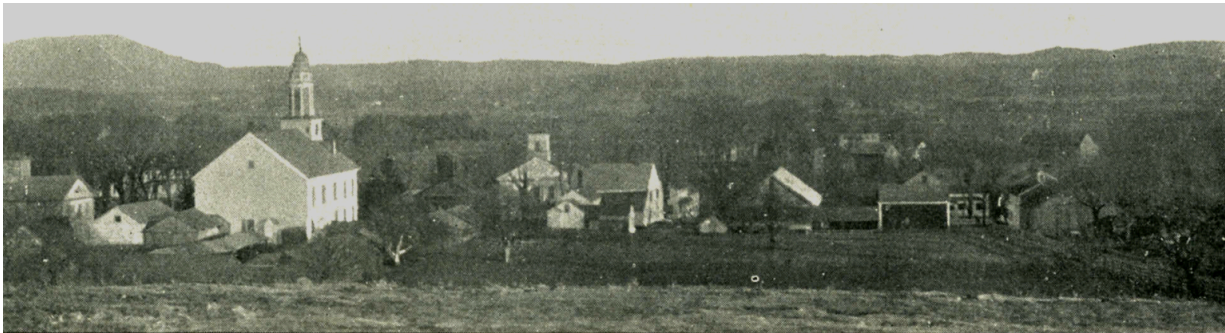

Chapter 3: Historic And Cultural Resources

Introduction

Studying a town's cultural, historical, and recreational resources can open a window to the past, and suggest guidance for embracing the future. In Southamton, these resources are rich and varied, and are evident in the town's architecture, landscapes, scenic roads and vistas. The purpose of this chapter is to review important cultural, historical and recreational resources as well as efforts to sustain these resources over time. Evaluation of the interrelationship of various community policies as they relate to the preservation of local resources becomes necessary when preservation values are integrated into local planning efforts.



Southamton From The Hill c. 1900 Source: Image Museum Smugmug.com

Settlement History

In 1653, proprietors of the Massachusetts Bay Colony purchased from the Nonotuck Indians a nine-mile tract along the Connecticut River and settled Northampton. This land now encompasses Northampton, Easthampton, Southamton, Westhampton, Hadley, and Montgomery. Before the end of the 17th Century, the area now occupied by Southamton was being explored and settled. Lead deposits were discovered and in 1679, a company was formed to mine the ore. In 1687, Caleb Pomeroy, after whom the meadows and mountain would later be named, petitioned the General Court to grant him a tract of land. The first permanent settlement in this area was established in 1730, when the land was surveyed and a group of thirty Northampton men, chosen by lottery, were each granted 90 acres to improve and reside on. Improvements included clearing, cultivating, and enclosing the land. In 1741, this settlement became the Second Precinct of Northampton, and named New Hampton. As a precinct, officers were selected and a preacher settled. In 1753, the General Court declared the precinct a district and the named was changed to Southamton.

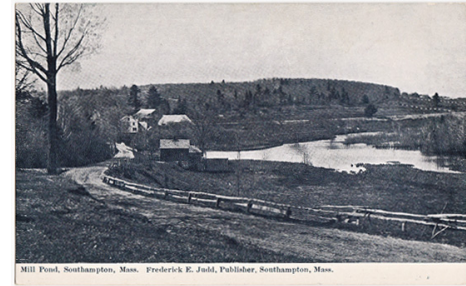
By the late 1700s, Southamton was a thriving community, divided into seven school districts—Center, North, Bedlam, Foggintown, Southwest, Russellville, and West Part—each with its own schoolhouse. (The Bedlam and Russellville schoolhouses were not built until the early 1800s.) Conveniently located between Northampton and New Haven, Southamton offered a variety of goods, including farm products and lumber. A wealth of pine, oak, and chestnut provided the town with a valuable export commodity. Numerous mills sprang up and utilized the abundance of waterways for power, while many

industries capitalized on the timber resources. Industries, such as tanneries, potash works, blacksmithing, and cooper shops relied on the area's forest resources. In 1830s, a small group of business owners invested in the construction of the New Haven-Northampton Canal, making Southampton's goods available to urban markets. Later, in 1854, the New Haven-Northampton Railroad replaced the canal, extending markets to New York City.



Former Southampton Railroad Station. c. 1920

Numerous springs on Little Mountain provided water for the village center. As early as the 1820s, wooden pipes carried water from the mountain springs to village homes. A group of local businessmen established the Southampton Aqueduct Company, the Town's first private water company, in 1865. The company reorganized and became the Mountain Spring Water Company and later the Mountain Spring Water Works, which provided the Town Center residents with water until 1931, when the Town voted to install a new water system drawn from Holyoke's White Reservoir.



Southampton Mill Pond. c. 1920
Source: Image Museum Smugmug.com

During the mid-to-late 19th Century, mill industries began to spring up throughout Massachusetts. Southampton, however, was not inclined to support these businesses and its influx of immigrant workers. Many of these businesses were established in neighboring Easthampton. Effectively, this helped to preserve Southampton's rural tradition and agriculture remained its primary economic base until World War II. Since then, there has been a gradual but steady loss of operating farms and much of the open land has been subdivided for single family housing. Today, Southampton is a community of commuters. Because the town lacks the necessary infrastructure, it remains without industrial development. Residents continue to perceive Southampton as a rural community and place a high value on the remaining farmland and open space. They continue to work to preserve and protect this prized resource.

