
- ▶ Mount Toby, North cemeteries
- ▶ Foundations on Brushy Mountain Town Pound Rattlesnake Gutter Former Mills Old School Houses
- ▶ old library coke kilns mill sites

- ▶ Town hall, Family museum, Brushy Mountain, Arts and Crafts Center, East Leverett Historical area
- ▶ Rattlesnake Gutter, lost animal pound, a couple of houses...
- ▶ East Leverett, N. Leverett Sawmill, coke kilns
- ▶ Some of the cemeteries, Rattlesnake Gutter, Craft and Arts center, walk along stream to see remnants of old mills, old rock walls in the woods, First Church
- ▶ Various cemeteries North Leverett Sawmill Town Hall
- ▶ Cemeteries, Field Museum
- ▶ Stone works on Brushy Mt. Various cellar sites. Rattlesnake Gutter.
- ▶ graveyards, stone chambers, houses....
- ▶ There is a definitional issue. Do you mean early settler foundations or likely Indian camping sites or Rattlesnake Gutter. Or are you asking what we have found interesting?
- ▶ Field family museum Moores corner native american burial site on Brushy Mt cemeteries
- ▶ Mill dams along the Sawmill River North Leverett Saw Mill
- ▶ Coke kiln Leverett crafts and arts Town hall
- ▶ Brushy Mountain ridge
- ▶ Crafts and Arts Center, Town Hall, North Leverett Mill
- ▶ Leverett Family Museum Montague Road Cemetary
- ▶ Bradford Museum, Moore's Corner, Rattlesnake Gutter & Jackson Hill cemeteries,
- ▶ none, unfortunately.
- ▶ Sawmill; Leverett History; Morse Corner Church; Levrett Congregational Church
- ▶ North Leverett cemetery, Townhall, rattlesnake gutter Mountain, echo Lake
- ▶ Many old homes and cemeteries. Hiking through Leverett, many historical and archeological sites
- ▶ cemeteries, Crafts & Arts, Rattlesnake Gutter, town hall, N.Leverett sawmill
- ▶ cemetary on Rattlesnake Gutter Road
- ▶ various native American stone sites
- ▶ Field family museum, East Leverett Cemetery
- ▶ Field Museum
- ▶ Field museum, coke kiln, historic center in Moore's corner 3 cemeteries and our house
- ▶ Native American sites on a walk led by Ms. Gibivac (sp). The pound across from the elementary school.
- ▶ laurel hill
- ▶ Old Highway Department Leverett Crafts and Arts Center
- ▶ peace pagoda
- ▶ No archeological sites.
- ▶ Moores Corner School House; Leverett Crafts and Arts; North Leverett Sawmill; Jackson Hill Rd. cemetery and others; Peace Pagoda (I hope it counts!); Leverett Family Museum
- ▶ Mills, foundations
- ▶ Family Museum. Moore's Corner Museum.
- ▶ Multiple graveyards and the family museum coke kiln

- ▶ Coke kilns, LCA, schoolhouses, Congregational Church, Town Hall, Moore's Corner, one of the cemeteries, Field Museum...
- ▶ Some cemeteries, LC&A
- ▶ moores corner school, leverett crafts and artists, old rattlesnake gutter rd, Hannah Dudley, cairns, brushy mt
- ▶ see above
- ▶ Cemeteries, Field museum, Historical Society schoolhouse, coke kilns
- ▶ various cemeteries, the old library, the mill at the bottom of Cave Hill
- ▶ Moores corner, the old mill, my own house, cemeteries
- ▶ Moore's Corner School House Museum
- ▶ Jackson Hill Cemetery, Cemetery at the top of W. Chestnut Hill, the cemetery on Montague Rd. approaching the police station, the cemetery just before the transfer station, the restored saw mill on Leverett Rd.
- ▶ Museum, cemeteries, historic homes, mill
- ▶ do I have to? The list is too long. Town Farm site, 3 old schoolhouses, 2 Box shops, 5 cemeteries, charcoal kilns, N. Leverett sawmill, old sap bucket shop (now a house), countless other mill sites and dams on Sawmill River and feeder streams like Chestnut Hill brook (ie Spaulding Brook), 2 old stores and store sites at N. Leverett & Moores Corner, archaeology site on Rattlesnake Gutter, countless houses and early roads built prior to 1900, etc etc etc I'm wearing out.
- ▶ Cellar holes & foundations on Brushy Mtn (along the M&M Trail), like Glazier homestead) Stone structures Old mill ruins along Roaring Brook mill ruins
- ▶ family museum the gutter
- ▶ all the cemeteries, all historic districts, both museums, looked at 1 archeological site from a distance, inside a few historic homes
- ▶ coke kilns town pound East Leverett cemetery Jackson Hill Rd cemetery unnamed Native American sites on public lands North Leverett Saw Mill East Leverett Meadow Gin Mill Town Hall?
- ▶ kilns, moores corner, saw mill, rattlesnake gutter,
- ▶ Peace Pagoda. Rattlesnake Gutter. Robert Frost Trail.
- ▶ museums, cemeteries, factory remains
- ▶ cemeteries, Leverett Family Museum, Brushy Mountain
- ▶ Field Family Museum Most of the cemeteries
- ▶ none
- ▶ 100
- ▶ East Leverett Cemetery
- ▶ Old library, north Leverett school,
- ▶ cemeteries foundations dog pounds kilns buildings museums
- ▶ The saw mill in N.Leverett
- ▶ Mill, potholes, cemeteries, sluiceways,
- ▶ Sawmills, Family Museum, Historical Society, some cemeteries

- ▶ our 1770 house, the old library, many rock walls, box shop, saw mill
- ▶ ?
- ▶ n/a
- ▶ Cemeteries
- ▶ Cemeteries on Jackson Hill Rd (2) Cemetery on Rattlesnake Gutter Rd. (1) Leverett Family Museum LCA Moore's Corner School Many conservation trails Rattlesnake Gutter Peace Pagoda and Temple Cambodian Temple
- ▶ town hall churches many cemeteries LCA Mills Cellar holes
- ▶ The Town Pound, the Moore's Corner Schoolhouse, the Box Factory, the Field Family Museum, the archeological sites throughout Leverett (over 10), the Slarrow Sawmill, the cellar holes on Rattlesnake Gutter Road
- ▶ Cemeteries on Jackson Hill Rd; Historic Soc; Pagoda; the Gutter
- ▶ Field museum
- ▶ cemeteries, family museum, cellar holes on trails, stone enclosure across from school, Dan Bennett school house
- ▶ Cemeteries, stone walls & foundations, town hall
- ▶ Lancaster Post Rd..Field Tavern Teewaddle Colonial Inn
- ▶ Previous stated
- ▶ none
- ▶ museum paddock mill site
- ▶ brushy mt
- ▶ Field Library
- ▶ Peace Pagoda (operating but still historical!), cemetery on Rattle Snake Gutter Rd
- ▶ The stone walls, the Mill sites, the remnants of Leverett from 100 years ago are everywhere.
- ▶ rattle snake gutter
- ▶ Depot Road Cemetery, Town Hall, Historical Museum (Leverett Family Museum)
- ▶ Leverett Crafts and Arts, historic districts, N. Leverett mall
- ▶ Field Family Museum
- ▶ LCA, Moore's Corner School House
- ▶ Rattlesnake Gutter, Town Hall, Field Museum,
- ▶ LC&A, Town Hall
- ▶ The Peace Pagoda. Top of Brushy Mountain. The Mill.
- ▶ ?
- ▶ Beehive
- ▶ Sawmill, school house
- ▶ school house moore house museum cemetery on montague rd peace pagoda
- ▶ many
- ▶ Historical Museum Town Hall LCA North Leverett Museum
- ▶ Cemeteries Historic homes Historic buildings
- ▶ Town Centers

