

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



1035

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name HOPEDALE VILLAGE HISTORIC DISTRICT

other names/site number _____

2. Location

roughly bounded by Hazel, Dutcher, Northrop and Freedom Sts., the Milford town line, Daniels and Mendon Sts.,
Malquin and Fitzgerald Drs., Bancroft park, Grafton & Upton railroad right-of-way, Old Salt Box Rd., Mendon town line
street & number _____ not for publication

city or town Hopedale / Milford _____ vicinity _____

state Massachusetts code MA county Worcester code 027 zip code 01747

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☒ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Brona Simon

April 26, 2002

Signature of certifying official/Title Brona Simon, Deputy State Historic Preservation Officer
Massachusetts Historical Commission

Date

State or Federal agency and bureau _____

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title _____

Date _____

State or Federal agency and bureau _____

4. National Park Service Certification

I, hereby certify that this property is:

- ☒ entered in the National Register
☐ See continuation sheet.
- ☐ determined eligible for the
National Register
☐ See continuation sheet.
- ☐ determined not eligible for the
National Register
- ☐ removed from the
National Register
- ☐ other (explain): _____

Signature of the Keeper

Robert H. Beall

Date of Action

6-12-02

Hopedale Village HD
Name of Property

Worcester, MA
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☒ public-State
☒ public-Federal

(Check only one box)

☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
<u>572</u>	<u>138</u>	building
<u>7</u>		sites
<u>60</u>	<u>7</u>	structures
<u>7</u>	<u>4</u>	objects
<u>646</u>	<u>149</u>	Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

Bancroft Memorial Library (NR 2000)

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC/multiple, single dwelling

INDUSTRY/manufacturing facility

TRANSPORTATION/rail-related

GOVERNMENT/town hall, fire station

EDUCATION/school, library

Current Functions

(Enter categories from instructions)

DOMESTIC/multiple, single dwelling

EDUCATION/school, library

GOVERNMENT/town hall, fire station

INDUSTRY/manufacturing facility

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19th/EARLY 20th Century REVIVALS: Colonial

Revival, Tudor (English) Revival

MID 19th CENTURY: Greek Revival

LATE VICTORIAN: Richardsonian Romanesque

Materials

(Enter categories from instructions)

foundation granite

walls wood shingle, brick, granite

roof asphalt, slate

other aluminum, vinyl siding

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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6. Function or Use (continued)

Historic Function (continued)

RELIGION/church
COMMERCE/store
SOCIAL/clubhouse
RECREATION AND CULTURE,
LANDSCAPE/park
FUNERARY/cemetery

Current Function (continued)

RELIGION/church
COMMERCE/store
SOCIAL/clubhouse
RECREATION AND CULTURE,
LANDSCAPE/park
FUNERARY/cemetery
OTHER/assisted living complex

7. Description (continued)

Architectural Classification (continued)

Romanesque Revival
Victorian Gothic
Queen Anne
Renaissance Revival
Craftsman

Narrative Description

Hopedale is a suburban-industrial town located thirty-three miles southwest of Boston, approximately eighteen miles southeast of Worcester, and thirty-three miles northwest of Providence. Bordered by Milford on the north and east, Bellingham on the southeast, Mendon on the south and west, and Upton on the northwest, Hopedale is situated in the Mill River Valley, a part of the Blackstone River corridor. Mill River, the major eastern tributary of the Blackstone River drainage basin, flows through the entire length of the town.

The Hopedale Village Historic District displays a range of buildings, designed landscapes, structures, and objects associated with Hopedale's development from its settlement as a utopian community in 1841 to 1955, the end of the period of significance. The nominated area includes the town center and extends north and east toward the Milford town line and west toward Mendon. Rough boundaries include Lower Jones Road and Hazel Street on the north, Thwing Street on the south, the Milford town line on the northeast, and the western edges of The Parklands and Hopedale Village Cemetery on the west. Here is the largest concentration of historic development in the town, including centrally located institutional buildings, estates of the town's industrialists, subdivisions of company housing, and culturally significant landscapes.

TOPOGRAPHY AND STREET PATTERN

The district's central feature is the Draper Corporation's industrial complex, referenced here by the familiar name of the Draper plant. The Draper plant occupies a relatively flat plain in the Mill River valley at the center of the area, adjacent to Hopedale Pond. The two earliest roads in the village, Freedom Street and Mendon Street, cross the river valley from northeast to southwest. Freedom Street, a late 17th-century road from Mendon to the Mill River, was continued in the

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early 18th century northeast from the river to east to Milford. Near the river crossing was the 1703 farm of John Jones, later the site of the Hopedale Community settlement. Mendon Street, an early 18th-century road to Sherborn, is a segment of the regional artery known as State Route 16.

Hopedale Street and Dutcher Street, both laid out in 1843, are the principal north-south arteries through the district. These two streets and the parallel Prospect Street farther northeast are built into ascending elevations on the eastern bank of the Mill River. The street grid between Hopedale and Dutcher Streets immediately northeast of the Draper plant largely dates to the utopian community period (1841-1856), and includes streets named Hope, Peace, Union, Social, Chapel, and Freedom. The growth of the industrial complex brought changes to the original street pattern, which formerly had provided direct connections between streets on the east and west banks of the Mill River near the mill. Now, only the Freedom Street connection survives. On the west bank of the river, Cemetery Street (originally part of Union Street, mid-1840s) survives in an amputated form, having once provided direct access to Hopedale Village Cemetery. 2 Fitzgerald Drive (1845, 1887, MHC #800, Photos 11, 44-47) from the utopian settlement on the opposite bank. Finally, in the late 1840s, Hopedale Street was extended south beyond the present Mendon Street to Greene Street. This extension provided a direct connection between the utopian settlement and the earlier 18th-century villages of Spindleville, South Hopedale, and Hartford Turnpike Village in the southern part of town.

Many of the historic district's 19th-century roads were laid out in connection with the utopian settlement. A few, however, were built under the direction of the Drapers in connection with their creation of a model company town. Two of these were located south of the utopian community's street grid. Draper Street, built in 1868, continued the street grid for another block to the southeast, and is today at the center of the town's institutional core. The next street south is Adin Street, the location historically of most of the mill proprietors' residences. Adin Street was laid out in the late 1860s from Hopedale Street to the Milford town line. Three subdivisions of Draper Company employee housing constructed at the turn of the 20th-century produced new roads designed by landscape architects. Northwest of the utopian street grid and Draper industrial complex was Bancroft Park (1896-1903, MHC Area A, Photos 5, 27), with layout designed by Warren Henry Manning, and the Lake Point Group (principally 1910-1912, MHC Area B, Photo 28), with layout designed by Arthur Shurtleff (a/k/a Arthur Shurcliff). Shurtleff also designed the layout for the Upper Jones Group (ca. 1913, MHC Area G, Photo 29).

At the northern end of the district, the Drapers in the 1890s discontinued a portion of Prospect Street (1843) to create the Town Park. 65 Dutcher Street (ca. 1890, MHC #911, Photo 50, 51). At that time, the extension of Prospect Street north of Northrop Street became Park Street, and Dennett Street, a connector between Park and Dutcher Streets, was built. Other streets in this northern section of the area date to the 1910s. They include Oak Street, Jones Road, and Maple Street, designed by landscape architect Arthur Shurtleff (all the Upper Jones Group, MHC Area G, Photo 29) and Inman Street, Lower Jones Road, Elm Street, and Beech Street (the Lower Jones Group, MHC Area H, Photo 30).

At the eastern end of the district at the Milford town line, Daniels Street and Highland Street were built in the early 1910s.

RESIDENTIAL BUILDINGS (INCLUDING COMPANY HOUSING)

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Single-family Dwellings

Only two extant buildings in Hopedale Village are believed to predate the establishment of the Hopedale Community settlement of 1841. The Cook house, 114-116 Mendon Street (ca. 1820, MHC #309) is 1½ stories on a granite foundation with a side-gable roof, brick chimney located behind the ridge, and a five-bay by two-bay main block with later side-gabled extensions to the southwest. Windows and the center entry on the façade are placed close to the eaves. The 2/2 window sash and the gabled hoods over doors on the main block and side ell are late 19th or early 20th-century modifications. The Herring-Daniels house, 66 Mendon Street (ca. 1825, MHC #303, Photo 13) is also 1½ stories, with a cut stone foundation, side-gable roof, one surviving brick chimney on the roof ridge at the northeast end of the house, and a five-bay by three-bay main block with a shed-roofed addition at the northeast corner. Two square windows at the eave level distinguish the façade of this house, which also features cornerboards. Another distinguishing feature, likely a later addition, is the three-bay porch with turned balusters and shed roof, located at the center entry. Neither the Cook House nor the Herring-Daniels house faces south, suggesting that each may have been moved to its present location. Judging from their existing foundations, these moves likely occurred in the 19th century.

Two other important early buildings in the area have been demolished. The John Jones House on Hopedale Street near Peace Street (ca. 1703, enlarged 1735, razed 1874) was the focus of the Jones Farm purchased by the Hopedale Community. The Old House Memorial (MHC #913, Photo 14) at Adin Ballou Memorial Park (MHC #912, Photo 14), Hopedale and Peace Streets, describes the siting of the Jones house. The Hopedale Community's first schoolhouse, located between Freedom and Chapel Streets (1844, razed 1954), also housed the post office, village store, and the first chapel.

Clusters of early dwellings in Hopedale Village appear along Hopedale Street, particularly on the southeastern side of the street, and on Mendon Street (State Route 16) near the intersection with Hopedale Street. Built from the 1840s to the 1860s, these are 1½ to 2½-story buildings on granite foundations, oriented gable end to the street, with façades typically three to five bays across and entries in either an end bay (on three-bay facades) or the center bay (on five-bay facades). Some retain flushboard siding. All of these houses display ornament or forms that are associated with the Greek Revival style.

Among the more ornamented of the early houses is the Adin Ballou house, 64 Dutcher Street (1843, moved ca. 1900, MHC #7, Photos 1, 51). This gable-front cottage, three bays by two bays, displays a wide frieze, paneled corner pilasters, and gable returns. Though moved ca. 1900 from the site of the present Adin Ballou Memorial Park on Hopedale Street (see above), the house retains its original granite block foundation, which also was moved. A full-width front porch with turned balusters and the existing window sash are modifications that appear to date to ca. 1900, when the building was moved. A more modest example of this cottage form, with the historic ornament removed, is found at 7-9 Social Street (ca. 1865, MHC #192). The Utopian Community House, 155 Hopedale Street (ca. 1850, MHC #244), a two-story, three-bay by two bay example, is an austere example of the period form.