3.1 Trends and Data

3.1.1 Historical Resources

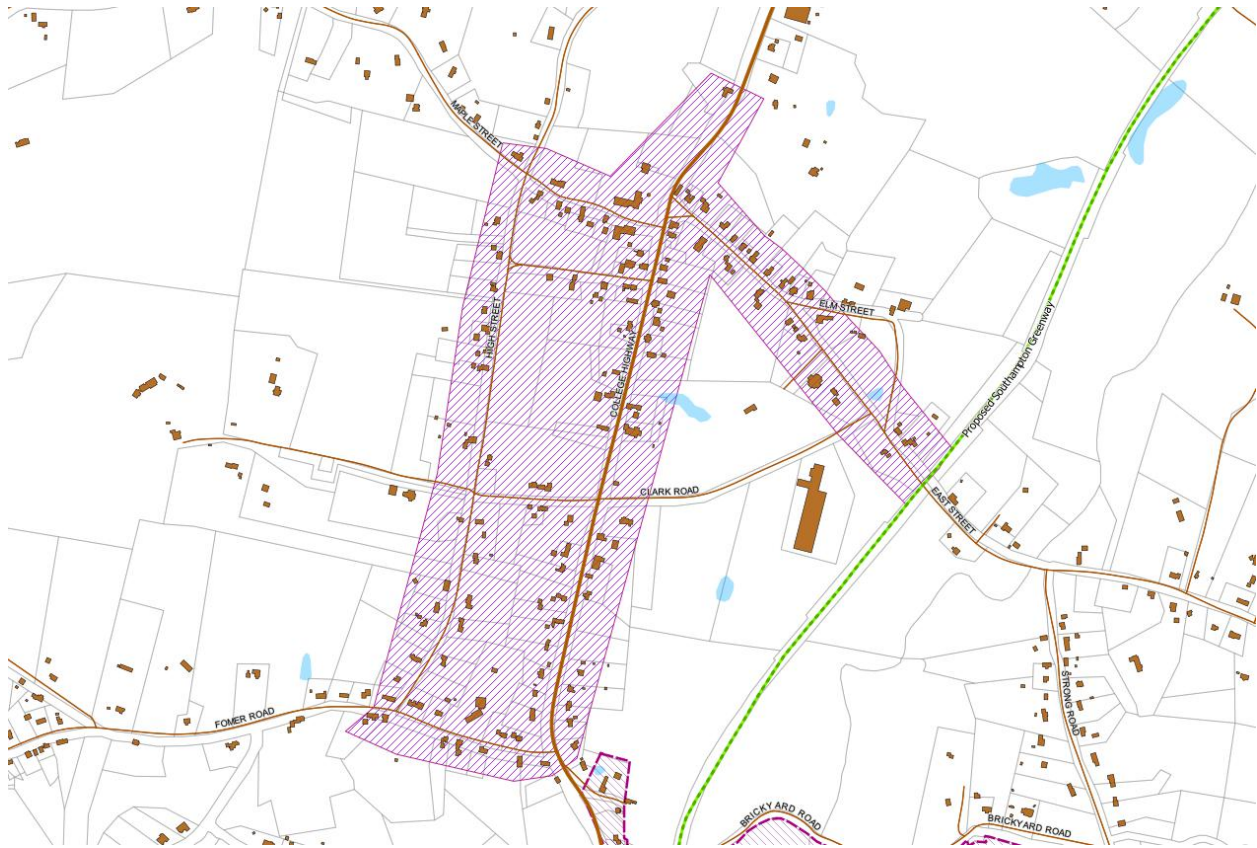
Historic Districts

A historic district is a group of buildings, properties or sites that have been designated by one of several entities on different levels as historically or architecturally significant. Districts can greatly vary in size: some have hundreds of structures, while others have just a few. The National Register of Historic Places is the official list of the American cultural resources worthy of preservation. Listing in the National Register recognizes that the area or building is important to the history of the community, state, or nation; allows owners of income-producing properties to qualify for federal tax incentives for rehabilitation; and provides limited protection against federal/state projects.

Southampton has two National Register Historic Districts – the Southampton Center Historic District and the Lockville Historic District. The Southampton Center District (shown below) was designated in 1991 and incorporates portions of High Street, College Highway, and East Street. The town center developed

around the meeting house, and has traditionally been the focus of prime residential and civic development.