- ▶ Historical Society Fields Family museum Town hall Rattlesnake Gutter N. Lev. Saw Mill Lev. Arts & Crafts (box factory) Coke kilns
- ▶ Leverett Family Museum
- ▶ cemeteries
- ▶ Cemetery. Museum
- ▶ Sawmill
- ▶ Several
- ▶ Leverett Family Museum
- ▶ Library, 2 cemeteries, Leverett Church, several houses
- ▶ coke kilns, stone circle structures, North Leverett museum, tried to visit cemetery near Skerry Rd but couldn't find it
- ▶ Rattlesnake Gutter Tombs, Sawmill, Dog Pound, Moore's Corner Schoolhouse, LCA...
- ▶ The hill tops remnants of houses and settlements up above rattle snake gutter. Town Hall and other historic buildings / houses.

**Question 18— Should the town maintain the Leverett Family Museum?**

- ▶ They should maintain the archives but not the actual building. I do not want to pay for the building as a taxpayer.
- ▶ I know it is hard to staff and publicize-but I think it is important. I have not been to museum in Moores Corner-could they be combined?
- ▶ I have mixed feelings. I love the idea of a town museum, but at the same time I wonder if another use might draw more people or have greater impact on the town.
- ▶ It can look intimidating from the outside. A fresh sign and clear hours could help attract visitors.
- ▶ Don't think the town can afford.
- ▶ Remain public/private partnership.
- ▶ it depends. CPA funds should be used to rehab the building, but ongoing expenses should be covered by the non-profit operating in it
- ▶ would depend on cost to town in lieu of other financial priorities.
- ▶ building needs to be painted and upgraded
- ▶ Yes, with appeals for volunteer labor and expertise. Materials could be from the town, with labor by volunteers.
- ▶ Not for profit and grants
- ▶ Town plus private
- ▶ It is a valuable artifact of town history, in that it housed the town library early on. It has a good location in the town center, and, if a toilet were added, would be a nice location for small events, aside from being a repository for family histories in town
- ▶ It would be nice to keep but it depends on the cost to maintain.
- ▶ With donations, too
- ▶ Absolutely!

- ▶ ...but I think we need to partner, if possible, with other institutions to drive traffic and interest.
- ▶ I think the public private partnership should continue
- ▶ Maintain if visitation warrants, if not financial hardship, if not house artifact in the other historic building in north Leverett or ?
- ▶ Only if there was a strong volunteer base should the town lend some support, probably through the Community Preservation Act
- ▶ The Historical Society (a non-profit organization) currently pays for operating costs as a museum; the Town pays insurance. I'd like to see the HS own the building.
- ▶ Good question -- depends on how much is available in the town, I suppose.
- ▶ It's focus seems rather limited.
- ▶ present arrangement seems appropriate
- ▶ To a very limited degree depending on fiscal budget of town and whether we can fund essential items. This is not an essential item.
- ▶ Yes, but not totally. Some \$\$ should come from grants, CPA funds, possibly other private sources
- ▶ I am terribly affected by the mold in the building and avoid visiting it. I wonder whether there is anywhere else in the Town that could house the museum. What is the status of the Moore's Corner building that Rathbun owned? Could that building be used less expensively than the Field house?
- ▶ I think a solution should be worked out. Don't see obvious/easy solution, but it needs to be done.
- ▶ Yes, in coordination with Historical society fundraising.
- ▶ But I think it should serve as a community room for other events to take place on a regular basis, and not be simply a museum. It needs to be a bit more functional.
- ▶ Highly underutilized treasure. With a coat of paint, some landscaping and a sign advertising revolving exhibits this could be a more visited asset. Is this used by the school as a research resource for curricular projects? Is it possible to get plumbing of some sort? Can CPA funds be utilized to improve the building?
- ▶ A private public partnership would be best.
- ▶ ideally yes, but with limited funds and impact on property taxes, no
- ▶ Only if it is a Coffee shop. Its not interesting by itself.
- ▶ I trust knowledgeable people to make this decision. Obviously, there is a cost associated with maintaining each asset, and I feel unqualified to prioritize each of them.
- ▶ Why does this have a comment button and no other question does?
- ▶ I believe in reasonable access to public buildings, but not if modification would result in changing its essential character, or if the cost is altogether incommensurate to the benefits. I would have liked to go upstairs, but the access was refused because it was not handicapped accessible. This is bad law.

### **Question 20 — Should the town maintain the Moore's Corner Schoolhouse?**

- ▶ Yes, I think this particular building has historic value.
- ▶ It depends on what it is currently used for.
- ▶ I don't know the pros and cons of the question.
- ▶ I'd have to hear the options
- ▶ Public/private partnership
- ▶ only through use of CPA funds to rehab the building if necessary
- ▶ or at least help to maintain. again, cost has to be a consideration
- ▶ I think we need to limit the exposure of the town, but look for creative ways to ensure that this bldg survives well.
- ▶ Not for profit and grants
- ▶ The town should share responsibility for this site. (Combined public/private)
- ▶ Complicated issue not easily answered in yes/no/idk format
- ▶ It would be great to hold programs for kids there if safe and appropriate.
- ▶ I think the town should do some maintenance on this building so that it can be rented out for parties, gatherings, classes. I would hold some workshops there if it were maintained.
- ▶ ditto, Field museum
- ▶ I think the Town should support grant applications by the Historical Society to continue operation of the building as a museum.
- ▶ I don't know - it's hard to answer this question with out understanding if the town can afford current services it supports.
- ▶ We recommend that the East Leverett School, because of its history, be classified as an historic site.
- ▶ To a very limited degree depending on fiscal budget of town and whether we can fund essential items. This is not an essential item.
- ▶ Don't know status or ownership. Assume there needs to be a long-term plan for maintaining
- ▶ in cooperation with the Historical Society
- ▶ none of the above-grants
- ▶ I really have never been there. That is too bad. I will go.
- ▶ I attended a talk there about early Leverett. It should be used by school groups studying 1700 and 1800 New England.
- ▶ same as above - given unlimited funds, yes, but with limited funds, no
- ▶ Not sure
- ▶ Well, I certainly want to visit it. Sounds amazing. However, I trust knowledgeable people to make this decision. Obviously, there is a cost associated with maintaining each asset, and I feel unqualified to prioritize each of them.
- ▶ inconsistent with comment button on question 18