Other versions of the gable-front cottage tend to show the influence of the Gothic Revival or Italianate styles, either in a gabled roofline of steeper pitch than the Greek Revival examples, or in the use of wide overhanging eaves. Some also include bay windows. The two-bay by two-bay dwelling at 125 Mendon Street (ca. 1850, MHC #312) displays all three of these features, as well as round-arched attic window and a full-width porch with turned balusters and brackets that may be a later addition. The George Draper house, 87 Hopedale Street (ca. 1860, MHC #228) is a three-bay by two bay

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cottage with several rear additions and a full-width front porch with paneled square posts; this house also displays overhanging eaves and long first floor windows on the façade. Variants of the gable-front cottage form were built during this period, including gable-front and wing versions and side-gabled cottages. A gable-front and wing form is seen at the A. Cook house, 82 Hopedale Street (ca. 1860, MHC #13, Photo 15), which is distinctive in part for its full-width integral porch on the main block, pair of bay windows on the lateral wing, triangular dormer on the wing, and bargeboards throughout. The gable-front, three-bay cottage form with end-bay entry persisted in the area into the 1870s, as seen at 124 Mendon Street (ca. 1875, MHC #311), which includes a full-width front porch. Finally, a well detailed cottage with steeply pitched gable roof, wide plain frieze, paneled cornerboards, molded window heads, and center-gabled eastern wing is the E. S. Stimpson house, 5 Peace Street (ca. 1860, MHC #203). This house, which may have been remodeled in the late 19th century, now features a porch wrapping the northwest corner and an entry that faces southwest toward Hopedale Street.

Hopedale Village does not have any high-style examples of the Gothic Revival from the mid-19th century and, due to building remodeling or demolition, retains relatively few extant examples of Italianate or Second Empire-style construction. Overhanging eaves, bracketed cornices, corner pilasters, and bay windows distinguish these houses. Two gable-front Italianate houses are located directly across the street from one another: the J. H. Bickford house, 124 Hopedale Street (ca. 1865, MHC #235) and 125 Hopedale Street (ca. 1875, MHC #236). The Bickford house is similar to the village's Greek Revival cottages in form, incorporating a two-bay by three-bay main block, here ornamented with paired brackets at the eaves, window hoods, and door hood, plus wide corner pilasters and a front bay window. Windows contain 2/2 sash, possibly replacements. The somewhat later two-story house at 125 Hopedale Street tends toward the Victorian eclectic in its styling, with eave brackets that are more diminutive in scale, cornerboards that are more narrow, a greater number of bay windows, and oversized brackets at the door hood. Northwest on Hopedale Street, adjacent to the Bancroft Library (see below), is the 2½-story Joseph Bancroft house, 46-48 Hopedale Street (ca. 1870, MHC #224). Originally Italianate in style, with a gable-front, three-bay façade and bracketed cornice, the house underwent a major remodeling about 1910 that resulted in its present hip-roofed, Colonial Revival-style appearance.

The village's best surviving example of the Second Empire style, and one of the most prominently sited residences in this district, is the Warren W. Dutcher house, 14 Adin Street (ca. 1868, MHC #1, Photo 16) at the corner of Dutcher Street. This well preserved, 2½-story, three-bay by three-bay house has a T-shaped footprint, a granite foundation, wood clapboards, and a mansard roof with concave profile. There is a 2½-story, two-bay by two-bay ell of similar styling on the northeast side, and a large Colonial Revival-style porch on the southwest elevation. The house features a heavy cornice of paired brackets, thin cornerboards, round-headed dormer windows, square window bays on the first floor, and a center entry with door hood on oversized brackets.

Three other large, 2½-story mansard-roofed houses were built nearby about the same time as the Dutcher house. The George Draper house (1872) at the corner of Hopedale Street and Draper Street was demolished in 1923 to clear a site for the Hopedale Community House (see below). The William F. Draper house (ca. 1870) on Adin Street at the foot of Dutcher Street was demolished for construction of the town's second high school in 1927 (see below). Another mansard-roofed, 2½-story Second Empire house, the N. Chapman house, 107 Hopedale Street (ca. 1868, MHC #234) is not clearly visible from the street and consequently is not described in detail here. The house reportedly was remodeled with the addition of a porch and turrets in 1890. Design of the house aside, the Chapman property makes a significant contribution to the streetscape on Hopedale Street between Adin and Mendon Streets for the maintenance of historic open space, achieved through the considerable setback of the house from the street.

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The area's small-scale, single-family residential buildings from the late 1860s through the 1880s tend to be 1½-story gable-front dwellings, largely rectangular in massing, with brick chimneys on or close to the roof ridge. Facades are either three bays, with an end-bay entry, or two bays, consisting of an entry and a bay window. Main blocks are about two bays deep, and some houses have gabled rear additions. The greatest concentrations of this house form are found on Dutcher Street and Hopedale Street.

These small houses display various ornamental details associated with the Stick style or the Queen Anne style. Here they are considered Victorian eclectic in style because they do not reflect either the distinctive wall surface of the Stick style or the complexity of form and massing that is characteristic of the Queen Anne style. Good examples of small dwellings that retain ornate gable trusses include the G. Hatch house, 86 Hopedale Street (ca. 1860s, MHC #227), which also includes an octagonal porch with turned balusters; 112 Mendon Street (ca. 1874, MHC #308), which also includes brackets at the eaves and a ornate gable truss on brackets at the entry hood; and 35 Adin Street (ca. 1875, MHC #257), which also includes bracketed eaves, corner pilasters, and a full-width front porch. The first two houses have small bracketed hoods over the windows. Other small houses of similar gable-front form have their Victorian eclectic ornament confined to the door hoods, as seen at the John Moore house, 170 Hopedale Street (ca. 1875, MHC #248, Photo 17) and 6 Union Street (ca. 1875, MHC #197). Some houses display detailed entry porches, such as the two porches with turned balusters and spindle friezes at the M. Gaffney house, 149 Hopedale Street (ca. 1875, MHC #242), and the integral porch with brackets and lattice frieze at the W. R. Dennett house, 105 Dutcher Street (ca. 1880, MHC #87).

Hopedale Village has comparatively few large-scale examples of the Shingle or Queen Anne styles. One of the finest survivors is the Charles Roper House, 50 Freedom Street (ca. 1890, MHC #138, Photo 18). This asymmetrical, Shingle-style dwelling is 2½ stories with a cross-gable roof, fieldstone first floor, and wood shingle siding above. At least two important examples of the Shingle style were demolished in the 1920s in connection with new construction on their respective sites. The Eben S. Draper house, designed by George R. Clarke and built in 1885 in the Shingle style, was replaced by his son with the English Revival-style Eben S. Draper II House (#2), 55 Adin Street (ca. 1925, MHC #3). Across Adin Street, there was a large Queen Anne house designed in the early 1890s for George A. Draper by Boston architect J. Pickering Putnam. This house was replaced by the existing French Eclectic dwelling, the Benjamin Helm Bristow Draper Jr. house, 66 Adin Street (ca. 1930, MHC #263).

Surviving examples of Queen Anne-style houses incorporate detailing that is characteristic of the Colonial Revival. The William Lapworth house, 85 Adin Street (MHC #4, Photos 2, 19), perhaps the finest large-scale Queen Anne dwelling in Hopedale today, actually displays a number of Colonial Revival-style features. The house, 2½ stories with a prominent three-story tower at the northeast corner, was a ca. 1875, cross-gabled house with full-width front porch that was extensively remodeled between 1898 and 1905. The result is a house with roughly rectangular massing, a complex roofline that incorporates a hipped roof, projecting cross-gables, pedimented dormers, two brick chimneys on the main block, and a conical roof on the round corner tower. Aside from decorative half-timbering in certain gable ends, the exterior end-wall chimney on the southwest elevation, and the multi-pane upper sashes in some windows of the tower, the balance of the house's ornament is Colonial Revival: Ionic columns paired and tripled on paneled piers to support the pedimented porch wrapping the northwest corner of the house, pedimented dormers (gabled and segmental-arched), a porte-cochere with paired columns on the northeast elevation, the two-story semi-circular window bay with balcony above on the northeast elevation, and heavy cornices with modillion blocks throughout.

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A corner tower also appears at 30 Mendon Street (ca. 1900, MHC #297) on a house that is largely Colonial Revival in style. This 2½-story dwelling has a complicated roofline with hipped roof and projecting cross-gabled pavilions, a rubblestone foundation, a two-tier semi-circular bay at the center of the three-bay façade, and an entry porch with columns and heavy modillion cornice. The house retains some 2/2, multi-light, and stained glass windows.

Even a smaller scale Queen Anne dwelling, such as 139 Mendon Street (ca. 1895, MHC #316), includes Colonial Revival detailing. This 2½-story, cross-gable house on a stone foundation has wood shingle and clapboard siding and a brick chimney near the roof ridge. Detailing includes overhanging eaves with brackets at the ends, decorative gable trusses, and Queen Anne-style square windows with multi-pane lights in the stair hall. Colonial Revival-style ornament includes the wide plain frieze on the integral porch, the scrolled pediment above the paired windows on the first floor façade, and the 6/1 sash.

Hopedale Village retains a large number of single-family dwellings designed in the Colonial Revival style and built from ca. 1880 through the 1920s. Many are located on Dutcher Street north of Freedom Street, and there is another concentration on Mendon, Highland, and Daniels Street at the eastern corner of the village. In addition, a few examples are present as infill construction in the street grid northeast of the mill.

There is variety among the late 19th-century examples of the Colonial Revival style. The H. L. Patrick house, 93 Dutcher Street (ca. 1880, MHC #81) is a 2½-story cross-gable dwelling, two bays by about three bays. The house has some Queen Anne-style detailing, notably the clapboard cladding topped with shingle gable infill and the Queen Anne multi-pane attic window. The massing of the house and the design of the columned integral porch, however, are Colonial Revival. References to the Queen Anne style also persist in the design of 190 Dutcher Street (ca. 1900, MHC #112), with its three-story polygonal corner tower. The square massing, hipped roof with overhanging eaves, hipped dormer, and wrap-around porch with Doric columns are Colonial Revival. This house also suggests certain Craftsman-style detailing with its prominent exterior brick chimney on the façade that pierces the overhanging eaves, as well as the brackets at the eaves of the main block and tower. The octagonal corner porch pavilion with hipped roof at 44 Mendon Street (ca. 1915?, MHC #300), though believed to be later than the other examples cited here, also suggests the Queen Anne. The rest of the porch, however, is strongly Colonial Revival, including the rubblestone foundation, paired columns on paneled piers, heavy modillion cornice, and rooftop balustrade.

Gambrel roofs on Colonial Revival dwellings in the village are most commonly seen on the architect-designed Draper Company double houses rather than the single-family dwellings. One of the earliest single-family examples is the cross-gambrel dwelling at 24 Mendon Street (ca. 1900, MHC #295). This 2½-story house with three-bay façade has a recessed entry with integral porch, a hip-roofed bay window on the façade, paired windows on the second story, and a tripartite window in the attic. Double-hung sash survives in 8/1 and 6/1 configurations. Later Dutch Colonials, as the gambrel roof houses were called, seem to date to the 1920s. Two examples, at 38 Highland Street (ca. 1920, MHC #287) and 46 Highland Street (ca. 1930, MHC #290), each have side-gambrel roof with shed dormer, three-bay center-entry façade, windows in twos or threes, and a sunroom on the south elevation. The entry at 46 Highland projects somewhat from the façade and has a gabled hood on oversized brackets; the entry at 38 Highland has a gabled porch with columns.