Figure 3-1a: Southampton Center Historic District

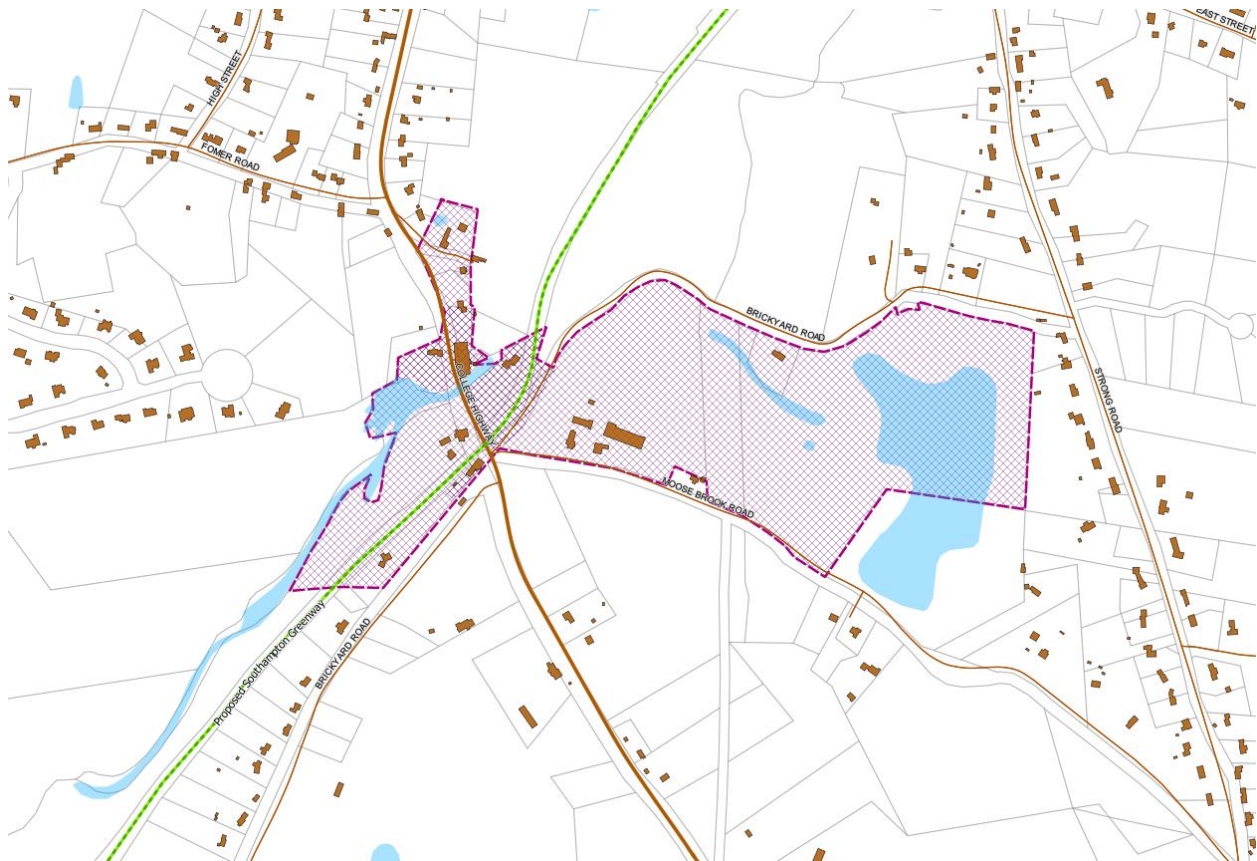


Note: District boundaries estimated from buildings shown to be contributing to the Southampton Center Historic District described in Massachusetts Cultural Resource Information System database accessed March 13, 2013. Not all buildings within the shaded area are considered historically significant.

The area includes the Congregational and former Methodist churches (demolished in 1997), the Fire Station (originally the District #1 Schoolhouse), the former Town Hall, the former Town Library, and several buildings that functioned as general stores. East Street is lined with attractive 18th and 19th century village residences, including the Woodbridge House and the Swift House. Along College Highway are several old farmhouses and a sprinkling of Colonial Revival and Craftsman styles. High Street also contains a number of 18th century and 19th century residences. The rise in elevation away from the Town Center makes the village a geographical as well as cultural focus.

Designated in 2001, the 240-acre Lockville Historic District is significant as a largely untouched industrial area which supported a sawmill, a gristmill, a tannery, a cider mill, a shingle mill, a whip shop, and a piano leg factory approximately a mile south of the town center along the Manhan River. The development of this area was spurred by the establishment of the New Haven -Northampton Canal, which operated from 1835-184-7. The construction of three canal locks, a canal warehouse, and a hotel for canal travelers along the New Haven and Northampton Canal system contributed to the area being named "Lockville."

Figure 3-1b: Southampton Lockville Historic District



The district has 11 contributing buildings, four structures, and two sites. The principal buildings include the Icabod Strong House (1768), the Phineas Strong House (1833), the Lockville Hotel (1828), the Canal Storehouse (1832), the Lyman Mill (1854) and the Lyman Sheet Metal Company complex. The principal structures include the canal lock remnant (1835) and the mill dam which impounds Lyman Pond itself.

The Russellville area is listed on the Massachusetts State Inventory of Historical Places. Russellville developed as a small milling and manufacturing center in the early 19th century. While most of the mills are gone, the surviving residences suggest the prosperity of the area in its prime. The Russellville area was settled about 1800 and by 1836 had developed enough to warrant establishment of a district school. The Manhan River supplied power to several small mills, including a grist mill, shingle mill, sawmill and clover seed mill. A cider mill and several clothier mills were also in operation, supported by a blacksmith shop and a cooper. By 1865, most of the Russellville mills had been abandoned or closed down.

One of the earliest areas of Southampton to be settled, West Part is situated along the southwest branch of the Manhan River in the northwest corner town. Elias Lyman and Samuel Burt built the first two homesteads there in the mid 1730s, and over the next 150 years, forty more were established. Several saw and grain mills utilized the river for power. West Part was a lively and productive section of town with its own schoolhouse and cemetery until the 1890s, at which time the city of Holyoke petitioned the General Court in Boston to request this area of land for purpose of building a reservoir. Granted in 1894, Holyoke began to purchase and clear the land and remove the homesteads. The dam

for the White Reservoir was completed near the Westhampton town line in 1912 and the reservoir was filled. In the 1950s, Holyoke purchased additional Southampton land and built the Tighe Carmody Reservoir. When this reservoir was complete, the White was drained, and after an unsuccessful leak repair, abandoned. At present, the city of Holyoke owns approximately 2,600 acres of land in the West Part section of town, which is inaccessible to the public. Of the original settlement, only the cemetery and the nearby Dady House remain.

Southampton has no designated Local Historical Districts. In general, Local Historical Districts are far more effective for preventing inappropriate changes than a National Register District. In a local historic district, a locally appointed Historic District Commission reviews proposed changes to exterior architectural features visible from a public way. Many Historic District Commissions have developed Design Guidelines that clarify how proposed projects should respect the existing historical character. Local districts are established by a 2/3 majority vote at Town Meeting. Currently, Southampton has an active Historical Commission, but does not have any designated Local Historic Districts.