**Question 21 — Who do you think should own Moore's Corner School?**

- ▶ It depends on the use.
- ▶ It's part of the foundation of this town and should be respectfully treated as such.,

- ▶ The story of the school belongs to us all, but the current use of the bldg is different. We need to find a compromise plan.,
- ▶ complicated,
- ▶ It would be great if it could be owned by the non-profit (which does a great job of holding and publicizing events), and provided funding through the town and other entities.,
- ▶ Gather some folks together to clean it up. I would help ,
- ▶ Feels like all of these buildings/sites should be in a collective non-profit where residents and interested parties can donate based on interest.,
- ▶ Any of the above, with the contingency it be maintained as an historic site [or building or whatever] or give the right of first refusal to the town to purchase. Legally binding agreement of ownership. If they currently already are privately owned, oh well.
- ▶ See above,
- ▶ Again, events should take place there. Moneys should be raised to support the building.,
- ▶ One approach would be to gauge interest, and then have interested parties make compelling presentations about how they plan to upkeep the property over the long term. I would expect to see a great slideshow including some compelling graphs and tables. A business plan that has some financial muscle behind it &etc.,

**Q 23: Do you think the town should maintain Leverett Arts & Crafts?**

- ▶ I think there should be a Leverett Crafts and Arts Center but this particular building looks like a money pit and not worth restoring.
- ▶ Pleased that they got CPA funds for restoration.
- ▶ Help to maintain this building
- ▶ I think it should be maintained by rental fees and possibly grants.
- ▶ It would be harder to come to agreement on the life of this wonderful building and purpose.
- ▶ Public/private partnership
- ▶ same as other responses - CPA funds for rehab, non-town funds for maintenance
- ▶ see above...
- ▶ Owners are making money. Should be paying properly taxes. This is a private business.
- ▶ The town should help. (Public/private partnership)
- ▶ complicated issue
- ▶ It houses one of the few remaining industries of Leverett, and has had considerable visibility well beyond town in the past, and is well on the way to do that again. It is centrally located in the town center.
- ▶ Again, it would be beneficial to all if the town helped fund maintenance of this historic building.
- ▶ The business model is flawed. The manager does a good job, but they need to bring more money in via grants. They may need to raise the rent for studio space. The artists need to put more effort into the organizing of events and care of the space. Currently, only one or two of the studio renters really put an effort into this.
- ▶ On a nonpermanent basis. Grants for major work.

- ▶ The town should help
- ▶ Yes, in same way as discussed in my response to Q. 20
- ▶ I'm not sure
- ▶ I think the groups using the building should largely pay for the routine upkeep
- ▶ It's an operating non-profit and should ask for donations as needed from interested parties.
- ▶ It's a wonderful place not only for exhibits but also for events. With nothing else in town to rent for events it's important to have in town.
- ▶ I think the owner should maintain this building
- ▶ combination of town \$\$ through CPA funds, outside grants, local fundraising
- ▶ I think that Town residents should vote on Town funding (community preservation funding) to preserve the building.
- ▶ Contribute to its maintenance through preservation funding
- ▶ I think the town should contribute (for example using CPA funding) but hope an ownership that is more creative can keep it from becoming a line item in the budget (which could then be cancelled)
- ▶ good to use CPA to help out
- ▶ If it is owned privately it should be the responsibility of the owners to maintain this historic building. If it is not maintained the town should take over.
- ▶ Not sure, curious who owns it now
- ▶ Its now just a group studio for a bunch of retired artists. I was here when it started; this is not what they had in mind. The gallery remains empty most of the month. The renovations have continued to make it less historic: Modern windows, hardwood floors.
- ▶ If the town is able to dictate what happens, see my previous comment: Gauge interest from various stakeholders. Have interested parties make compelling presentations about how they plan to upkeep the property over the long term. I would expect to see a great slideshow including some compelling graphs and tables. A business plan that has some financial muscle behind it &etc.
- ▶ The land behind the property should also be opened up for public use

**Question 26: Who do you think should maintain the North Leverett Sawmill**

- ▶ This is on my landlord (Francine's Kirley's) property. It is a beautiful sight across the river.
- ▶ CPA funds for rehab, private funds for maintenance
- ▶ Private individuals or public private partnership-if it is owned privately, and sits on private property, then public funds spent are enhancing value of private property which seems wrong, unless there is some contract /deed restriction/lien etc., to protect public interest in this asset.
- ▶ The town should own the sawmill and the dam and operate a small hydroelectric generation plant at this site while preserving the historic building
- ▶ who pays the cost if the mill is damaged. this is THE important building for N. Leverett Center. Who carries the insurance for the Mill and the Mill Pond? These are important features and increase the property values of the center, which benefits the town indirectly.
- ▶ The public/private partnership is working.

- ▶ The Town already holds a preservation easement in exchange for funding roof rebuilding. On one hand, this burdens the owners who might want to sell or raze the building. On the other hand, this establishes a basis for continued Town involvement. I'd like to see the elementary (and possibly secondary or vocational) school develop a skills teaching program around preservation and possible restoration of the mill.
- ▶ Town should contribute sufficient funds to subsidize the maintenance for aesthetic and structural qualities.
- ▶ I think the owner should maintain this building
- ▶ Ask for contributions again. Townspeople will help out.
- ▶ That should be determined by collaborative agreement with the town.
- ▶ I believe the building is protected by some kind of historic preservation agreement. Again, some kind of clear, long-term agreement should be worked out.
- ▶ If the current owner puts it up for sale, Town meeting can decide if town should buy it and maintain
- ▶ Sorry--not sure!
- ▶ Town money granted was not well spent. Getting the town involved might help.
- ▶ Whoever owns the property should maintain it.