Large, hip-roofed examples of the Colonial Revival started to appear in the village in the 1890s. These houses are 2½ stories, rectangular or nearly square in footprint, with symmetrical three-bay facades, center entries, and prominent

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porches. A fine example at 49 Hopedale Street (ca. 1890, MHC #225) has tall interior brick chimneys on the side slopes of the roof, long first floor windows, scrolled pediments on several of the dormer windows, and a wrap-around porch with columns and balustrade. The porch opens out to a porte-cochere on the northwest side of the house. A similar house, though more modest in its detailing, is seen at 61 Freedom Street (ca. 1895, MHC #141). The full-width front porch has been enclosed, though the three-bay façade still retains a large, pedimented central dormer. A variation of the hip-roofed form, seen at 116 Adin Street (ca. 1900, MHC #269), has a cutaway bay at the west corner of the façade, a recessed center entry flanked by sidelights and framed with a columned porch, a recessed porch on the second story above the entry, and a hipped dormer. This house suggests the influence of the Prairie style in its low roof profile and overhanging eaves. An interesting stone-clad example of the hipped Colonial Revival form is 39 Highland Street (ca. 1920, MHC #288), which also features a tile roof. This house was the residence of the vice-president for the Milford Pink Granite Company.

Hip-roofed Colonial Revival houses were built in the village through the 1920s. A good example of the later houses is 180 Dutcher Street (ca. 1920, MHC #109). The two-story dwelling, three bays across by two bays deep, has a semi-circular entry portico topped with a balustrade, a one-story sunroom on the south side, and 8/8 sash. Another fine example is the Winfield Lapworth house, 25 Highland Street (ca. 1930, MHC #285, Photo 21), also a two-story dwelling. This building is rectangular in footprint, five bays by two bays, with a center entry flanked by sidelights. The exterior end-wall chimney pierces the eave on the south elevation, where there is also a porch supported by clusters of square posts. A similar design appears at the one-bay entry porch.

Four-squares first appear in the village in the 1890s. This form of 2½-story house has a stone foundation, a truncated pyramidal hipped roof with brick chimney at the ridge, square massing (usually two to three bays across by two to three bays deep), a prominent dormer centered on the façade, and some type of projecting front porch, usually spanning the facade. Four-squares are scaled-down versions of the larger Colonial Revival houses described above. Examples include 91 Dutcher Street (1890s, MHC #79), 103 Dutcher Street (1890s, MHC #86), 28-30 Prospect Street (ca. 1900, MHC #183, Photo 20), 178 Dutcher Street (ca. 1905, MHC #108), 108 Dutcher Street (ca. 1910, MHC #89), 2 Park Street (ca. 1910, MHC #120), 178 Hopedale Street (ca. 1915, MHC #249), 16 Highland Street (ca. 1915, MHC #284), 33 Highland Street (ca. 1915, MHC #286, Photo 21), and 184 Hopedale Street (ca. 1920, MHC #250).

Gable-front examples of the Colonial Revival in the district tend to be modest in their detailing. These include cottage-type or 1½-story examples such as 20 Prospect Street (ca. 1885, MHC #181, Photo 20). Larger 2½-story houses with two-bay facades and full-width front porches include 166 Hopedale Street (ca. 1920, MHC #247, Photo 22) and 164 Hopedale Street (ca. 1920, MHC #246, Photo 22).

The George O. Draper house, 11 Williams Street (1910, MHC #134) is a good example of the fusion of Colonial Revival and Craftsman-style elements in a single design on a large scale. This large dwelling, which replaced a house that burned in 1909, is now in institutional use as a community care facility. Roughly rectangular in footprint and 2½ stories in height, the house has a hipped roof, overhanging eaves at the exposed rafters, a tall interior chimney on the southwest slope of the roof, and stone cladding on the first floor of the façade. The asymmetrical façade incorporates a slightly projecting entry pavilion with prominent porch. Battered corner piers on the stucco entry porch are typical of the Craftsman style. Smaller-scale renditions of "Craftsman colonials" include the row of houses at 32, 34, 36, and 38 Daniels Street (all ca. 1910-1920s, MHC #s 444, 445, 446, and 586; Photo 23). These 2½-story, side-gable and side-gambrel houses, features exposed eaves along the shed-roofed dormer that spans each façade.

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Other Craftsman-style dwellings range from the 2½-story dwelling to the 1½-story bungalow. The best-detailed Craftsman-style house in Hopedale Village is the Waldo W. Jenckes house, 56 Mendon Street (1911-1913, MHC #302, Photo 24). The trellised or pergola-type hood over the center entry, as well as the porch spanning the length of the southwest elevation, are examples of high-style Craftsman detailing on this 2½-story stucco house. The side porch also incorporates thick stucco columns. Frank T. Eskrigge of Boston was the architect. Another fine example of the Craftsman style is 106 Dutcher Street (ca. 1910, MHC #88). Three bays across and two bays deep on the main block, the house features a hipped roof with exposed rafters and curved, open eaves. An exterior chimney pierces the eave on the south elevation, and there is another chimney on the north slope. The center entry has a gabled porch with exposed rafters and decorative truss, and hipped bay windows flank the entry. Windows contain 4/1, 6/1, and 8/1 sash. The trussed entry porch, hipped window bay, and overhanging eaves with exposed rafters also appear on a smaller 2½-story house at 1 Northrop Street (ca. 1910, MHC #127). This example displays gable-on-hip roofs on the main block and on the façade dormer.

Craftsman-style bungalows in the village typically have side-gabled roofs, shed-roofed front dormers, and full-width integral porches. Exposed rafters appear at the eaves of 188 Hopedale Street (ca. 1920, MHC #252) and 6-8 Highland Street (ca. 1920, MHC #282). The latter house has a clipped gable (jerkin-head) roof. The original front porches on both houses have been enclosed. The bungalow at 146 Dutcher Street (ca. 1920, MHC #102) is distinguished for its triangular knee braces at the overhanging eaves, recessed shed dormer, and integral porch, which appears to have been enclosed at an early date. The porch consists of square posts on a shingled balustrade.

Three buildings on Adin Street that are stucco with tile roofs are Craftsman in style but the red tile roofs impart a Spanish Eclectic flavor. The Benjamin Helm Bristow Draper house, 105 Adin Street (ca. 1920, MHC #266) displays the hipped roof with open curved eaves that is also seen at 106 Dutcher Street (see above). The 2½-story Adin Street dwelling has an overhanging second story on the facade. A similarly styled, one-story carriage house, now a separate residence at 101 Adin Street (ca. 1910s, MHC #264, Photo 2), features oversized triangular knee braces at the overhanging eaves. Both house and carriage house were built by Dillon Brothers, contractors and builders, of Milford. Another tiled-roofed house, 110 Adin Street (ca. 1930, MHC #268), 2½ stories with a hipped roof and square massing, could be considered four-square in form. The open overhanging eaves with exposed rafters, and the triangular knee brace beneath a second-story corner overhang, are typical Craftsman features.

Hopedale Village has comparatively few examples of single-family construction in the English Revival style. One house that illustrates a turn-of-the-20th-century approach to the English Revival is the Frank J. Dutcher house, 34 Adin Street (1904, MHC #256, Photo 25). This 2½-story, side-gabled, shingled dwelling displays two prominent, exterior-wall, fieldstone chimneys on the façade, framing paired gables with bargeboards. Windows on the first floor have wood mullions and transoms, and dormer windows have diamond-pane sash. Milford architect Robert Allen Cook designed this house. Nearly across the street, though considerably set back from the roadway, is the Eben S. Draper II house (#2), 55 Adin Street (ca. 1925, MHC #3, Photo 26). Hopedale's only example of Elizabethan-inspired design, the 2½-story dwelling is brick with half-timbering and has patterned brick and limestone for detailing. The asymmetrical house has steeply pitched parapet gables, several massive chimneys, multi-light casement windows with cast stone mullions and transoms, a Tudor arch opening at the entry, and a 1½-story polygonal bay with rooftop crenellations on the north elevation. A smaller scale Tudor Revival house is 118 Adin Street (ca. 1930, MHC #270). This 1½-story dwelling, distinguished for its stone veneer walls, is three bays across and two bays deep with an exterior end-wall chimney and an

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attached garage. Detailing includes the steeply pitched roof, corbelled cornice over the façade, the wood gable infill, wood lintels over the window openings, and multi-light casement sash.

Hopedale Village has even fewer examples of the French Eclectic style. The only example identified is the Benjamin Helm Bristow Draper, Jr. house, 66 Adin Street (ca. 1930, MHC #263). This 2½-story, brick-clad house, roughly rectangular in footprint, has a steeply pitched hip roof, multi-pane casement windows, and a one-story hipped porch with trusses between the post supports.

An unusual example of Streamlined Moderne in Hopedale Village is 40 Highland Street (1945, MHC #289). This two-story stucco house with hipped roof has a strongly geometric form. The metal casement sash are important character-defining features of this house.

Draper Company Double Houses and Boardinghouse

Hopedale is distinguished for its extensive collection of double houses, built for the employees of the Draper Company. While the company's residential construction was not limited to double houses and boardinghouses, and apparently included an undetermined number of single-family dwellings, the surviving double houses and boardinghouse convey the strongest historical associations with company housing in Hopedale Village.

At least forty-five different double house designs were built in the village from the 1860s through the 1910s. Many of these designs are variations of a smaller number of standard double house plans, which could be modified with regard to their exterior architectural ornament, the location of entries and porches, the use of window bays, etc. The exterior features of most of the forms present in the village are briefly described here. Approximately eight different forms were used in the period from the 1860s to ca. 1890. The majority of double house forms, however, were introduced between the late 1890s and the mid-1910s.

1860s to ca. 1890

The earliest extant double houses in the area were built in the 1860s in the vicinity of the Draper plant. In general, these double houses maintain their historic form, though exterior alterations have resulted in window replacement, the installation of artificial siding, and the removal or obscuring of historic ornament. Architects and builders have not been identified for most double houses in this group, and more information is needed on plans.

The double house at 63-65 Freedom Street (ca. 1860s, MHC #143) at the corner of Prospect Street is an example of the side-gable form most commonly found in Hopedale. This 2½-story double house, six bays by two bays with a pair of brick chimneys on the roof ridge, has a granite foundation, asbestos siding, and an asphalt shingle roof. Entries are paired in what appears to be a later 19th-century hip-roofed front porch addition spanning the second to fifth bays; the porch is now enclosed. Windows contain primarily 6/6 sash. Another form of early double house that is uncommon in the village is seen at 8-10 Union Street (ca. 1860s, MHC #199). Here, 1½-story, side-gabled wings flank a 2½-story, two-bay, gable-front block at the center of the façade; each wing incorporates a brick interior end-wall chimney on the ridge and an entry with a small porch. The central gable-front block features brick chimneys on each slope.

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Scattered double houses constructed from 1874 to ca. 1890 may be found in three general areas around the Draper plant: in the rectangular street grid northeast of the mill, on Freedom Street northwest of the mill, and on the present Cemetery Street west of the mill. Their designs emphasize function. Few retain exterior ornament characteristic of a particular architectural style. Many have been altered with window sash replacement, installation of artificial siding, and enclosure of porches, though the historic building forms are still easily discerned. Six forms predominate.