Properties in a National or Local Historic District are automatically included on the State Historic Register. Listing in the State Register provides limited protection from adverse effects by state projects and provides owners of municipal or private non-profit properties the opportunity to apply for match state grants through Massachusetts Preservation Projects Fund.

Historic Buildings

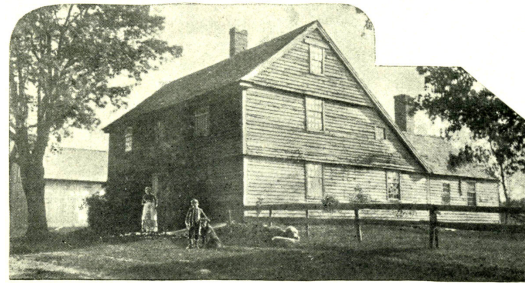
Currently, there are no individual buildings outside the designated National Historic Districts in Southampton listed on the National or State Register, or within a Local District. All of the buildings over 100 years old are listed on the Massachusetts State Inventory of Historic Places. Listing on the state inventory helps communities keep an active list of historic buildings, areas, objects, and structures in the community, and can assist when working for designation status on the National or State Register of Historic Places. The town's Historical Commission has been diligent about keeping this inventory up to date, and all houses that are over 100 years old in town are included on this state inventory. Several new properties were listed on the state inventory in 2010.

According to the Massachusetts Historical Commission (MHC) 1982 Reconnaissance Survey Town Report for Southampton, there are a number of buildings of historical significance from the Colonial, Federal, and Early and Late Industrial period that still survive in the community. These historically significant buildings are all listed on the state historical inventory.

The earliest surviving houses date to the 1730s and 1740s. These include the Eleazar Hannum House (c.1734), the Ebenezer Kingsley House (c.1730), the Elisha Pomeroy cottage (c.1743) and the Jonathan Judd House (c.1743). The Hannum and Kingsley Houses are significant due to their architectural integrity. In general, the town's Colonial houses are scattered throughout town rather than clustered in the town center. Examples were observed by MHC on Crooked Ledge and Gunn Roads, East Street and College Highway (Route 10).

At least a dozen Federal houses and cottages are known to survive in Southampton. Most homes of this style were built before 1810, with a number of houses built in the 1790s. The two most outstanding resources remaining from this period are the 1793 Doctor Sylvester Woodbridge House, known as Woodbridge Hall, and the 1788 Second Meeting House (Congregational Church).

A number of houses and cottages were built in Southamptton during the Early Industrial Period, most likely in the 1850s and '60s. Clusters of period houses were observed by MHC at Southamptton Center, on High Street and on Route 10, and at Russellville. Individual houses of the period were noted in scattered locations on Middle and Gunn Roads, Maple and East Streets and Pomeroy Meadow Road. Several institutional buildings were also built during this time, such as a Methodist Church (1844), District School #1 (1863) and District School #2 (1845). The 1863 school has functioned as a fire station since the 1940s. Originally, the District #2 schoolhouse was located at the corner of Pomeroy Meadow Road and Glendale Road. The Historical Commission moved it to Conant Park in 1975 and restored the wooden structure. This structure has historical value and is open to the public on the Fourth of July, Celebrate Southamptton (formerly known as Old Home Days) and Sunday afternoons during the summer months.



OLD HOUSE ON POMEROY MOUNTAIN.

House on Pomeroy Mountain

Perhaps as many as two dozen houses and cottages were built in the town in the Late Industrial period. Most are located at or near the town center, with examples noted on Route 10, East Street, High Street and Fomer Road.



Southampton Methodist Episcopal Church

Source: *Image Museum Smugmug.com*

Northampton-New Haven Canal

One of Southamptton's unique resources is the Northampton-New Haven Canal. Planning for the canal began in 1821, when New Haven businessmen began to raise capital and investigate a possible canal route from their harbor to central Massachusetts, with extensions to Vermont, Canada and linking to the Erie Canal via the Hudson River.

The Farmington Canal (in Connecticut) and the Northampton (or Hampshire and Hampden Canal) were built separately and merged in 1835 to form the 86 mile long Northampton-New Haven Canal system, of which 56 miles were in Connecticut and 30 miles in Massachusetts. Twenty-eight locks were constructed to navigate the 292-foot rise in elevation between New Haven and Granby. Unfortunately, the utility of the canal was never fully realized due to the emergence of the railroad as the more efficient mode of transportation. By 1855, the right-of-way had been purchased and the "Canal Railroad" had been completed.

The Northampton-New Haven Canal ran through the town of Southamptton, and six locks were located here. Today, the remains of the canal system can be seen in three locations in Southamptton: at the Szczpta Farm Conservation Area on Route 10 from the Canal Bowling Lanes, Lyman Mill Pond, and where the railroad tracks cross College Highway. The first location along Route 10 offers the best view of the Canal in Southamptton. Lyman Mill Pond site offers a view of the canal where it crossed the Manhan in an aqueduct. The public can view of the remnants of the canal at the Szczpta Farm Conservation Area. Landowner permission is needed at the other two sites.

Lead Mine History

An important chapter of Southampton's history is the discovery and business venture of lead mines in the north part of town. Discovered by Robert Lyman in 1678, the Lead Mines operated in this area until 1865. Over the centuries, mineral resources permitted several other mines, quarries, and brickyards to operate in Town.