**Question 27: Who do you think should own the North Leverett Sawmill**

- ▶ Either continue ownership as a public/private partnership or purchase with community preservation funds and run by not-for-profit corp
- ▶ both number 3 and 4 were marked-and Note: when CPA funds were spent to restore mills,etc., I thought more education and public use was planned for mill than has turned out to be case.
- ▶ Both this site as well as the Crafts and Arts building could benefit from incorporating a cafe or small restaurant which could generate revenue for the town and bring these buildings even more to life.
- ▶ This seems more complicated given the location on private property, the CPC funds donated, etc. If an arrangement can be made with the owners it might make sense for the Town to own it but then there is the liability and insurance issues. So, I guess I don't know without a better understanding of the issues.
- ▶ Obviously, the owners of the home there benefit by the beauty and historic value of the mill and the pond. It must be a hardship, however, to maintain them. When the mill pond was breached, the family was very hard-put to fix it. (Did the town help? I don't know)
- ▶ Continue with present arrangement as it seems to be working.
- ▶ If there are town funds going into it (namely, the CPA funds) then it should be publicly owned.
- ▶ Whoever wishes to
- ▶ see above
- ▶ If the private owner decides to sell, town should consider buying it after town meeting vote
- ▶ Again, not sure...

- ▶ If the town is able to dictate what happens: Gauge interest from various stakeholders. Have interested parties make compelling presentations about how they plan to upkeep the property over the long term. I would expect to see a great slideshow including some compelling graphs and tables. A business plan that has some financial muscle behind it &etc.

**Question 28: Do you know who currently owns the coke kiln on Hemenway Road?**

- ▶ The kilns were still in operation in the 70's. I worked there, as well, as the other town's kids. Lenny LaClaire is the most knowledgeable on the kilns
- ▶ This is a REAL and very interesting bit of history. Should be preserved, maybe even used.

**Question 29: Do you think the town should maintain the coke kiln on Hemenway Road?**

- ▶ Partially
- ▶ this would also be a good non profit
- ▶ but I think it should be protected and maintained
- ▶ I think it should be maintained by a not-for-profit and possible purchased with community preservation funds
- ▶ Through a public/private arrangement to preserve the structure and make it accessible.
- ▶ with grant support
- ▶ This is the only kiln that I know of in the area. It is in dire need of maintenance and it would be a loss if it continues to deteriorate. While the cost of repairs is unknown, it would be of value to the town to maintain it.
- ▶ The Town would need to have the funding to operate this as a living history museum like the Saugus Iron Works for the coke kilns to be a viable town historical asset.
- ▶ Some sort of public seed support should be used
- ▶ for some clever new purpose - not charcoal.
- ▶ see response to Q. 20
- ▶ what is the policy of public funds being used to maintain a privately owned building?
- ▶ I think that all the historical sites mentioned so far should be preserved and maintained, but don't believe the Town can afford to do so. Private fundraising is no doubt necessary, but first, public awareness about all this needs to be generated through consistent and organized PR efforts. I actually knew of all these places, but did not realize that they were historical sites--a term I associate with larger venues like Sturbridge Village, or the Nantucket Whaling Museum, for instance. Obviously this is my error, but I cannot be the only person so misinformed.
- ▶ I think the owner should maintain building
- ▶ I would like to see this preserved as a priority.
- ▶ yes
- ▶ But we do need to fix it up--it looks terrible.
- ▶ Hard to know whether or not it can be rescued - perhaps only by placing a roof over it.
- ▶ While I have been in it - and often visited it, and believe it should be preserved, that can only happen with a long-term plan (and serious money SOON)
- ▶ if the town meeting votes to own it

- ▶ It's on private land, it would be nice if owner gave it to town or a private/public or even a not-for-profit; it would be a shame to see a standing example of a charcoal kiln fall to greater neglect.
- ▶ If owned privately it should be responsibility of owner to maintain this building.
- ▶ Not if it's privately owned...
- ▶ depends on costs
- ▶ If the town owns it and deems it worthy of maintenance, then it should maintain it.
- ▶ Have no opinion

**Q 30 Who do you think is currently responsible for these historic cemeteries**

- ▶ he voted for two-private individuals and the one checked.
- ▶ Marvel cemetery is still maintained by the family. Others by cemetery associations. One (Wiley) is not formally maintained as far as I know, except by occasional volunteers. The Thomas Wedge grave (Revolutionary War soldier) is a solitary grave on property of John and Charlotte Abbott.
- ▶ And private family associations (Marvel).
- ▶ some town funds are available for maintenance for some of the cemeteries
- ▶ These are incredibly interesting and informative places that tie us to each other. But taxes shouldn't be tied to stabilization.
- ▶ Fess from cemetery should be used.
- ▶ the various cemetery associations
- ▶ Gardner is privately owned?
- ▶ Historical Cemeteries (those that are full or no longer allow new interments) and for which there are no longer family participation should be town property and maintained by the town as historic sites. Active cemeteries should be maintained by public/private partnerships.
- ▶ I should know but forget. I know the historical society came to CPC for funding but am unsure as to ownership.
- ▶ And town.
- ▶ Leverett Cemetery Association
- ▶ Cemetery Association is responsible for some of them.
- ▶ I thought some were town owned and some privately owned
- ▶ a mix of entities...the Patrick cemetery is on private land?
- ▶ I don't know, but I would guess the town owns them.
- ▶ The state

**Q 31 Do you think the town should maintain these cemeteries?**

- ▶ beyond providing a helping hand for grant support
- ▶ but with the financial assistance of the gravesite purchasers
- ▶ Church and town together combining some funds
- ▶ could contribute

- ▶ Create a self sustaining foundation through general donations and encourage strongly the descendants of the folks buried there to take a greater responsibility for their descendants!
- ▶ depend on the cost
- ▶ Generally yes, but to what level of maintenance per cemetery? All fences, mowing, marker restoration, signage, etc etc? Do some cemeteries need/merit more careful maintenance?
- ▶ I am not an expert, but it seems like there is an assumption that towns maintain these things.
- ▶ I think my thoughts stray to who owns the land they are on? I'm not sure what I think here.
- ▶ I think that some of the 12 should be maintained for historic reasons.
- ▶ I think the town could help.
- ▶ I'm a fan of unkempt cemeteries, so maintain in my view would be minimal work!
- ▶ if maintain is to mow and not involve expensive restoration.
- ▶ It is unrealistic to expect families of deceased to maintain cemeteries. Most of my ancestors are buried in other states, and I hope and expect that someone else is caring for them. They would have trouble finding me, especially since some go back centuries. Meanwhile, I think I should do my fair part right here and support Leverett cemeteries.
- ▶ Mowing grass is fine but individual stones should be maintained by interested individuals. This is a luxury item the town can't afford with money better spent elsewhere.
- ▶ Not the family cemeteries.
- ▶ partially
- ▶ perhaps some that are not specifically associated with existing places of worship
- ▶ Private/town
- ▶ Public/private partnership.
- ▶ Some, such as mowing.
- ▶ the town should continue to help maintain the cemeteries.
- ▶ The cemetery association does a great job with these sites, and funding/maintenance assistance from the town would be great to keep them in good condition.
- ▶ the town should contribute
- ▶ The town should minimally maintain the cemeteries protecting them from vandalism and preventing them from becoming overgrown and preventing in so far as is possible preserving historic markers.
- ▶ They could form a collaborative of volunteers. They could run tours of the local cemeteries.
- ▶ Town could help maintain these places
- ▶ Town should have a role, but private-public would make sense.
- ▶ Who else would?
- ▶ Yes and no. I think the Town could maintain the grounds and CPC funds used for restoration as long as there is Town support.