The first double house type from the 1874-ca. 1890 period is 1½ stories with a side-gable roof, four bays across and two bays deep, with a pair of brick chimneys on the roof ridge and a front porch over the paired entries at the center of the façade. Four double houses of this type were constructed in 1874, and located originally on the north side of a portion of Union Street that then extended from Hopedale Street west to the Hopedale Village Cemetery (see above). According to Garner, Chapman and Winn built the houses to architect's designs, probably drawn by Milford architect Fred Swasey. [Garner, 209] Garner's in-depth study of these houses shows that each measures 40 feet by 27 feet, resulting in two units with footprints measuring 20 feet across and 27 feet deep. The height from foundation to roof ridge is 20 feet. The houses were clad with clapboards originally; all have been re-sided. Each unit, intended for a family of at least three and no more than five people, encompassed 1,080 square feet. The living room spanned the front of the house, and the dining room, and kitchen were placed to the rear on the first floor. There were two bedrooms on the second floor, one at the front and one at the rear. Front porches were added in 1887 during an upgrade. All four double houses were moved in 1907 due to expansion of the Draper plant and subsequent removal of the Union Street connection over the Mill River. Three of the double houses are on Freedom Street (Photo 3) – 113-115 Freedom Street (MHC #154), 121-123 Freedom Street (MHC #157), and 129-131 Freedom Street (MHC #161) – and the fourth is at 19-21 Cemetery Street (MHC #170). All four double houses now have cut-stone foundations that date to the 1907 move. The double house at 129-131 Freedom Street has sustained the greatest amount of alteration and is now a full two stories in height.

A pair of square eave windows located over the entries at the center of the façade is the hallmark of the second and third types of double houses built during the 1874-ca. 1890 period. These 1½-story side-gabled double houses are six bays across and two bays deep on a granite foundation. There are minimal exterior differences between the two types. Historic window sash, where it survives, is in a 2/2 configuration. One type of double house, which is found in the street grid northeast of the plant, has a pair of brick chimneys located just behind the roof ridge, a wide frieze at the eaves, and ornamental detailing at the paired entries. A well preserved example at 39-41 Prospect Street (ca. 1885, MHC #188), which includes gable returns, a wide plain frieze, the pair of square eave windows, eave brackets, and a single shed-roofed door hood over both entries that is supported by oversized brackets. Windows originally contained 2/2 sash. Other examples of this type appear at 1-3 Hopedale Street (ca. 1885, MHC #217), which has a Colonial Revival-style entry surround with full-length sidelights at each door, and 35-37 Prospect Street (ca. 1885, MHC #186), which retains the shed-roofed door hood on replacement supports. A similar double house, also with square eave windows over the entries, is distinguished by two chimneys on, rather than behind, the roof ridge, and hip-roofed porches at the paired entries. Examples of this type are found on Cemetery Street west of the Draper plant: 1-3 Cemetery Street (ca. 1890, MHC #163), 2-4 Cemetery Street (ca. 1890, MHC #164), 5-7 Cemetery Street (ca. 1890, MHC #165), 6-8 Cemetery Street (ca. 1885, MHC #166), 9-11 Cemetery Street (ca. 1890, MHC #167), and 10-12 Cemetery Street (ca. 1885, MHC #168). Another example is located at 16-18 Union Street (ca. 1885, MHC #14) in the street grid northeast of the mill complex.

The fourth double house form from the 1874-ca. 1890 period is also the most highly ornamented. This type of double

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house was built in the street grid northeast of the plant. The 1½-story type has a center-gable (also known as a cross-gable) roof, a stone foundation, and is six bays across on the main block and approximately three bays deep. There is a single brick chimney at the ridge of the center gable and two chimneys on the rear slope of the main block. A side-gabled lateral projection, one bay across and one bay deep, is set back from the façade on either side of the main block and effectively extends the façade of the building to eight bays across. If the façade as viewed from the street is considered eight bays across, the principal entries to each unit are located in the second and seventh bays, respectively, and the secondary entries are located in the first and eighth bays beneath shed-roofed side porches. Most of the porches have been enclosed. The double houses tend to retain their original 2/2 wood sash. Intact ornament on these Victorian eclectic double houses includes oversized brackets supporting the shed-roofed hoods over the principal entries, and brackets at the eaves. The best preserved example is 12-14 Union Street (ca. 1875, MHC #15), which also retains oversized decorative trusses, a Stick-style feature, in the gable ends. The trusses apparently have been removed from other examples of this double house type. Another well preserved example is 3-5 Social Street (ca. 1875, MHC #191), which retains one shed-roofed side porch that has not been enclosed. More examples of the form are found at 8 Peace Street (ca. 1875, MHC #204), 19-21 Dutcher Street (ca. 1875, MHC #55), and 49-51 Dutcher Street (ca. 1875, MHC #66).

Double houses of the fifth type were likely constructed in the early 1880s. Examples are seen at 90-92 Freedom Street (MHC #146), 94-96 Freedom Street (MHC #147), 98-100 Freedom Street (MHC #148), 110-112 Freedom Street (MHC #153), and 36-38 Prospect Street (MHC #187). These are large houses, each 2½ stories on a stone foundation, with a side-gable roof and a pair of tall corbelled chimneys at the roof ridge. The façade of each building is six bays on the first floor, with entries in the first and sixth bays, and four bays on the second floor. Each building is roughly two bays deep, and each side elevation displays two square windows in the stair hall. Hip-roofed front porches survive at the entry of each double house; all porches have been enclosed. Original window sash, where it survives, is 2/2 wood.

The sixth group of double houses from the 1870s-1880s period was built in 1889. Examples include 109-111 Freedom Street (MHC #152), 117-119 Freedom Street (MHC #156), 125-127 Freedom Street (MHC #160), and 133-135 Freedom Street (MHC #162). These 1½-story buildings are four bays across and two bays deep, with entries paired at the center beneath an entry porch. The house at 125-127 Freedom Street has a shed-roofed front porch; the others have a hipped porch. The porches have been screened or enclosed with siding and sash. There is some surviving historic window sash in a 2/2 configuration. These double houses were located originally on the south side of a portion of Union Street that then extended from Hopedale Street west to the Hopedale Village Cemetery (see above). On the opposite side of Union Street were the four double houses built in 1874 by Chapman and Winn (see above). Together, the eight double houses were known as Union Row. With the expansion of Draper plant in 1907, all eight buildings were moved to their present locations, seven on Freedom Street and one on Cemetery Street. The seven double houses that were moved to Freedom Street were arranged in a single row, with the 1874 and 1889 double houses alternating, and have come to be known as the "seven sisters" (see Photo 3). [Garner, 209] Garner's study notes that the front porches on the 1889 double houses are original and the interior plans of those double houses are similar to those of the double houses constructed fifteen years earlier (see above).

In addition to the double houses, another significant example of company housing built in Hopedale Village during this period is the boarding house later known as Hopedale House, 37 Dutcher Street (last quarter 19th century, MHC #64, Photo 4). The largest building for company housing surviving in the village, the boardinghouse is one of three the Draper company built for unmarried employees. In 1887, Mead, Mason and Company of Milford built a boardinghouse on

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Dutcher Street, possibly this one. The state's Public Safety inspection records show that Milford architect Robert Allen Cook designed additions to three boardinghouses for the Drapers in the late 1890s; at least two of those boardinghouses were on Dutcher Street.

The surviving Dutcher Street boardinghouse is 3½ stories on a raised basement with an L-shaped footprint and a cross-gable roof. The basement on the south elevation appears to be parged brick. The 1899 remodeling produced the current front block, twelve bays across and three bays deep, with entries in the third and ninth bay; the rear wing is six to seven bays with an entry in the center bay. In plan, the boardinghouse has a long, center hallway running laterally. There were reception, parlor, and dining spaces on the first floor, along with four bedrooms; twelve bedrooms each on the second and third floors, and at least nine bedrooms plus additional storage areas in the attic. The bedrooms ranged in width from eleven feet to almost twenty-two feet, and measured approximately sixteen feet deep from the windows on the façade or rear wall to the center line in the hallway. [Addition to Boarding House for the Draper Company on Dutcher Street, Hopedale, Mass. July 1899, Robert Allen Cook papers, SPNEA]

Originally, the boardinghouse had a one-story projecting porch extending across most of the façade, and cross gables on the façade over the third bay at the northern end and over the ninth and tenth bays at the southern end. While the overall massing of the building is essentially intact, a number of alterations were made, including the addition of several typically 20th-century Colonial Revival-style features. Removal of the front porch, installation of pedimented porches on paired columns at the three entries, removal of the façade cross gables, construction of shed-roofed and new gabled dormers, and replacement of original 2/2 sash with 6/6 sash all likely date to a 1935 renovation of the building. The state's Public Safety records at the Massachusetts Archives show the architect of the 1935 renovations as C. R. Whitcher of Manchester, New Hampshire. Whitcher also designed General Draper High School, 25 Adin Street (1927, MHC #2). The boardinghouse is now clad with vinyl siding and is used for apartments.

Late 1890s to 1910s

In Hopedale Village, double houses built from the late 1890s to ca. 1916 are architect-designed, 2½ stories, wood-frame, and display greater variations in massing, roofline, and elevations than most of the Draper Company's earlier employee houses. Most are Colonial Revival or English (Tudor) Revival in style, with the influence of the Queen Anne style evident in the massing of certain turn-of-the-century examples. Most of these double houses were constructed in subdivisions designed by professional landscape architects, who applied the principles of contour planning to each subdivision layout in order to maximize an area's natural topography and integrate the various double house buildings with the landscape. The most notable examples of this approach are Bancroft Park, located west of the Draper plant; the Lake Point Group, located northwest of the plant at the southwestern end of Hopedale Pond; the Upper Jones Road Group, located northeast of the plant at the Milford town line; and the Lower Jones Road Group, located off Dutcher Street north of the plant. The following descriptions of each development address site planning and landscape features as appropriate.

Bancroft Park (ca. 1896-1903, MHC Area A, Photos 5, 27) is a subdivision of thirty double houses (sixty units total) with a site plan executed by landscape architect Warren Henry Manning. Set on a knoll, the subdivision is approached from Freedom Street and has an elliptical plan defined by a curving streets, and smaller service roads located at the outer edges of the subdivision. The earliest dwellings, fourteen double houses at the center of the subdivision (double houses with

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odd street numbers, Photo 27), are contained within the curve of the road and face outward. The later (even-numbered) double houses in the subdivision (Photo 5) were built at the periphery ca. 1900-1903 and face inward. Each unit encompasses approximately 1,500 to 1,700 square feet, and includes a parlor, dining room, and kitchen on the first floor and three bedrooms and a bathroom above. The units featured central heating, running water, and sewer hookup.

Bancroft Park double houses are 2½ stories on a rubble stone foundation, with two chimneys, synthetic siding (usually asbestos shingle, covering original cypress shingle), and windows containing 6/1, 6/6, casement, or fixed sash. Dormers are hipped or gabled. Eleven forms of double houses at Bancroft Park have been identified, and are described in general terms here (see also Bancroft Park [MHC Area A] for detailed descriptions of each form). It should be noted that some of the forms are seen in both the original group of fourteen double houses (built ca. 1896-1897) and the later group (built ca. 1898-1903). Two forms have T-shaped footprints, three have U-shaped footprints, and six have rectangular footprints. All have symmetrical façades, though considerable variety in the elevations is achieved through a mix of gable, cross-gable, gambrel, or cross-gambrel roofed elements. The paired cross-gable roofline of 72-74 Bancroft Park (ca. 1898-1903, MHC #349) is unique in this subdivision. As a group, the double houses have entries paired at the center of the façade, spaced more widely apart, or placed on the side elevations and shielded with porches. All houses have entry porches, either integral or projecting from the façade. Most porches have been enclosed. Traces of Queen Anne-inspired design are evident, such as the cut-away bays in houses of the same type as 11-13 Bancroft Park (ca. 1896-1897, MHC #324, Photo 27), the overhanging gable ends such as those of 20-22 Bancroft Park (ca. 1898-1903, MHC #329), and the decorative half-timbering and bargeboards evident in the examples such as 59-61 Bancroft Park (ca. 1896-1897, MHC #343). As a whole, however, the subdivision is largely Colonial Revival in style, and encompasses the best collection of turn-of-the-century Colonial Revivals in Hopedale.