The Southampton Conservation Commission has identified several parcels with connections to the lead mines as properties with conservation values and worthy of protection. First is the Old Lead Mine off Lead Mine Road in the western section of Town. This mine offers excellent geological studies and is historically significant because it furnished material for bullets during the American Revolutionary War. Lead Mine Road offers an easy access to an opening in the lead mine located on the west side of the road approximately 2,000 feet south of the Easthampton town line. The mine changed owners several times and in 1865 sold for nearly one million dollars. The mine is located on private property, and permission to view the site must be granted by the owner.

The second site is at the location of the original Water Tower on High Street. The dirt road to the water tower provides access to an old lead mine. This mine is located in the woods east of the open field by the water tower. Although small, this site offers an opportunity to study local geology. This site also provides access to Little Mountain for hikers.

Lastly, Wolf Hill off Manhan and Russellville Roads contains a gigantic leaning rock deposited by a glacier. In addition, an old mine in this area provides a source for geological studies. This site is open to the public for hiking.

Cemeteries

Southampton Center Cemetery is believed to be the oldest continuously operating cemetery in the Commonwealth and one of the oldest in the country. It is listed on the National Register of Historic Places. The cemetery is located on Route 10 about a quarter-mile north of Southampton Center Historic District. Center Cemetery contains more than 3,000 graves, dating from the earliest in 1738 to the present. It is a public cemetery, administered by a three-member Cemetery Commission. Having always been the principle burying place in Southampton, the cemetery represents the town's entire and ongoing social history. A significant number of original settlers and Revolutionary and Civil War veterans are buried here. Over time and as needed, additional land has been acquired to enlarge the cemetery to its current 12 sections. In 2003, the town purchased an adjacent 80-acre parcel, a portion of which will be used to further enlarge the grounds. This new parcel is jointly administered by the Conservation Commission, the Cemetery Commission, and the Water Department.

The Fomer, or West Part Cemetery, is located in the West Part of the town. It is located on land that was part of the farm of Noah Dady. Many of the stones are signed by the cutter, T. Sturges. The oldest tombstone is that of the infant son of Isaac and Mindwell Parsons, who died in 1788. The most recent tombstone is dated 1904. There may be other earlier burials here, without stones. The care of the Cemetery was taken over by the town in 1810.

The Gridley Private Cemetery is located on the west side of the College Highway, a short distance from the center of town. It contains nine tombstones, seven of which are Gridley family members. The first burial here was in 1835, the last in 1855.

Clark-Chapman House Museum

Located across the street from the northwest corner of Conant Memorial Park, the Clark-Chapman House has a rich collection of historical artifacts, both domestic and agricultural, many of them dating from the 19th and early 20th century. It is the headquarters of the Southampton Historical Society and is opened on Sunday afternoons from Memorial Day to Labor Day. The facility is not handicapped accessible. The Historical Society holds several annual events, such as the July 4th Ice Cream Social, Celebrate Southampton, and Parade of Trees.

Southampton Historical Society and Historical Commission

Southampton has two active historical groups in the community: the Historical Commission and the Historical Society. There is a strong collaboration between these entities to protect the valuable historic resources in the community. The Historical Commission is the town-appointed board who is responsible for working with other town boards and committees on historic preservation issues. The Historical Society is a private, non-profit volunteer organization who maintains the Clark-Chapman House Museum and holds events to educate residents about the history of Southampton. Historic records may be found at the Clark Chapman House, the Old Schoolhouse, and the Edwards Public Library.

3.1.2 Cultural Resources

Cultural Landscapes

Cultural landscapes portray how humans have used and adapted natural resources over time, whether through agricultural, mining, and settlement activities, or traditional Native American cultural practices. Many communities look to protect these special or historical landscapes, but the challenge is to define what make these landscapes “special” to a particular community. Often, these are landscapes that define a community, and can be referred to as the “sense of place” or “community character” that make a place special. However they are identified, it is usually agreed that loss of these cultural lands to development would be detrimental to the community.

The rural landscape is a very important, if not one of the most important elements, to the residents of Southampton. Throughout the public engagement process of the master plan, time and again, the importance of the preservation of the rural landscape was mentioned by town residents. The rural landscape includes the fields, forests, and wild places that exist throughout the community. In addition to the farms, fields, and forests that create the rural character in Southampton, there are other cultural artifacts, such as the lead mines and the canal, that contribute to the cultural landscape in Southampton.

However, as it has been highlighted throughout this plan, Southampton’s growth in population and housing has begun to impact the cultural landscape of the community. Farms have become subdivisions, and acre by acre, the cultural landscape of Southampton has begun to change. While the community cannot stop growth, it can certainly take certain measures so that new development is directed toward growth centers, and those lands that help define Southampton are placed into permanent protection so that the historical and cultural landscape can remain for generations to come.

In past planning efforts, residents have identified sites in the community that contribute to the sense of place and are worthy of protection. The town’s 2008 Open Space plan identified one location where an “...extraordinary panorama offers residents and visitors alike a strong character of Southampton, and

needs to be preserved.” This area on College Highway near the Westfield line offers one of the more spectacular views of Mt. Tom and the surrounding 65 mountains and hills. This location is also a primary gateway into Southampton from the south, and provides travelers along College Highway their first glimpse of the community.

Residents who attended the master plan visioning workshops in April 2010 also identified two areas in Southampton that contain a concentration of agricultural lands, another predominate cultural landscape in the community. Middle Road and White Loaf Road were identified by attendees as an area with a high concentration of agricultural lands, and attendees would like to see the town work to put into place policies and programs to protect these important landscapes. The Master Plan Committee also identified an area along Glendale Road on the Southampton / Easthampton town line. These locations have been identified as Agricultural Protection Priority Areas through the master planning effort.