**Q32 During Leverett's history who has had responsibility for the cemeteries?**

- ▶ all of the above
- ▶ And private individuals.
- ▶ As above, a mixture of families, cemetery associations, and nobody.

- ▶ At some point in history, the town was responsible.
- ▶ At times town has owned, at times private individuals
- ▶ I don't understand the arrangement of not-for-profit w/in town budget, providing what I think of as a town service
- ▶ I would have guessed the town has, but I am learning, and am prepared to find out otherwise.
- ▶ in distant past I believe that the town had responsibility but it was ceded to non-profit cemetery associations.
- ▶ Private individuals and the town.
- ▶ Probably private individuals and a cemetery association
- ▶ Probably, at points throughout history, the families who owned them.
- ▶ Some volunteers, no?
- ▶ The cemetery on the Leverett/Amherst line on Rte 63 is a completely neglected disaster!
- ▶ Weren't the churches responsible for maintenance?
- ▶ Your information suggests that responsibility has been mixed between town and private.

**Q 34 Do you know what kind of historic districts we have?**

- ▶ and National Register Historic Districts
- ▶ Both Local and National Register
- ▶ but no Native historical sites!
- ▶ I thought they were state designated
- ▶ That's what your information says. Otherwise I would have guessed Local Historic Districts

**Q35: Do you think any restrictions should be placed on making changes to historic structures/sites?**

- ▶ (I do actually have opinions on this but my answer depends on what sort of restrictions are intended. Enforce delays and historical review can be good, but permanent restrictions might be excessive.)
- ▶ Carefully considered restrictions, yes, with general local resident agreement.
- ▶ Complicated obviously, but it seems possible that there may be good cases to make for leaving historical artifacts as 'unchanged' as reasonably possible. There is a philosophical debate about how and when restoration and maintenance start to constitute a change in itself. Again, above my pay grade.
- ▶ Depends on how extensive the changes are-I don't think things should be torn down with out going through a town process.
- ▶ Depends on the benefits as well as implications.
- ▶ Depends on what the changes are
- ▶ don't feel informed enough to say.
- ▶ Historic Structures in historic districts should be preserved from modifications that destroy their historical value and architecture
- ▶ I am very concerned about the suburbanization/McMansionization of Leverett.

- ▶ I don't think they should be changed in character, but changed to preserve them is good.
- ▶ I like the model used by the National Trust (in England) with different levels of protection. I once owned a 350 year old flint cottage with Kent peg tiles that had a grade three preservation order on it. I could do anything I wished to its inside, but could not paint the front door and window frames any color other than white. I also owned a 450-year old thatched farm house, and certainly could not change the outside appearance, but nor could I change the inglenook fireplace in the oldest part of the building. Nothing prevented me from knocking down the outbuildings should I have so desired. Other properties are owned outright by the Trust and leased to worthy tenants for the equivalent of \$100 per year, but, once a year, they must open up their homes to the public. They would pay some tenants to live in some light-houses, and require services from tenants in canal lock-keepers cottages. In short, the important objective is preserving the character of buildings and their districts, but the precise economic model is less important as long as it is sustainable.
- ▶ I think the sawmill should be preserved indefinitely, as it is unique, and together with the Baptist Church properties gives a special flavor to North Leverett center. If it were torn down or collapsed, the character of the village would be lost forever. But I don't think that individual homes are equally special. Moreover, landowners usually have a vested interest in maintaining or exaggerating the historic features of their property.
- ▶ I think there is often a with approval system
- ▶ It depends on objectivity in determining restrictions and factors like financial considerations.
- ▶ it depends on the structure/site.
- ▶ It's important to maintain the town's history
- ▶ Keep basic structure of buildings with modern heating; sites maintained for future generations to visit.
- ▶ Leaning towards Yes - but I am a historian's daughter.
- ▶ maintain what we have and develop fun programs for sharing the history.
- ▶ Not a simple answer. It's more complicated; on a site by site basis.
- ▶ Our historic districts are mixed (i.e.: LES in the middle of one, Leverett Crafts and Arts is a building we can't restore to a specific era so what kind of restrictions would make sense? It is again, an issue that requires deeper understanding of the issues and desires before making decisions.
- ▶ permit only
- ▶ Please identify them to the townspeople. Is there a committee to share responsibility and ideas for preservation?
- ▶ Preferably no restrictions on private homes.
- ▶ proposed changes should be carefully reviewed
- ▶ Should keep character of age of building.
- ▶ Some restrictions that would prevent completely changing a site are beneficial. Some rules of the National Register of Historic Places are very strict; a balance that would preserve the sites/districts without unduly placing hardships on the owners of sites/houses is ideal.
- ▶ Some yes, some no, depending on the property, type of resource
- ▶ That is a very difficult question and I think too general. In some cases, perhaps in others, no.

- ▶ That is a very hard situation to evaluate. One might say that changes to the exterior should be evaluated so as to keep the historical look, and other changes should be reviewed. This, however would be difficult, time consuming, expensive and argumentative.
- ▶ there needs to be the possibility of a town review for glaring modifications to the town's historical townscapes
- ▶ to some degree-since our house is within the historic district, I would like to be able to change something without restriction.
- ▶ Until we create restrictions that preserve and prevent destruction of Native sites the colonial history will have NO context.
- ▶ Would need to know specifics

**Q 36 Who currently owns these archeological findings and protected landscapes?**

- ▶ A mix of private individuals and town land (I'm thinking town pound and conservation land.)
- ▶ A combination I would think.
- ▶ both private & public
- ▶ I expect some are privately owned, some on public conservation land/and/or land owned by Rattlesnake Gutter Trust.
- ▶ perhaps all of these share the ownerships.
- ▶ Some present on Town-owned land; others on privately owned land
- ▶ Town and privately owned
- ▶ Town owns some too.