With the construction of Bancroft Park, the Draper Company began to amass a collection of stock plans that were reused in subsequent developments of employee double houses. The Bancroft Park double houses were designed by several architects under contract to the Draper firm: Edwin J. Lewis Jr., J. Williams Beal, Walker & Kimball, and Peabody & Stearns, all of Boston; and Robert Allen Cook of Milford. Cook also supervised the construction of the inner-loop double houses, which were completed and occupied by 1897, and tailored the plans of the outer-loop houses (ca. 1900-1903) to meet site plan requirements. As demonstrated in the Hopedale inventory, twenty-seven double houses built on Dutcher Street, Progress Street, Lake Street, Hope Street, Peace Street, Prospect Street, and Union Street are similar in form to double house designs introduced at Bancroft Park.

The next area of concentrated double house development in Hopedale Village is the Lake Point Group (ca. 1910-1912, MHC Area B, Photo 28). This subdivision of thirty-one double houses (sixty-two units total) covers Soward Street, Progress Street, and Lake Street, the latter occupying a small peninsula on the western shore of the mill pond. Landscape architect Arthur Shurtleff designed the site plan for Lake Street, which is known to have existed on paper as early as 1904 [Garner, 157]. The Lake Point Group includes at least two double houses that date to the 1890s (see below). Progress Street, a curving roadway, is the primary artery through the area, providing two points of access from Freedom Street. The design of Lake Street and placement of double houses there are particularly noteworthy. This curving roadway traces the periphery of the peninsula and double houses are placed at the center, oriented toward the water. The siting of buildings here maximized public access to the water and protected the shoreline by precluding any "back yard" condition (e.g., hen houses, clotheslines, ash dumps, etc.) at the water's edge that could spoil the appearance of either the residential area or the pond.

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The Hopedale inventory reports that with the exception of 1-3 and 5-7 Soward Street (see below), most historic buildings in the Lake Point Group were built in ca. 1910-1912. The double houses at 1-3 Soward Street (ca. 1895, MHC #375) and 5-7 Soward Street (ca. 1895, MHC #377) revive a utilitarian double house design used in the early 1880s on neighboring Freedom Street (see earlier discussion of double houses built between ca. 1874 and 1890). A similar, Colonial Revival-style variation of this side-gabled double house with rectangular footprint is elsewhere on the same street, at 2-4 Soward Street (ca. 1910-1912, MHC #376) and 6-8 Soward Street (ca. 1910-1912, MHC #378).

The double houses built ca. 1910-1912 are 2½ stories on a rubble stone foundation, with two chimneys, synthetic siding (usually asbestos shingle, covering original cypress shingle and often, half-timbering), and windows containing 6/1, 6/6, casement, or fixed sash. Dormers are hipped or gabled. Fourteen forms of double houses have been identified in the Lake Point Group and are described in general terms here (see also Lake Point Group [MHC Area B] and Bancroft Park [MHC Area A] for detailed descriptions of each form present). One form has a T-shaped footprint, five have U-shaped footprints, and eight have rectangular footprints. All have symmetrical façades, though considerable variety in the elevations is achieved through a mix of gable, cross-gable, gambrel, or cross-gambrel roofed elements. Entries on these double houses tend to be in one of three locations: paired at the center of the façade, spaced more widely apart in the end bays of the facade, or placed on the side elevations and shielded with porches. All houses have entry porches, either integral or projecting from the façade. Most porches have been enclosed.

As shown in the Hopedale inventory, ten double houses in the Lake Point Group were built ca. 1910-1912 from eight designs apparently reused from the Bancroft Park development (see above). They are 3-4 Lake Street (MHC #351, J. Williams Beal, architect), 7-8 Lake Street (MHC #353, J. Williams Beal, architect), 9-10 Lake Street (MHC #354, Edwin J. Lewis Jr., architect, Photo 28), 13-14 Lake Street (MHC #356, Edwin J. Lewis Jr., architect), 15-16 Lake Street (MHC #357, Edwin J. Lewis Jr., architect), 17-18 Lake Street (MHC #358, Walker & Kimball, architect), 10-12 Progress Street (MHC #360), 14-16 Progress Street (MHC #361), 35-37 Progress Street (MHC #369), and 46 Progress Street/136 Freedom Street (MHC #374). These ten double houses include most of the English Revival designs in the Lake Point development, retaining decorative bargeboards and half-timbering in the gable ends, bands of multi-pane or diamond-pane window sash, and cut-away window bays.

The Lake Point Group introduced five new double house forms to Hopedale between ca. 1910 and ca. 1912, as shown in the Hopedale inventory. Two forms, seen at 1-2 Lake Street (MHC #350, Peabody & Stearns, architect) and 11-12 Lake Street (ca. 1910-1912, MHC #355, Robert Allen Cook, architect), are multi-gabled buildings with U-shaped footprints reminiscent of the Queen Anne-inspired designs first seen at Bancroft Park. Three other double house forms seen principally on Progress Street are Colonial Revival in style. These forms have rectangular footprints, symmetrical facades, and a pair of chimneys at the roof ridge. The form seen at 19-21 Progress Street (MHC #363) and 30-32 Progress Street (MHC #367) is somewhat unusual in Hopedale and features pedimented gable entry porches on the side (gable end) elevations; the porches are oriented parallel, rather than perpendicular, to the street. The form seen at 26-28 Progress Street (MHC #365), 27-29 Progress Street (MHC #366), 34-36 Progress Street (MHC #368), 39-41 Progress Street (MHC #371), and 42-44 Progress Street (MHC #372) is very similar to the prototypes built ca. 1895 at 1-3 Soward and 5-7 Soward and in the 1880s on Freedom Street (see above). Robert Allen Cook was likely involved in the construction, and probably also the design, of these double houses. The most updated version of this double house includes gabled projecting entry porches rather than the hipped porches of the earlier versions, paired windows on the first floor front of each unit rather than the single windows seen earlier, and on the side elevations, slight overhangs

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above the first floor and second floor. A variation of this form has the entries paired at the center of the façade under a hipped roof porch, as seen at 23-25 Progress Street (MHC #364), 38-40 Progress Street (MHC #370), and 43-45 Progress Street (MHC #373). The last double house form introduced in the Lake Point Group is a side-gabled double house with projecting cross-gambrel roof at the center of the façade, two bay windows below the gambrel, and entries in the side elevations. The entries have projecting porches with oversized gable roofs oriented parallel to the street, columned supports, and solid balustrades. This form is seen at 5-6 Lake Street (MHC #352).

All of the double houses in the Lake Point Group, like those of Bancroft Park, were termed “first class” dwellings by the company, which implied the largest size of company-built, six-room house (1,500-1,700 square feet per unit) and the highest grade of interior finishes. Plans for three of the Lake Point double houses were published in *The Architectural Review* in 1916. [Brown, 64-67] J. Williams Beal designed a pair of houses with side hall plans as seen at 3-4 Lake Street (MHC #351), a plan that was reused from Bancroft Park. The side hall opened onto the parlor at the front outer corner of the house and the dining room at the center (with window on the side elevation) before ending in the kitchen occupying the rear of the house. Upstairs, two bedrooms were located side by side at the front of the house, the third bedroom occupied the rear outer corner, and the bathroom occupied the rear inner corner near the top of the stairs. Another design reused from Bancroft Park was 15-16 Lake Street (MHC #357). In this plan, architect Edwin J. Lewis, Jr. positioned the entry, entry porch, and hall on the side elevation of each house. The parlor, complete with a bay window, occupied the front outer corner of the house, the dining room occupied the front inner corner near the party wall, and the kitchen was at the rear. Upstairs, there were two bedrooms at the front of the house and one bedroom at the rear. The bathroom occupied the rear inner corner, next to the party wall. Finally, the house at 11-12 Lake Street (MHC #355), designed by Robert Allen Cook, introduced a new double house plan. Here, a stair hall positioned laterally with a dog-leg stair occupied the front outer corner of the house, behind the piazza or porch. The bay-windowed parlor occupied the front of the house next to the party wall with the dining room directly behind it, and the kitchen occupied the rear outer corner. On the second floor, there was a small room at the top of the stairs, plus one bedroom at the front, and two more bedrooms with a bathroom at the rear.

In addition to the Lake Point Group, the Draper Corporation built two other double house developments in the 1910s, the Upper Jones Group and the Lower Jones Group. Unlike the earlier double house clusters, these two subdivisions were located farther from the Draper plant, to the northeast and north, respectively. Buildings in both subdivisions are either Colonial Revival or English Revival in style. The Hopedale inventory shows that at least fourteen double houses built on Lower Jones Road, Inman Street, Northrop Street, Oak Street, Maple Street, Jones Road, Hope Street, and Cemetery Street are similar in form to double house designs introduced in the Lake Point Group.

The Upper Jones Group (ca. 1913, MHC Area G, Photo 29) is a subdivision of thirty-four double houses (sixty-eight units total) adjacent to the Milford town line. Landscape architect Arthur Shurtleff designed the site plan, solving the problem of situating houses on what may be considered the steepest gradient in the Hopedale Village [Garner, 160]. The site plan radiates north, west, and south from the intersection of four streets: Freedom Street and Williams Street, both existing roads into Milford; Northrop Street, improved with paving in 1907 [Garner, 160], and Jones Road, newly constructed for this subdivision. Two curving roads, Oak Street and Maple Street, break up the land and provide additional building lots east and west of Jones Road. Architect Robert Allen Cook designed at least seven of the twelve new double house designs introduced to the village with the construction of the Upper Jones Group.

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All historic buildings in the Upper Jones Group were built ca. 1913. All double houses are 2½ stories on a rubble stone foundation, with two chimneys, synthetic siding (usually asbestos shingle, covering original cedar shingle and often, half-timbering), and windows containing 6/1, 6/6, casement, or fixed sash. Dormers are hipped or gabled. Fifteen forms of double houses have been identified in the Upper Jones Group and are described in general terms here (see also Upper Jones Group [MHC Area G], Bancroft Park [MHC Area A], and Lake Point Group [MHC Area B] for detailed descriptions of each form present). Three forms have a T-shaped footprint, one has a U-shaped footprint, ten have rectangular footprints, and one has a roughly L-shaped footprint. All have symmetrical façades, though considerable variety in the elevations is achieved through a mix of gable, cross-gable, gambrel, or cross-gambrel roofed elements. Main blocks are usually four bays by two bays. Two types of roof forms, seen for the first time in Hopedale in the houses of this subdivision, are the clipped gable (or jerkin-head) roof and a modified gable-on-hip roof. The clipped gable roof, though typically a feature of Colonial Revival-style buildings, is here seen on English Revival-style double houses. The modified gable-on-hip roof is essentially a side-gabled house in which a small pent roof closes the gable on the side elevations. Entries on the Upper Jones double houses tend to be in one of three locations: paired at the center of the façade, spaced more widely apart in the end bays of the facade, or placed on the side elevations and shielded with porches. All houses have entry porches, either integral or projecting from the façade. Most porches have been enclosed. More information is needed on interior plans.