Scenic Views

Scenic views are one element of the cultural landscape. The town of Southampton has multiple scenic views that have been documented in previous plans, such as the 2008 Open Space Plan. Scenic views in combination with scenic roads convey the “sense of place” for residents and visitors alike.

Protection of these scenic views can be difficult. It can be legally challenging to regulate aesthetics without potential takings claims, but it is generally understood that communities have the authority, under the “general welfare” function of their police power, to impose restrictions that protect scenic views and maintain a high standard of design along certain roadways. However, communities should be careful that scenic protection measures will not be so onerous as to deny all reasonable economic use of a property. Some possible regulations could require sensitive siting or screening of any buildings allowed in the viewshed, or restrict heights of new buildings.

In past community plans and within this master planning process, the town has identified several key scenic views worthy of protection:

- View off Glendale Road: Riding along Glendale Road, offers an excellent view of Mount Tom and the Mill River Valley with a foreground of agriculture land, and at times with farm animals grazing in the fields.
- View of Tighe-Carmody Reservoir: Motorists traveling on Fomer Road have an opportunity to view Carmody Reservoir.
- Coleman Road View of Mount Tom: Traveling north on Coleman Road, a motorist can obtain an excellent view of Mt. Tom and the mountains to its north and west.
- Gunn Road View: Another opportunity to view Mount Tom is along Gunn Road, near Fletcher’s farm. This site also offers the opportunity to view conservation practices establishing an active dairy farm, such as the diversion terraces, crop rotation, hay, and pasture management practices.
- Cook Road Access: Cook Road offers access to a Wildlife Management Area owned by the Department of Fisheries and Wildlife for passive recreation activities. Cook Road is an excellent bikeway and offers motorists a memorable view of Mt. Tom.
- Pleasant Street: High concentration of agricultural lands and scenic views of this cultural landscape to the west.

-
- Swanson Comers View: At the intersection of Valley Road and Route 10, motorists have a beautiful view of Mt. Tom and surrounding hills. There is an ample breakdown lane so that one can safely stop and photograph the scenery.

Scenic Roads

Southampton contains numerous roads officially designated as Scenic under state regulations. In March 1973, the state legislature approved Chapter 67 of the Acts of 1973, authorizing cities and towns to designate certain roads as scenic roads. In 1974, the town voted and approved at annual Town Meeting the designation of five roads as Scenic as permitted by this state act: East Street from College Highway to the Manhan River Bridge; Rattle Hill Road; Russellville Road from Red Brook to the Westfield Line; Cold Spring Road from Glendale Road to the Westhampton line; and Gunn Road from Pleasant Street to College Highway. Shortly thereafter, the state legislature passed M.G.L. Chapter 40 § 15C, Scenic Roads Designations, Improvements, and Fines. Three roads in Southampton have been designated under this law: Manhan Road, Maple Street, and Mountain Road.

Official designation under both these acts of the legislature ensures semi-protection of these roads. These acts state that written consent from the planning board is required before any repair, maintenance, reconstruction or paving work is completed on these designated roads. In addition, work completed on the road shall not involve the cutting / removal of trees, or the tearing down / destruction of stone walls. A public hearing is required before a planning board decision and work on the roads can commence. Under Chapter 40 § 15, communities have the ability to pass a local bylaw to fine violators no more than \$300. It does not appear that Southampton has adopted this local bylaw.

Stone walls are further protected in Massachusetts under M.G.L. Chapter 266 §105. Removal of or destruction of portions of a stone wall is considered a property crime, punishable by a fine of \$10 or arrest without warrant.

In the town's 2008 Open Space and Recreation plan, residents identified nine roads in Southampton that deserve official designation as scenic and some level of protection. All of the roads identified in the plan, with the exception of Middle Road and Whiteloaf Road, are already currently designated as Scenic under the current state legislation. Therefore, it appears that protections of the Scenic designation need to be better enforced by municipal officials, and identification of this designation along the road could help inform residents the road's recognized scenic quality.

Cultural Council

The Massachusetts Cultural Council's Local Cultural Council (LCC) program is the largest grassroots cultural funding network in the nation supporting thousands of community-based projects in the arts, humanities, and sciences annually. Each year, local councils award more than \$2 million in grants to more than 5,000 cultural programs statewide.

The Massachusetts Cultural Council distributes funds to local and regional cultural councils, who then re-grant funds to arts, humanities, and interpretive science projects in their own communities. Councils are free to make funding decisions that best meet the particular needs and priorities of their community within the parameters of the broad state guidelines. All councils conduct community input to gather feedback about their community's specific interests and needs.

In FY11, Southampton's Cultural Council had \$5,427 available from MCC for cultural projects. Funds were awarded for Southampton Summer Concert Series, literature for the Edwards Public Library, passes to the Amelia Park Children's Museum in Westfield and Springfield Museums, storytelling at William E. Norris Elementary through the Family Literary Committee, and other theatre and musical events.

Edwards Public Library

Southampton's former Public Library is located within the Town Center Historical District and is considered to be one of the finest examples of neo-Classical architecture in the community. The library was owned and operated by the Town of Southampton from June 3, 1903 to 1996. Initial funding of \$5,000 for the library was provided by the estate of Rev. Henry L. Edwards. Additional funding of \$1,000 was bequeathed by Mrs. Phoebe Sheldon for purchase of the site.



Former Edwards Library

Source: Image Museum Smugmug.com

Celebrate Southampton

In 1897 the former residents of Southampton living in Springfield organized gatherings within a group known as the Association of Sons and Daughters of Southampton. By 1900, the gatherings were held in Southampton itself. At some time, the gatherings became known as Old Home Days, and most recently, as Celebrate Southampton. They are held in August, traditionally on the first weekend.