**Q 37 Who do you think should maintain these archeological assets and protected landscapes?**

- ▶ Again complicated. It might best be resolved on a case by case basis.
- ▶ And private individuals.
- ▶ and private individuals.
- ▶ Explore some of them from public/private partnership point of view
- ▶ I am not that interested in archeological sites.
- ▶ I value archaeology and I believe such assets should be maintained; however, privately owned assets are precisely that. Absent laws to protect such assets we are obliged to rely on good citizenship. The town should serve as arbiter, negotiator and promoter but should not be in a position to pay to maintain these assets.
- ▶ if owned privately, then by private individuals but potentially as a non-profit if collective interest.
- ▶ If privately owned, then should be privately maintained with help from interested group or tribe, that has interest in preserving
- ▶ Individual owners, BUT with access to help/advice from a local group plus expert advice and funding sources.
- ▶ It is complex. The actual ownership is not the critical issue. Proper access and preservation are more important, and these can be decided.
- ▶ Maybe get U Mass or Amherst College to ask students to study and take care of these sites.

- ▶ The town should make sure that professional archeologists evaluate archeological assets and develop preservation and interpretation plans.
- ▶ Town and private owners
- ▶ Town, State, Fed
- ▶ trails committee, historical society and some foundation and town support should make it possible to protect the assets, aside from zoning restrictions
- ▶ Whomever owns them.

**Q 38 What would make these assets more relevant to your life?**

- ▶ 1. Displays and exhibits 2. Community events 3. Lecture series
- ▶ A combination of catalogued resources at the Leverett Library, handouts (at the library/town hall/co-op, and clear, clean information on the website (with text not confused with false returns. Could serve as a foundation for all of above.
- ▶ A detailed map so we can find them, markers labeling the site
- ▶ a lecture combined with a site visit
- ▶ A small booklet published by the town with a list of them and their locations and blurbs about their historic significance.
- ▶ All of the above except the development one. Increasing the tax base would be a good thing, but the historic sites seem too scattered about town to be a cohesive historical tourist destination (?).
- ▶ All of them. Mainly, I just need to put more effort into learning about them. Thank you for all this information.
- ▶ also, community events built around them
- ▶ And community events. I like the effort by the school to access these assets.
- ▶ Any studies should be shared on the town website.
- ▶ Booklets of information available for purchase and at the library.
- ▶ can't pick more than one - would like to select 2, 3 and 4
- ▶ Depending on what any of them would involve, I think it would be great to have more educational opportunities - ideally in collaboration with Leverett Elementary.
- ▶ he also checked a lecture series about them
- ▶ However, no need for as much effort as done at Historic Deerfield-- informational signs and occasional events on-site or tours would suffice. (Period actors and recreations of period life would be fun but not necessary)
- ▶ I almost clicked all of the above, by I do NOT want an Historic Leverett, thanks!
- ▶ I like all of these ideas. The 'historic Deerfield' option appears to be the most difficult one. The 'community events' one has extra appeal because of the involvement of people, which makes history more interesting to me.
- ▶ I like all the choices EXCEPT the Historic Deerfield-style example
- ▶ I like all the ideas mentioned above. Here a few more simple ideas: A high-quality PDF map and Gazette, that can be printed or downloaded for free. Amazon's Print-on-demand service could be used to generate a small amount of revenue for the Leverett and the historical society. An interactive web guide to the towns historic assets. In addition to being a map and history, it could also host information about the properties legal status.

- ▶ I would choose the first four choices.
- ▶ I'd also like to include programs of displays and curated exhibits and lecture series. If people (especially locals) can connect with some of these sites, they will have a greater understanding of our history and desire to preserve these assets.
- ▶ Maps on town website, including the information about each asset that is in this survey. I might be interested in trying to go look at some of the chambers and structures, or the coke kilns, that I learned more about from doing this survey, especially if I could combine that with doing a hike. (I checked to see if such maps already are there and didn't turn them up on a quick look--if they're there and I missed them, I apologize!) I might come to look at a display/curated exhibit at Town Hall. I think involving the schools is a good idea; it wouldn't make these assets more relevant to my life as I don't have children in the schools. Community events built around these assets could be a good idea though I'm not sure what those community events might be.
- ▶ Marking the historic Lancaster Post Rd on Teewaddle Hill Td/returning Teewaddle Hill Rd to it's correct spelling..Teewaddle..NOT quaintification by New Yorker non-resident to faux spelling of Teawaddle..!!
- ▶ National and community events built around them and the history of promoting peace in this community.
- ▶ Needs more discussion
- ▶ None
- ▶ none of the above
- ▶ None of the above.
- ▶ not if the property is in private hands
- ▶ Not sure
- ▶ Not sure about development like Historic Deerfield - I support the others
- ▶ publish the excellent info in this survey
- ▶ This question should be a checkbox instead of multiple choice, so one can select several options.
- ▶ Used by schools and program of displays and curated events.
- ▶ When the spring arrives, put on a changing exhibit at the Leverett dump and/or library. I know next to nothing about the history and traditions of where I live, and I suspect that town residents are largely ignorant of these matters
- ▶ YES!!!!!!!!!!!!

**Q 39 The Massachusetts Historical Commission advises every town to have a Historic Preservation Plan. Leverett currently does not have one. Would you like to see a plan to determine how to best preserve the properties we have, determine the best option for those assets the town does not own, and build a richer and sustainable historical presence for the town of Leverett?**

- ▶ But would like to see it paid by grant money.
- ▶ Depends on the costs and the benefits. If that's the best way to ensure the historical presence, then of course!
- ▶ Great Idea.

- ▶ I am interested for curiosity sake!
- ▶ I would support having a plan although I don't believe that plan would necessarily build a richer and sustainable historical presence for the town. For example, the plan may decide to let some sites fall into disrepair.
- ▶ It seems like a good idea, but would not want it to be costly to the town, nor infringe on the private land owners.
- ▶ school and FieldLibrary
- ▶ that would inform short term decisions in lieu of long term goals.
- ▶ This is a leading question; almost everyone will respond yes because that is clearly the intent of the survey creators.
- ▶ This question is too open ended.
- ▶ Who would pay for it?
- ▶ Yes, all history should be preserved - upkeep provided for. People must be made aware of historical sites, building and land. Nothing else in the NE towns carries as much meaning.
- ▶ YES, YES!

**Q 40***The financial models below are ones used by communities throughout the Northeast to finance and maintain their historic assets, which ones should we employ? check boxes*

- ▶ A combination of most of these, (excluding raising taxes and ad hoc model). Commercial development would have to be very carefully considered.
- ▶ A distinction -- I like to think of the above as options as one would \_research\_ to see if one of the few make the best use of our resources, etc.. I'm hesitant about the commercial development one, but it could be good to research to see how viable it is.
- ▶ a diversified economy is critical for sustainability. Many of the historical sites could be used for public events....sharing.... community... and in the end benefit all. Leverett could become more inviting on a social level if it had more going on, and the taxes could be spread out more fairly.
- ▶ All of these are options and each property would need to be evaluated to consider which options work best for the landholder and the town.
- ▶ aspects of most are appealing, but must be overall plan
- ▶ Avoid further increases in real estate taxes for this purpose.
- ▶ Clearly applying for grants is sometimes something only the town can do, other funding sources would be applied for by the private side of the partnership. This is not an either/or choice.
- ▶ CPA No more \$ than CPA needs to go to this issue
- ▶ Depends on the asset and the town's plan. I would be unlikely to support town maintenance of every asset deemed historical in this survey.
- ▶ Fundraise if all other avenues do not provide maintenance, upkeep. These are a personal historic asset, like our American flag.
- ▶ given the high taxes in town and the fact that we are encroaching on the levy limit of \$25/\$1000 and that all departments want to increase staffing there is not much room to fund historical sites other than buildings the town uses (i.e. Town Hall).