Three double house forms present in the Upper Jones Group are slight modifications of forms introduced in earlier double house developments. The design of 19-21 Oak Street (MHC #410) is rectangular in footprint, with a steeply pitched, asymmetrical, side-gable roof (also described as a “reversed saltbox”), prominent cross-gambrel element centered on the façade, and end-bay entries beneath integral porches. This design is a variation of a cross-gambrel double house form seen at Bancroft Park. In addition, according to the Hopedale inventory, two double house forms in the Upper Jones Group were seen in the earlier Lake Point development. One example is the double house at 35-37 Northrop Street (MHC #404), with its multi-gabled roof suggestive of earlier Queen Anne-inspired forms. In another example, 9-11 Maple Street (MHC #400), the cross-gambrel design with prominent center gambrel and bay windows below, is decidedly Colonial Revival.

Robert Allen Cook designed at least eight of the twelve double house designs utilized in the Upper Jones Group. These designs were known as Cook’s Designs A, B, D, E, L, M, N, and O. Designs A, B, D, and E were considered “second class” dwellings, five or six-room houses with a total floor area ranging from 1,200 to 1,360 square feet per unit. Interior wood trim was generally stained and varnished, and walls were papered. Design A, seen at 14-16 Oak Street (MHC #407, Photo 29), features a side-gabled roof with clip gable, overhanging eaves, and bargeboards and half-timbering in the gable ends of the main block, dormers, and porches. In plan, it is a six-room house (three bedrooms) with a dog-leg stair in the stair hall located at the front outer corner. Design B is a cross-gable form with overhanging eaves, bargeboards, hip-roofed entry porches on the side elevations, and a slight overhang of the second story. An example is 15-17 Oak Street (MHC #408), a six-room house (three bedrooms) with a dog-leg stair located at the rear outer corner.

Cook designs L, M, N, and O were considered “third-class” dwellings, with five or six-room houses having a total floor area ranging from 1,100 to 1,357 square feet per unit. In six-room houses of this type, the plan was arranged so that one first floor room could be used as either a dining room or a bedroom. Interior wood finishes were left in a natural state or painted, rather than stained and varnished as in the “second-class” dwellings. The comparatively unusual corner double house at 24 Freedom Street (MHC #383) and Northrop Street combines two Cook designs, Design C for the unit at the

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south side of the house, and Design D for the unit on the north side. Both units are five-room houses. Design L also is a clipped gable double house, with a projecting cross-gable centered on the façade and entries beneath gabled porches in the end bays; an example is 117-119 Jones Road (MHC #392). Designs M and N are similar to one another from the exterior, and also have clipped gable roofs and half-timbering in the gable ends. These houses, however, have projecting hipped porches over the entries. In Design M, exemplified by 105-107 Jones Road (MHC #386), the clipped gable end is the central feature of the façade, flanked by entries on the long side elevations. Here, the double houses have five-room plans, wherein the living room occupies the front of the house, the kitchen occupies the rear, and the stair hall is positioned laterally between them with an entry on the side elevation of the house. In Design N, represented by 106-108 Jones Road (MHC #387), the long elevation is the façade, where the entries are paired at the center. This design also is a five-room house, with three bedrooms upstairs. Finally, Design O is a side-gambrel form with projecting cross-gable center on the façade. Here, however, entries are located on the side elevations beneath shed-roofed porches. Design O is a five-room house as well.

At least thirteen double houses built on Freedom Street, Northrop Street, Inman Street, Lower Jones Road, and Hope Street are similar in form to double house designs introduced in the Upper Jones Group. A majority of these similar double houses are located in the Lower Jones Group (1913-1916, see also MHC Area H, Photo 30), which was developed at the same time as the Upper Jones Group. On Inman Street, there is one double house of the Cook Design A plan, 49-51 Inman Street (ca. 1913, MHC #434) and three double houses of the Cook Design L plan, at 14-16 Inman (ca. 1916, MHC #421), 33-35 Inman (ca. 1916, MHC #426), and 45-47 Inman (ca. 1913, MHC #432, Photo 30). At least five other double houses in the area also resemble double houses in the Upper Jones Group.

The Lower Jones Group is a subdivision of twenty-four double houses (forty-eight units total) on a ridge parallel to and immediately east of Dutcher Street. The northernmost development of double houses in the village and the town, this subdivision covers Inman Street and Lower Jones Road. No landscape architect has been identified to date, and the layout of the streets in a simple grid suggests that a landscape architect was not involved in this project. The architect for the five new double house forms introduced in this subdivision has not been identified.

The Hopedale inventory shows that each historic building in the Lower Jones Group was built either ca. 1913 or ca. 1916. All double houses are 2½ stories on a rubble stone foundation, with two chimneys. Originally clad in cedar shingles with cedar trim, the houses were covered with asbestos shingles in the 1940s or early 1950s by the Draper Corporation. Windows containing 6/1, 6/6, casement, or fixed sash. Dormers are hipped, gabled, or shed-roofed. All together, eleven forms of double houses have been identified in the Lower Jones Group and are described in general terms here (see also Upper Jones Group [MHC Area G]). One form has a T-shaped footprint, one has an L-shaped footprint, and nine have rectangular footprints. All except the double houses on corner lots have symmetrical façades. Main blocks range from four by two bays to six by two bays; this development introduces some new double house forms with façades that are much broader than what was seen previously.

The presence of various roof types lends variety to the subdivision, with cross-gable and cross-gambrel roofs predominating. The clipped gable (jerkin head) and gable-on-hip rooflines introduced in the Upper Jones Group development also are seen here. Particularly noteworthy, however, are three new rooflines not seen previously: the Prairie-like hipped roof with wide overhanging eaves, seen at 10-12 Inman Street (ca. 1916, MHC #420); the hipped roof with paired projecting gables, wide overhanging eaves, and oversized brackets on the façade, seen at 38-40 Inman Street

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(ca. 1916, MHC #429) and elsewhere; and another hipped roof with a pair of sweeping cross gables, as seen at 22-24 Inman Street (ca. 1916) and elsewhere. Entries on these double houses tend to be in one of two locations: spaced more widely apart in the end bays of the façade or placed on the side elevations and shielded with porches. The double house at 5-7 Inman Street (ca. 1916, MHC #417) is the one form in this development with entries paired at the center. All houses have entry porches, either integral or projecting from the façade. Most porches have been enclosed.

The Lower Jones Group is the last double house development constructed in Hopedale Village. Five new double house forms were introduced here, among them the L-shaped, cross-gambrel, Colonial Revival-style form seen on the following corner lots: 4 Inman-4 Beech Street (MHC #416), 26 Inman-5 Elm Street (MHC #424), and 32 Inman-6 Elm Street (MHC #425). This form displays a single brick chimney at the juncture of the two wings, oversized shed dormers, and hip-roofed porches at the entries on the gambrel ends. Similar examples exist on Dutcher Street.

Other early 20th-century double house forms were introduced in Hopedale Village beyond those in the double house developments described above. Dutcher Street northwest of Northrop Street, a tree-lined avenue with a mix of single-family and double houses, displays the best collection of double house forms not seen in the four double house developments. Preservation Services, Inc. assigned a date of ca. 1910 to these double houses. Constructed about the same time as the Upper Jones Group and the Lower Jones Group, these double houses are generally Colonial Revival in style, 2½ stories on rubblestone foundations, with asbestos or vinyl replacement siding. Entries tend to be located in the end bays, with integral or projecting porches. Historic window sash, where it survives, is generally 2/1 or 6/1 wood.

Like the other Hopedale double house forms, these early 20th-century double houses have symmetrical facades, though in some cases the facades are much wider than what is seen elsewhere in the village. A discussion of four forms follows. Each unit in the double house at 131-133 Dutcher Street (MHC #99) is four bays across, resulting in an eight-bay façade. Paired gambrels oriented to the street are over bays 1 to 3 and bays 6 to 8. There is a hipped-roof connector over the two center bays. Entries are located between bays 3 and 4 and bays 5 and 6. Box bay windows with shed roofs on the façade, pent roofs over the second-story façade windows, and hipped dormers at the attic are typical features of the Colonial Revival style. Variations includes the cross-gambrel double house with central cross-gambrel as seen at 5-7 Hope Street (MHC #207), 123-125 Dutcher Street (MHC #97), and elsewhere; these examples have projecting hip-roofed porches with entries set perpendicular to the street in a central enclosed bay. Another Colonial Revival double house form is the side-gambrel seen at 76-78 Dutcher Street (MHC #72, Photo 31) and 173-175 Dutcher Street (MHC #106). This six-bay by three bay double house has two brick chimneys at the roof ridge; massive cross-gabled bays overhanging the first floor; single, paired, and tripartite windows on the façade; and entry bays in the side elevations with shed-roofed porches. Originally, there were decorative brackets beneath the overhanging gabled bays.

A wide façade and more complicated roofline is seen at 80-82 Dutcher Street (MHC #74, Photo 31). Each unit is roughly three bays across by two bays deep. The two-bay main block has two chimneys and a steeply pitched, side-gable roof with flared eaves. Similar rooflines are seen on the gabled dormers. Two-story lateral wings, each about two bays across and including a double house entry in the inner bay, have gable-on-hip roofs, shed dormers, and shed-roofed projecting porches, now enclosed. Other fenestration includes tripartite windows on the first floor of the main block for each unit, and bay windows supported by oversized brackets above. Similar brackets appear at the porch entrances. Its steeply pitched, gable-front roof with long slopes sweeping to first floor integral porches characterizes the double house form seen at 177-179 Dutcher Street (MHC #107) and 96-98 Dutcher Street (MHC #82). This type features a pair of two-

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tiered bay windows centered on the façade, overhangs on the upper stories, cross-gabled projections on the side elevations with cut-away bays on the first floor, and shed dormers.

Residential Outbuildings

While it was the intent of the Drapers to limit outbuildings within Hopedale Village, in the interest of maintaining an uncluttered landscape, virtually all types of residential development in the area have some historic buildings. These range from spacious estates to closely settled double house subdivisions, though the outbuildings themselves may be earlier or later than the dwelling(s) on the lot. These outbuildings tend to be wood-frame, gable or hip-roofed, and one-story in height. Certain intact early examples are carriage houses, though most are garages constructed from the 1920s onward. In the case of high-style dwellings on estates, the outbuildings tend to be styled in a manner similar to the house.

One of the earliest outbuildings in the area is the 1870s carriage house that predates the present house at 85 Adin Street (house ca. 1898, MHC #4, Photo 19). A ca. 1890 Shingle-style carriage house survives at the Charles Roper House, 50 Freedom Street (MHC #138, carriage house Photo 32). An English Revival carriage house/barn survives at the Eben S. Draper II house, 55 Adin Street (carriage house ca. 1900, house ca. 1925, MHC #3, Photo 33). Several late 19th-century properties on Hopedale Street retain 1½ to 2½-story carriage houses or barns, such as 86 Hopedale Street (house ca. 1860, MHC #227), 46-48 Hopedale Street (ca. 1870, MHC #224), 149 Hopedale Street (house ca. 1875, MHC #242), 170 Hopedale Street (house ca. 1875, MHC #248).