This tradition has changed with the times. Once it was a weekend-long event, featuring such events as a Memory Hour and a softball game between the single and married men. In 1929, Former President Calvin Coolidge and his wife attended, although he declined to speak.

In modern times, there are events for all current and former residents, including the Memory Hour, a picnic and play grounds for the children, held on a single day.

Sources:

1. *General Laws of Massachusetts*, (www.malegislature.gov/Laws/GeneralLaws)
2. *History of the West Part, Southampton, Samuel Wright, 1889 – 1890*
3. "New Haven & Northampton Canal", *American Canal Society Canal Index*
4. *Massachusetts Cultural Council, Local Cultural Council Allocations List* (www.massculturalcouncil.org/programs/lccgrants.asp)
5. *Massachusetts Cultural Resource Information System* (mhc-macris.net)
6. *Massachusetts Historical Commission* (www.sec.state.ma.us/mhc)
7. *Massachusetts State Register of Historic Places, 2008*
8. *MHC Reconnaissance Survey Town Report, Southampton, 1982*
9. *Southampton Annual Report, 1974*
10. *Southampton Cemeteries, Inez Lederer, circa 1945, Updated by Richard Frary 1980,2000*
11. *Southampton Open Space and Recreation Plan, 2008*
12. *Southampton Town Website, 2011*
13. *Southampton Newtown on the Manhan, 1975*

3.2 Goals and Strategies

Target Dates for Completion are organized into four categories: Short-term (1-5 years); Mid-term (6-10 years); Long-term (11-15 years); and Ongoing.

Goal 3-1: Ensure continued and expanded efforts to preserve and enhance the historical assets of the town of Southampton.

Strategy 3-1A: Develop a plan for the future use of municipally-owned historic properties, such as the old Town Hall and Fire Station. Work to determine the highest / best use of these properties and how to re-purpose the buildings while keeping historical character intact.

Responsible Party: Historical Commission, Select Board, Planning Board

Resources Needed: Planning grant, volunteer and consultant time

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-1B: Update old and outdated inventory sheets for properties / areas / objects / structures on the Massachusetts Historical Inventory.

A comprehensive inventory of a town's historical assets serves as the basis for all future preservation activities. Inventory sheets could be updated to include digitized maps, updated photos and summary text.

Responsible Party: Historical Commission

Resources Needed: Volunteer time, consultant, CPA funds

Target Date for Completion: Mid-term (6-10 yrs)

Strategy 3-1C: Expand number of properties / districts / areas designated on the National and State Register to increase eligibility for matching grants for preservation work.

Responsible Party: Historical Commission

Resources Needed: Volunteer time

Target Date for Completion: Ongoing

Strategy 3-1D: Create a community group to help connect private owners of historic properties and coordinate historic preservation efforts throughout town.

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

Resources Needed: Volunteer time

Target Date for Completion: Mid-term (6-10 yrs)

Strategy 3-1E: Adopt a Local Historic District in identified area.

Local Historic Districts are more effective in preventing inappropriate changes than a National or State Register District. By establishing a local historic district, a community can appoint a Local Historic District Commission (LHDC) which reviews proposed changes to exterior architectural features visible from a public way within the district boundary. Local Historic Districts are established by a 2/3 majority vote at Town Meeting. Local Historic Districts are regulated under M.G.L. Chapter 40C.

Responsible Party: Historical Commission, Select Board, Planning Board

Resources Needed: Volunteer Time

Target Date for Completion: Long-term (11-15 yrs)

Strategy 3-1F: Establish a local Historic Preservation Trust Fund.

Responsible Party: Historical Commission, Select Board

Resources Needed: Town funds, private donations, government agencies; administrative time

Target Date for Completion: Long-term (11-15 yrs)

Strategy 3-1G: Develop a Municipal Preservation Plan.

A Municipal Preservation Plan for the town will greatly assist in identifying historic and cultural resources, assessing their current status, and recognizing issues and opportunities to better protect those resources.

Responsible Party: Historical Commission

Resources Needed: Volunteer time, consultant, MHC Survey and Planning grant, CPA funds

Target Date for Completion: Long-term (11-15 yrs)

Goal 3-2: Educate and engage town residents and visitors on Southampton's unique historical and cultural assets.

Strategy 3-2A: Update the 1997 Points of Interest Map that identifies significant historical and cultural resources in the community, such as the Northampton-New Haven Canal, the Lead Mines, and historic buildings / districts.

Map could be made available online on the town's website.

Responsible Party: Historical Commission, Citizen Volunteers, town webmaster

Resources Needed: Planning grant, volunteer and consultant time, CPA funds

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-2B: Create a historical walking / driving tour based on the Points of Interest Map.

Responsible Party: Historical Commission, Conservation Commission

Resources Needed: Volunteer and consultant time

Target Date for Completion: Ongoing

Strategy 3-2C: Create a historical information center at the Town Hall or Library.

Ensure the information center is outside to provide availability during closed business hours.

Responsible Party: Historical Commission

Resources Needed: Volunteer and consultant time, funds for display

Target Date for Completion: Long-term (11-15 yrs)

Strategy 3-2D: Work with landowners to ensure public access to key historic sites, and provide signage for access to these sites.

Responsible Party: Historical Commission, Conservation Commission

Resources Needed: Volunteer and consultant time, CPA funds for display

Target Date for Completion: Ongoing

Strategy 3-2E: Encourage schools to create classroom history and oral history projects and produce multi-media historic documentaries, including written works.

Responsible Party: Historical Commission, Southampton Public Schools, Local Community Access Television

Resources Needed: Volunteer and consultant time, funds for display

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-2F: Collect historical photographs and create a gallery display of the photographs at Celebrate Southampton and for an extended period of time at the Public Library.