- ▶ Hard to say what would be most effective in the long run as our population changes in composition and income level and interest in historic preservation. Many families with strong Leverett ties have few members left living in town.
- ▶ Having a plan, priorities and a realistic idea of what's possible seem important elements / steps to determining how to best manage, leverage and maintain our local assets.
- ▶ I do not think the town can afford to own everything and we should use a variety of approaches depending on the historic asset..
- ▶ I don't know, and doubt the town will be able to crowd-source an answer to this question. Many of the answers above are not independent from each other. If the town is going to spend money, it must also raise money, for example. Partnerships seem important. Partnering with public county, regional, state, and federal agencies seems like a must. Presumably, there are many resources that town historical societies can find to help with some of these questions. I would be curious to learn about non-profit/not-for-profit companies that operate at the state or national level.
- ▶ I might be open to other possibilities listed but I would need to know more about them and it might depend on the particular asset. I personally would support public money plus private assistance through a fundraising campaign, or possibly public money alone, to acquire the Leverett Post Office building.
- ▶ I really don't know enough to give a very educated answer
- ▶ I think this would truly have to be a case-by-case basis, depending on the specific historic asset and where each is located, who owns it and what makes sense for each.
- ▶ I wrote so much and some how it did not get saved! In a nutshell, I think there is a rich history of industry in Leverett which is all but gone now. There is also a need for Leverett to generate more revenue. Historic buildings could potentially be commercialized to become a small restaurant or cafe, a commercial space for the community to get together which could also offer opportunities for the community to rediscover the value of these buildings.
- ▶ I'm not sure which model would be best without studying each one. However I do not believe property taxes should be raised further. It is already a financial burden for many in town.
- ▶ If interested in living history, the descendants of families that provided the history must be able to afford to live here. We already at some of the highest tax rates in the state, with little or no town services. Part time public safety, no public water or sewer, no public trash pickup, and a school with out of control spending. The town is on the brink of bankruptcy. We must concentrate spending on must haves rather than nice haves.
- ▶ Many of these seem like excellent ideas.
- ▶ no more taxes, please
- ▶ No tax increase! Leverett is a small town with very high taxes already, While history is valuable and enjoyable, both to learn from and enrich our lives, it can be documented and saved without having to preserve the actual sites. It is nice to have them, but not necessary. IF we had unlimited resources, it would be great to preserve them all, BUT we do not.
- ▶ Number 1 says NO! Number 2 crosses out all and writes some. Number 3 underlines commercial development and then adds is this feasible? Number 6 adds NO! Number 9 adds possibly.
- ▶ Possible use of a portion of the Real Estate Tax Community Preservation funds

- ▶ Possibly add town match of private assistance, but only if outlay is minimal.
- ▶ Some combination of above
- ▶ These all merit a closer look for consideration of how the town allocates its resources, both financial and human.
- ▶ These are not exclusive. I would not mind phasing-in a, say \$500 a year, tax increase to improve the town. In general, I like mixed models. I don't see the commercial model being a viable or desirable plan. I recently suggested to leading Freemasons that they need to put aside our ritualistic aprons, and don real ones. The IOOF membership is much older, and focussed in Hadley/Amherst so they are not a useful pool of labor! It is my view that fraternal and their sister organizations were once heavenly involved in their communities, and as their work has slacked off, so has their memberships. (Causal or merely a constant conjunction?)
- ▶ Town reduces taxes/votes for non-union only school employees..
- ▶ Town should not own and maintain, but widespread knowledge and continued interest will help preserve sites.
- ▶ What about CPA funds? Not sure which category that falls under.

**Q 41 Should we look at individual solutions for each asset in the context of an overall strategic plan?**

- ▶ because each asset has different needs regarding maintenance
- ▶ Does this mean a main committee with members assigned to each asset?
- ▶ Don't quite understand the question.
- ▶ each site is different - look @ each separate.
- ▶ Every site worthy of preservation is different, and so each needs a unique solution. That does not mean that planning and policies should to be abandoned: It just makes the process harder, but more likely to succeed.
- ▶ group them
- ▶ I think you are way out of line here and bringing perhaps large town practices and attitudes to this small town.
- ▶ If it improves the ability to maintain individual sites
- ▶ If you have that much time and energy..
- ▶ Individual or groups of assets that are similar
- ▶ It seems that there are a range of types of assets that may require different strategies.
- ▶ Maybe - but better to look at impact of overall plan to preserve and share stories if history
- ▶ Novice here. But I would try to use the same strategy for as many assets as possible. It would be important to have a catalog of assets based upon what the legal obligation / relation the town has to that asset. Also an approximate valuation of the properties worth (difficult to assess, but important to make decisions. ) I would first try and find a strategy that would accommodate the largest (most valued) cluster of like-assets. In other words, define a strategy that could be replicated or used for the largest similar asset group. Then iterate as needed for the next largest asset class. &etc.
- ▶ Perhaps a combination of individual solutions and some properties grouped together.
- ▶ seems assets should be ranked in terms of priority. Am overwhelmed thinking about how many assets there are to be considered.

- ▶ Seems like the sites should not be handled piecemeal by several entities but rather one arrangement for what is not in private hands
- ▶ Sites where there may be potential danger (saw mill) should have priority for a public/private partnership including grants because of potential for accidents and lawsuits. The asset needs to be prioritized as an historic site because of its uniqueness. Others, like the old school house at Moore's Corner should be used more. This could bring in funds to help maintain the building. The box shop should operate as a for profit organization.