To service the families in the double house developments, in the 1890s the Draper Company started building storage sheds on the service roads behind the houses for family use. [Garner, 162] These one-story, one-bay, wood-frame, gable-front storage sheds later became garages. Clusters of these garages were located on service roads ringing the Bancroft Park development as well as on Prospect Street north of Union Street. Four survivals have been identified: two behind the double house at 14 Cemetery Street (ca. 1880, MHC #169), and two on the assessor's lot known as 52 Prospect Street, which are situated directly behind the double house at 32-34 Prospect Street (ca. 1875, MHC #185).

Other 1920s-era garages, with original swinging double doors topped with multi-pane windows, survive throughout the village. Most are wood-frame; some are concrete block. Examples include the garage at 66 Dutcher Street (house ca. 1910, MHC #69), 180 Dutcher Street (house ca. 1920, MHC #109), 99 Mendon Street (house ca. 1875, MHC #305), and 16 Northrop Street (house ca. 1910, MHC #131).

INSTITUTIONAL BUILDINGS

Hopedale Village includes a number of historic institutional buildings constructed between 1886, the year of the town's incorporation, and 1927. As a group, these institutional buildings are architect-designed in revival styles and contribute greatly to the visual character of their respective streets. While Hopedale Street emerged in the last quarter of the 19th century as the town's primary institutional corridor, the present institutional core in the vicinity of Hopedale, Adin, Dutcher, and Hope Streets was still taking shape into the 1950s.

Town Hall, 74 Hopedale Street (1886-1887, MHC #12, Photos 6, 15, 34, 37) is the earliest extant institutional building in the village, and the only example of Richardsonian Romanesque architecture in Hopedale. Milford architect Fred Swasey

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designed the building to house municipal offices, meeting halls, the library, and first floor commercial spaces. Constructed of Milford granite with contrasting trim in Longmeadow sandstone, Town Hall is 2½ stories on a raised basement with a deck-on-hip slate roof, cross-gabled projecting pavilion centered on the façade, and stone chimneys on the east slope of the roof flanking the gabled pavilion. Roughly three bays across and three bays deep, the building has a rectangular footprint and asymmetrical elevations. Windows appear in groups of twos, threes, and fours, either capped with stone lintels, as on the first floor, or round-arched heads, as seen on the second. Ornament and design features include the rusticated, rather than smooth, masonry walls, a Richardsonian massive stone arch in the right entry bay of the façade, and the heavy corbelled cornice. The roofline originally had iron cresting that was removed at an unknown date. The building retains commercial storefronts with cast iron columns, though contemporary steel and glass systems have been installed. Interior spaces are finished in light oak, and include chair rails, matchstick wainscoting, and original door surrounds. There are two large meeting rooms on the second and third floors.

Three other institutional buildings were constructed in 1898, two on Hopedale Street and one in the residential neighborhood to the north. Bancroft Memorial Library, 50 Hopedale Street (1898, MHC #10, NRIND, Photo 35) was designed in the Romanesque Revival style by C. Howard Walker of the Boston architectural firm Walker & Kimball. The building is constructed of pink Milford granite trimmed in white ashlar. One story on a raised basement, the library is roughly L-shaped in footprint with a cross-gable roof of slate shingles and two exterior end-wall chimneys. Romanesque Revival detailing includes the wall buttresses, round-arched entry surround, windows deeply recessed in the masonry wall, and rusticated piers at certain window openings. The interior is notable for its oak finishes, particularly the round-arched ceiling trusses and the decorative oak screens dividing principal spaces in the library.

Draper Memorial Church/Hopedale Unitarian Church, 51 Hopedale Street (1898, MHC #11, Photos 8, 34), designed by Boston architect Edwin J. Lewis Jr., is constructed of pink Milford granite and trimmed in Indiana limestone. This two-story, L-shaped building includes nave and sanctuary in one wing and the parish hall and parlors in the rear wing. A square, hip-roofed, three-story crenellated bell tower with buttresses is near the entrance; behind it is a two-story cross-gabled block with shed roofs over the aisles. Like Bancroft Library, the Unitarian Church has wall buttresses and arched window and door openings, though in the church the arches tend to be the pointed arch of the Victorian Gothic rather than the round arch of the Romanesque Revival. Most windows in the church include tracery and are framed with hood-moulds. The interior is finished with oak and there is a finished ceiling over the open timber frame. An addition was made in 1998 of design and materials similar to those on the historic church.

The third building constructed in 1898 is Dutcher Street Grammar School, 54 Dutcher Street (MHC #67, Photo 36), the village's and the town's only example of the Chateausque style. Designed by Walker & Kimball of Boston, the architects who also designed Bancroft Library, the school is 2½ stories on a raised basement with brick cladding, granite trim, and a steeply pitched hipped roof now clad in asphalt shingles. The rectangular main block is roughly three bays across and three bays deep with projecting three-story octagonal towers at the southern and northern corners. Windows are grouped in twos, threes, and fours and have stone surrounds and mullions. Some dormer windows have parapet gables with finials and other dormer windows are hipped with finials. Dutcher Street Grammar School was rehabilitated and converted to condominiums in 1987, at which time the present 2½-story brick rear wing reportedly was added.

Further institutional development in the first fifteen years of the 20th century occurred in the vicinity of the Dutcher Street School, where a burgeoning residential neighborhood took shape owing to the expansion of mill operations. Park Street

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School, 6 Park Street (1914, MHC #121) is a Colonial Revival-style school building designed by Frank A. Kendall of Framingham. This red brick school is 2½ stories on a raised basement with a cupola at the roof ridge. The façade of the main block is symmetrical – with double-hung windows in a 3-1-3 configuration – while the asymmetrical side elevations include projecting hip-roofed brick entry pavilions flanking the main block. There are brackets at the overhanging eaves, and the entry pavilions contain round-arched windows as well as fanlights over the doors. Windows contain 12/12 wood sash and there are hipped dormers

The only institutional example of Craftsman-style design in the Hopedale Village/Draper Village area is the Bandstand, 65 Dutcher Street (ca. 1906, MHC #903), located at the northwestern corner of the Town Park (MHC #911). Designed by Chapman & Frazer of Boston and built by Dillon Brothers of Milford, the bandstand is a small, one-story building on a raised rubblestone foundation with wood shingle siding. The gable-on-hip roof, currently clad in asphalt shingles, has wide overhanging eaves with Craftsman-style brackets. This building originally housed a locker room at the ground floor level.

Hopedale's Renaissance Revival Central Fire Station, 50 Dutcher Street (1915-1916, MHC #6) was designed by Milford architect Robert Allen Cook. Very similar in style and detailing to the Main Office Building (1910, MHC #9) Cook designed for the Draper Company on an adjacent lot, the Fire Station is constructed of brick, terracotta, and granite. The building is two stories on a raised basement, four bays across and approximately three bays deep, with a flat roof and a hose tower approximately four stories high at the southwest corner. The three-part division of the elevations – rusticated basement, double-height brick pilasters on the first and second floors, and classical cornice above – is indicative of the Renaissance Revival style. Windows are grouped in twos and threes and contain double-hung sash. Original multi-light garage doors have been replaced. Other detailing includes the terracotta cornice and water table, plus the red brick parapet walls on the main block, tower entrance, and tower cap.

In the 1920s, redevelopment of the area near Town Hall led not only to the construction of two important municipal buildings, but also affirmed the establishment of the town's civic core at that location. Edwin J. Lewis, Jr. of Boston, architect of the Unitarian Church, designed Hopedale Community House, 1 Draper Street (1923, MHC #5, Photo 8) on the next lot to the northwest. Builders were Casper Ranger Construction Company from Holyoke. A fine example of large-scale Colonial Revival design in Hopedale, the Community House is a brick building, two stories on a raised concrete basement, with a cross-hip roof of slate, two end-wall chimneys, and another chimney on the ridge of the main block. The Community House is built into the grade. A major feature of the building is the projecting hip-roofed frontispiece on the façade with double-height Ionic columns, wide cornice, and grand staircase. There is a square clock tower at the roof ridge. Other Colonial Revival detailing includes rusticated corner quoins and a heavy scaled modillion cornice.

On the opposite flank of the Unitarian Church from the Community House is General William F. Draper High School, now Hopedale Junior-Senior High School, 25 Adin Street (1927, MHC #2). C. R. Whitcher of Manchester, New Hampshire designed the brick and cast stone school. Another fine example of the Colonial Revival style, the school has a main block 1½ stories in height on a raised basement with a hipped roof, gabled dormers, and a cupola. Centered on the symmetrical façade is a semi-circular projecting portico with full-height Ionic columns, a heavy cornice, and capped with a balustrade. An oversized, multi-light, round-arched transom tops the double-door main entry. Windows, which have cast stone sills and lintels, are grouped singly or in twos or threes, and contain 9/2 sash on the main floor, 6/2 sash in the raised basement, and 6/6 sash in the dormers. Rear additions were constructed 1957, 1963, and 2000.

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After completion of the General Draper High School in 1927, institutional construction in the village abated until the early 1950s, when Memorial Elementary School, 54 Adin Street (1954, 1963, MHC #440) and George Albert Draper Gymnasium, 13 Dutcher Street (1955, MHC #449) were built. The architect on both buildings was Rich & Tucker Associates of Boston. Draper Gymnasium is particularly important to the visual character of the town's civic core because the building fronts on the open spaces surrounding the Unitarian Church and the Community House. Postwar traditional in its styling, the gymnasium is a one-story red brick building with symmetrical façade, projecting pedimented portico with Doric columns, corner quoins, and double-hung sash.

The early 1960s brought the construction of two new churches and the U.S. Post Office, 80 Hopedale Street (1964, MHC #463, Photos 15, 37). A small building located in a prominent site – at the foot of Adin Street where it meets Hopedale Street in the village's civic core – the brick and concrete post office is a neo-colonial one-story, side-gabled brick block with a cupola. The two churches are located in residential neighborhoods; both are contemporary designs. Sacred Heart Church, 183 Hopedale Street (1963-1964, MHC #466), designed by Wendell T. Phillips of Milford, occupies a site adjacent to the town's first high school (1887, demolished 1987). Hopedale's Roman Catholic parish occupied the old school for almost thirty years before constructing the present church. Closer to the Draper plant, Johnson & Haynes of Pawtucket, Rhode Island designed the present Union Evangelical Church, 25 Dutcher Street (1963, MHC #450). An earlier church on the lot was destroyed by fire in 1962.

INDUSTRIAL AND COMMERCIAL BUILDINGS AND STRUCTURES

Most of the historic industrial buildings and structures associated with the Draper plant operations are located in an area of roughly twenty-seven contiguous acres, bounded by Freedom Street on the north, Hopedale Street on the east, the Grafton & Upton Railroad right-of-way on the west, and the former railroad freight yard on the south. However, the oldest Draper shop, the Mechanic Shop (also known as the Red Shop), 12 Hopedale Street (ca. 1843, MHC #8, Photo 9), is located on town parkland immediately northeast of the plant. The shop is a one-story frame building, nine bays by two bays, with a brick foundation, clapboard siding, and side-gable roof clad in asphalt shingles. The entrance is located on the north (end) elevation and contains a narrow six-panel wood door. Windows in the irregularly fenestrated building contain 6/6 wood sash with plain surrounds. The shop has plain corner boards and no eave overhangs. The most notable decorative feature is the metal weather vane mounted on the roof ridge over an elaborate saw-cut wood base. Draper Corporation moved the shop to its current site, near the main entrance of the plant, in 1950.