Responsible Party: Historical Commission, Public Library, Council on Aging

Resources Needed: Volunteer and consultant time

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-2G: Digitize historical photographs of Southampton and provide public access through the Historical Society

Responsible Party: Historical Commission, Historical Society, Public Library, Council on Aging

Resources Needed: Volunteer time, town webmaster

Target Date for Completion: Ongoing

Strategy 3-2H: Add a summary of the history of Southampton on the town's wikipedia entry (http://en.wikipedia.org/wiki/Southampton,_Massachusetts)

Responsible Party: Historical Commission

Resources Needed: Volunteer time

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-2I: Provide signage on roads designated as Scenic to educate town residents and visitors the location of these protected roadways.

Responsible Party: Select Board, Planning Board, Highway Department

Resources Needed: Volunteer and staff time, CPA funds for signage

Target Date for Completion: Short-term (1-5 yrs)

Goal 3-3: Increase awareness of the arts and other cultural activities in Southampton.

Strategy 3-3A: Promote Southampton's Cultural Council and publicize activities funded by the Council.

Responsible Party: Select Board, Cultural Council

Resources Needed: Volunteer time

Target Date for Completion: Ongoing

Strategy 3-3B: Provide opportunities and sites for display of residents and student art.

Responsible Party: Select Board, Town Administrator

Resources Needed: Volunteer time

Target Date for Completion: Ongoing

Strategy 3-3C: Organize nature and farm walks on conservation and town owned lands

Responsible Party: Conservation Commission

Resources Needed: Volunteer Time

Target Date for Completion: Ongoing

Goal 3-4: Support growth management that will protect and preserve the rural landscape, scenic vistas, and historic resources that define the community character of Southampton.

Strategy 3-4A: Adopt local Design Guidelines or Standards that portray architectural features the Town of Southampton would like to promote in designated Local Historical Districts. Design guideline / standards can also be used in identified mixed / use commercial area to ensure new development is consistent with community character. Guidelines can address site design, pedestrian features, landscaping, parking, and other land development considerations.

Responsible Party: Planning Board, Historic Commission

Resources Needed: Volunteer and consultant time

Target Date for Completion: Ongoing

Strategy 3-4B: Adopt a Demolition Delay bylaw.

Demolition Delay bylaws afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for a established period of time (usually six months) so that solutions can be sought to preserve the building indefinitely.

Responsible Party: Historic Commission, Planning Board

Resources Needed: Volunteer time

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-4C: Enforce the protection status and regulations for officially designated Scenic Roads.

Responsible Party: Planning Board, Highway Department

Resources Needed: Volunteer and staff time

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-4D: Adopt zoning regulations that could help to protect open space, key scenic views and vistas as well as enhance rural character.

Examples could include cluster zoning bylaw, village zoning, and scenic / uplands overlay zones.

Responsible Party: Planning Board

Resources Needed: Volunteer time, consultants

Target Date for Completion: Short-term (1-5 yrs)

Strategy 3-4E: Modify and enforce signage regulations that will enhance rural, community character and minimize visual impact.

Responsible Party: Planning Board, Building Inspector, Select Board

Resources Needed: Volunteer time, consultants

Target Date for Completion: Ongoing

Funding / Grants available for Historic and Cultural Preservation Efforts

Community Preservation Act

Southampton adopted the Community Preservation Act in 2001, which provides funding for local historic preservation projects, open space preservation, and affordable housing. The CPA requires that a minimum of 10% of the annual revenue collected through local surcharge and state matching funds must be spent or set-aside for protection of historic resources. Funds can be used to acquire, preserve, rehabilitate / restore listed or properties eligible for listing on the state register of historic places or determined by the local historic preservation commission to be significant in the history, archeology, architecture or culture of the town. The town has funded 20 historic preservation projects with local CPA dollars, including the Larrabee School Restoration (\$250,000), assessment of Old Town Hall (\$25,000), library document preservation (\$20,000), West Part Cemetery restoration (\$25,000), and Center Cemetery stone restoration (\$6,000).

Massachusetts Preservation Projects Fund (MPPF)

The Massachusetts Preservation Projects Fund (MPPF) is a state-funded 50% reimbursable matching grant program established in 1984 to support the preservation of properties, landscapes, and sites (cultural resources) listed in the State Register of Historic Places. Applicants must be a municipality or nonprofit organization. Eligible activities include pre-development projects such as feasibility studies involving the preparation of plans and specifications, historic structures reports, and certain archaeological investigations. Requests for pre-development projects can range from \$5,000 to \$30,000. Funding can also be used for construction activities including stabilization, protection, rehabilitation, and restoration. Requests for development or acquisition projects may range from \$7,500 to \$100,000. Funding is available annually. (www.sec.state.ma.us/mhc/mhcmppf/mppfidx.htm)

Massachusetts Historic Tax Credit

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 MHC certifies the projects and allocates available credits. (www.sec.state.ma.us/mhc/mhctax/taxidx.htm)

Massachusetts Historical Commission Survey and Planning Grants

Survey and Planning Grants provide 50% matching federal funds for the preparation of community surveys, preservation plans, preparation of historic district studies and legislation, archaeological surveys, nominations to the National Register, and educational preservation programs. Eligible applicants are local historical commissions, Certified Local Governments, local and state agencies, educational institutions, and private organizations. (www.sec.state.ma.us/mhc/mhchpp/Surveyandplanning.htm)

National Trust Preservation Funds

Provides funding to non-profit organizations and public agencies for preservation planning efforts, and intervention funds for preservation emergencies. (www.preservationnation.org/resources/find-funding/grants)