**Q42: If "yes," can you articulate which assets should be financed by which model?**

- ▶ all by grants / state & federal programs
- ▶ As above, I would like purchase of the Leverett Post Office building to be seriously considered, and I'd be open to various financing models.
- ▶ Assess each asset and plan how to maintain it
- ▶ assets on private property might be handled differently than those owned by the town. Those that could generate income might be structured differently.
- ▶ Cemeteries owned by town, public private partnerships for the rest
- ▶ cemeteries should be maintained by town. Other assets by fundraising or public/private. Nothing should increase property taxes!
- ▶ Community preservation money
- ▶ depends depends on ownership- if privately owned should not be paid by town
- ▶ Depends on funding available - some projects will be easier to get state/federal money for than others.
- ▶ Deserves thoughtful debate
- ▶ Do fundraising and apply for grants to help maintain the assets in town.
- ▶ Don't have enough information or time at this time
- ▶ each asset should be assessed individually but historical cemeteries should NOT be getting my property tax dollars - the property taxes in Leverett are high enough!
- ▶ Feel free to contact me for recommendations
- ▶ I cannot say without being part of the research team exploring different solutions.
- ▶ I cannot; I just feel that each asset may have unique needs which may be best served with different models.
- ▶ I would hope a matrix could be created factoring in overall cost and historic importance
- ▶ Most by public/private partnership model.
- ▶ museums Lev./ n.Lev.
- ▶ museums: town and private cooperation and funding
- ▶ My brain is hurting
- ▶ Native sites on private lands, public-private. Cemeteries, same - I would imagine there are grants available?
- ▶ No - not without a deeper understanding and more than cursory thinking.
- ▶ No town \$ other than CPA
- ▶ No, but I think we have enough local people power to make these decisions.
- ▶ no, not without a great deal of study and more specifics that are beyond the purview of this survey

- ▶ no. case by case, greatest use, greatest need.
- ▶ No. Just think prioritization matters.
- ▶ No. I think that is the point of a strategic plan.
- ▶ No. I'm on my cell phone. This is a complicated question. We should all talk about it sometime though.
- ▶ not without further research
- ▶ Not without help; this would be a group effort.
- ▶ not without study
- ▶ not without study, and not in a box this size...
- ▶ Not without studying them
- ▶ Private assets - grants and private funds
- ▶ Privately held assets might best be protected through public/private partnerships. We should seek grants for preservation of town owned assets. Local non-profits could be set up to support assets donated by private individuals.
- ▶ Set a plan
- ▶ Tax reduction for historic site preservation
- ▶ The town cannot shoulder the burden of this with its budget alone. Generating revenue is important in addition to applying for grants or developing relationships with organizations who ideally could incorporate an educational piece. Leverett children and newer families could develop an appreciation for the historic families of Leverett and these sites.
- ▶ The town needs a professional archeological preservation plan
- ▶ The town paying to maintain some sites, like the Sawmill, the Coke Kiln and the former Box Factory (crafts & arts bldg) makes sense; beyond those, more discussion would be necessary.
- ▶ There should be a discussion about it.
- ▶ They might all require different financial models
- ▶ This needs more thought than I can muster. But needs to be asked.
- ▶ This question needs empirical understanding, not some kind of a priori judgements!
- ▶ This would depend on grants (State, Federal, Foundations) & what opportunities there might be for funding
- ▶ too complicated; needs to be case by case and depends on ownership
- ▶ Town look for grants
- ▶ what if i have a very long long list of answers how much space do i have?
- ▶ you need to be opportunistic, with an overall plan to oversee and preserve the majority of the town-scape

**Q 43 If the answer is no, can you suggest which model you would prefer to use**

- ▶ A mix of public and private as long as taxes are not increased.
- ▶ a way to preserve while increasing the tax base
- ▶ At what cost. Already too expensive to live here. Too liberal in spending. Need more conservative thinking.
- ▶ Fund raising, grants and volunteering
- ▶ Grants
- ▶ grants

- ▶ Grants, public/private
- ▶ How about starting with study groups to address each specific situation?
- ▶ I think we need a variety of strategies
- ▶ Logic would suggest public/private well thought out.
- ▶ non profit and fund raising
- ▶ Not a survey
- ▶ Not sure I think having a combination would be good
- ▶ public/private partnership
- ▶ Public/private partnership, Historic Deerfield model for those to which this is applicable if not privately owned and lived in.
- ▶ Public/private partnership. That is a pretty loosey-goosey model, but my best answer.
- ▶ Public/Private partnership
- ▶ See above, but my order would be something like: 1) Strategic partnerships, 2) grants, 3) private donations, 4) Town tax base
- ▶ Selective tax reduction..!!
- ▶ Set a plan and make it work
- ▶ state/federal grants combined with non-profit partnerships, and individual donations
- ▶ The plan should be general to allow the town to make ongoing choice based on current priorities
- ▶ town applies for state & federal grants
- ▶ town build partnership with local non profit organizations
- ▶ Town employing a public/private partnership

**Q 44: Are there other interested parties who might help us determine a financing strategy?**

- ▶ All of the above and possibly more. Will take some digging. Isn't that what the Historical Commission does best?!
- ▶ Each would be full of their own ideas.
- ▶ Everyone. There is no way of knowing all the resources in this town - cast a wide net and let folks get involved
- ▶ Get adopted by rich organizations, but you knew that. Fund-raising requires modern media accessible on the Internet and elsewhere. Amherst's International Order of Odd Fellow has twelve monthly outside lectures a year. Pacific Lodge should copy them and would welcome this if asked. PR and Development are not my expertise, but some retiree must have these skills and the time to devote to this. The first step is garnering community support one resident at a time by getting them involved: It is actually a process a slow process of (honorable) seduction that leads to commitment.
- ▶ Gotta have friends.
- ▶ Hopefully all of the above
- ▶ <https://www.umass.edu/architecture/ms-design-historic-preservation>
- ▶ I expect that any of these individuals or groups might have useful ideas.
- ▶ If it possible to get the school and students involved? Both in outreach and in service learning/community service?

- ▶ It needs to be a non-profit and volunteer help for the preservation of. State and Federal would make things difficult and the town would eventually lose control of these treasures.
- ▶ It seems that all these could provide insights and help the town determine a strategy. Perhaps through meetings where all of the above were invited to meet with town residents and officials.
- ▶ Motivated citizens.
- ▶ Not knowing the budget, it is difficult to say. Perhaps state funding? Too much land in Leverett has been put into preservation by the CPC, thus keeping housing down, and therefore the tax base. We need a few commercial properties on Rte. 63 to add to the tax base. Leverett needs a pub!
- ▶ Not sure exactly what the question means but feel we need impartial parties to determine importance and relevance instead of invested parties with selective interests in town.
- ▶ particularly the academic institutions have proven themselves to be useful through outreach program and learning by doing
- ▶ People in similar towns who have succeeded with such projects. Cape and Islands, Berkshires may have models we have not considered?
- ▶ Preservation experts such as those associated with Historic Deerfield or the Trustees of Reservations.
- ▶ probably all of the above, depending on the asset.
- ▶ this is not in my area of expertise-sorry! could be all of above could potentially help
- ▶ Town should vote for selective tax reduction/only make those with school age children pay any school taxes..
- ▶ Towns with existing models of plans
- ▶ What do other small towns do. Find out how these assets are financed elsewhere and have been for a long time.