The core of the plant is the main building complex, a sprawling collection of connected, brick-walled buildings of fireproof timber, masonry, steel-frame, and reinforced concrete construction, dating from the late 19th century to the mid-20th century. Parts of the complex are situated over or adjacent to various structures associated with the water supply or the railroad, which themselves include some of the oldest historic resources at the plant. The Hopedale Pond Dam (ca. 1875, MHC #906, Photo 38), located directly under Freedom Street, is a masonry structure built to provide waterpower for early factory operations. The raceway (ca. 1875, MHC #907) brings water in a southerly direction through a series of brick arches and piers located under the east end of the main building complex. The water then flows into the tailrace (ca. 1895, MHC #908), an open-air stone-lined channel to the south before continuing through a culvert under Hope Street. The Grafton & Upton Railroad Tracks (ca. 1889, MHC #909), now inactive, cross Freedom Street at the northwest corner of the plant, then form the western boundary of the complex. The tracks cross a small railroad bridge (ca. 1920, MHC #910) over the tailrace, leading to an abandoned railroad freight, passenger, and locomotive maintenance area south of the plant (see below).

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Architecturally, the main building complex is dominated on the Hopedale Street and Freedom Street sides by unbroken walls of massive, regularly fenestrated, brick-walled buildings of similar height, creating a powerful corporate statement at the street edge along the northern and eastern sides of the plant. By contrast, the southern and western sides of the plant, which lack street frontage, were once characterized by a sprawl of interconnected utilitarian buildings of varying heights and materials. Many of the attached buildings on this side of the plant were demolished in 2000-2001, as noted below and on the district data sheet. Separating the "front" and "back" sections of the plant is a long, narrow, north-south rail access courtyard that enters the main building complex at its southeast corner.

On the Hopedale Street side of the main building complex are three large buildings (ca. 1941) of similar height, materials, and fenestration that collectively create an unbroken wall at the street edge. Dominating the streetscape is the 600-foot-long façade of the Erecting Shop, 24 Hopedale Street (ca. 1941, MHC #19, Photo 39), a three-story, rectangular, steel-frame building with a concrete foundation, brick walls, and a flat roof. Thirty bays on Hopedale Street by seven bays on Freedom Street, the shop features multi-pane steel sash in the windows. The roofline has a bracketed wood cornice with a slight overhang. The northeast corner is chamfered and has a pediment parapet. Three entrances are located on the Hopedale Street elevation, including two small office entrances and the main employee entrance, directly across Hopedale Street from the Main Office Building, 25 Hopedale Street (see below). The employee entrance to the plant incorporates a pair of paneled metal doors with multi-pane windows. Immediately south of the Erecting Shop is the attached Addition No. 24, 24 Hopedale Street (ca. 1941, MHC #47), fifteen bays on Hopedale Street, which is similar to the Erecting Shop in massing and materials. Single-door street entrances are located in stair bays that feature full-height glass block windows and pediment parapets. Attached further south is the Sheet Metal Shop, 24 Hopedale Street (ca. 1941, MHC #37). Unlike neighboring buildings, the seven-bay by four-bay Sheet Metal Shop lacks ornamentation of any kind. In addition to these three buildings, there is a smaller, one-story, brick-walled and flat roof Truck Dock, 24 Hopedale Street (ca. 1941, MHC #38, Photos 56, 57) at the southern end of the Sheet Metal Shop with four metal roll-type garage doors on its south elevation.

Like the Hopedale Street elevation of the main building complex, the Freedom Street elevation (Photo 10) includes brick-walled, regularly fenestrated, flat-roofed buildings of similar height. At Freedom Street, however, there is greater variation in façade design due to the mix of late 19th to mid-20th century construction. From east to west, the first part of this elevation is the north end of the Erecting Shop (see above). Attached to the west is the North Connecting Shop, 24 Hopedale Street (ca. 1892, MHC #31), a four-story building, nine bays across, with a bracketed wood cornice. Segmental-arch windows on this building have rough granite sills and retain original 9/9 wood sash. A recessed street-level entrance is located in the west bay. Immediately to the west is the attached six-bay façade of the Machine Shop, 24 Hopedale Street (ca. 1892, MHC #30), which is similar to the North Connecting Shop except for its protruding piers and front-gable roof. The next building west after the raceway (see above) is the Carpenter Shop, 85 Freedom Street (ca. 1901, MHC #35), with a forty-three-bay façade that includes two projecting stair towers and original wood sash in the windows. All three of these buildings are of fireproof construction with star-shaped, round-truss rod washers between bays. Further west is the Dry Storage and Roughing Room, 85 Freedom Street (ca. 1930, MHC #36, not shown in Photo 10), a steel-frame building with brick cladding, eleven by four bays. Windows contain multi-pane steel sash and have cast stone lintels. Drain-tile roof coping defines the crest of the flat parapet at the roofline. A small, shed-roofed extension projects from the west end.

The attached buildings described above form an inverted "L" that brackets the main building complex to the east and

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north. South and west of those sections, the plant layout is more complex. Most of the buildings in this area have brick walls and flat roofs. South of the Dry Storage and Roughing Room (see above) are Storage Building No. 1, 85 Freedom Street (ca. 1970, MHC #49) and Storage Building No. 2, 85 Freedom Street (ca. 1970, MHC #50). Both are one-story, windowless, steel-framed buildings with metal siding and roll-type garage doors. To the east and south is the attached Steel Storage Building, 85 Freedom Street (1951, MHC #48), a one-story building having an elevated truck dock with a corrugated metal awning. Attached immediately south is the Power Plant, 24 Hopedale Street (ca. 1900, MHC #34), a windowless building; the tall brick chimney has a flared top that rises high above the main building complex.

Immediately west of the Power Plant was the Pattern Safe, 24 Hopedale Street (ca. 1897, MHC #39, Photo 58), a five-story, brick-walled fireproof building notable for its unusual and intact mechanically activated fire shutter system. This system consisted of a network of drive rods and gears located on the southwest corner of the building and connected to steel fire shutters next to each window on each floor. Windows on the Pattern Safe had segmental-arched lintels and contain original wood sash. The Pattern Safe was demolished in early 2001.

Historically, a cluster of connected foundry buildings occupied the southwest corner of the plant, south of the Pattern Safe (see above) and at some distance from the public way. Demolition of buildings on this side of the plant occurred in late 2000 and early 2001. Adjacent to the Pattern Safe, the Iron Shed, 24 Hopedale Street (a/k/a Foundry Head House, ca. 1902, 1931, MHC #42) is extant. This roughly rectangular, steel-frame building is oriented with its façade at a skew to those of neighboring buildings. The shed has a high concrete foundation, corrugated metal siding, two roll-type garage doors, and bands of multi-pane windows containing steel sash. Remaining foundry buildings, all with the address of 24 Hopedale Street, were demolished in November and December 2000. They are the Foundry (ca. 1903, MHC #41), Sand Shed (ca. 1931, MHC #40), Flask Storage Building (ca. 1931, MHC #44), and Brass Foundry (ca. 1931, MHC #43). Immediately east of the Foundry, and also at 24 Hopedale Street, the South Shop (ca. 1892, MHC #46, Photos 56, 57) was demolished in February 2001. South of the foundry area is the detached Paint Storage/Garage Building, 7 Fitzgerald Drive (ca. 1930, 1950, MHC #24), a one-story, rectangular, flat-roofed, brick-walled building with a raised central block and large vehicular doors in the west elevation. Owned and operated by a light industry, the Paint Storage/Garage Building is the only building in the Draper plant that is occupied and used at present.

Within the general confines of the Draper plant are three small detached buildings. South of the main building complex and located inside the Hopedale Street gate is No. 1 Hose House, 24 Hopedale Street (ca. 1900, MHC #23, Photo 56). This one-story, brick building is two bays square with an end-gable roof and pediment parapet on the north (principal) elevation. The original pair of fire engine doors on this elevation have been removed, their openings infilled with brick and multi-pane steel sash windows. A tall, rectangular, brick hose-drying tower with a tapered profile rises from the south elevation. The tower includes ventilation openings and decorative details at the cornice. At the extreme northwest corner of the plant, where the railroad tracks cross Freedom Street, is No. 2 Hose House, 4 Bancroft Park (ca. 1900, MHC #21). Similarly styled as the No. 1 Hose House, this building also has been similarly altered with respect to the infilling of original door openings. A short tower with a steep pyramidal roof rises from the west elevation of the building. East of this hose house and the railroad tracks is the Oil House, 85 Freedom Street (ca. 1903, MHC #22), a one-story rectangular building with a corrugated metal roof.

A collection of historic buildings and structures survives south of the Draper plant in the abandoned railroad freight, passenger, and locomotive maintenance area. For most of the 20th century, the Hope Street Bridge (ca. 1901, closed

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1974, demolished 1979) separated these buildings and structures from the rest of the industrial complex. The steel and pine plank pedestrian bridge passed south of the plant's main building complex, connecting the eastern and western ends of Hope Street. Only the bridge's stone abutments survive: the east abutment (ca. 1901, MHC #919) as part of a retaining wall on the property now known as 54 Hopedale Street (1980s, MHC #461), and the west abutment (ca. 1901, MHC #918, Photo 41) off Cemetery Street near the Hopedale Coal & Ice Company.

The Oil Pump House, 24 Hopedale Street (ca. 1941, MHC #25), is a one-story, two-bay by two-bay brick pump shelter with a door on the north elevation and six-pane fixed windows with concrete sills. The Oil Tank Berm, 24 Hopedale Street (ca. 1941, MHC #905), located immediately south of the pump house, is a circular mound of tarred earth fill, eight feet high, that was constructed to contain spills from a 150,000 gallon fuel oil tank (no longer extant).

Remaining buildings in the industrial area were constructed for the Grafton & Upton Railroad. The oldest of these is the Hopedale Station and Freight House, 8 Depot Street (ca. 1889, MHC #27, Photo 7), a one-story, five- by two-bay, side-gabled frame building with clapboard siding, plain wood cornerboards, fixed sash, and an asphalt shingle roof. The main entrance is offset on the east elevation, and large service doors are located on the west (platform) side. A small station operator's window survives on the west elevation. South of the station building is the Locomotive House, 12 Depot Street (ca. 1920, MHC #28). Constructed of reinforced concrete with a shed roof, the building is wedge-shaped in plan and has two large locomotive doors in the south elevation. Immediately south of the locomotive house is the Storage Shed, 12 Depot Street (ca. 1920, MHC #29), a small storage building with a wood frame, clapboard siding, and a gable roof. The latest railroad-related building is the Railroad Car Scale House, 24 Hopedale Street (ca. 1941, MHC #26), located is southwest of the oil tank berm. This one-story, one-bay by one-bay brick building has a flat roof, steel window sash, and a door on the southeast elevation. The depot operations in Hopedale closed in December 1977.

Of great importance to the district architecturally as well as historically is the Draper Company's Main Office Building, 25 Hopedale Street (1910-1911, MHC # 9, Photo 40). Designed by Milford architect Robert Allen Cook and built by Woodbury & Leighton Company of Boston, the building is located across Hopedale Street from the plant, directly opposite the employee entrance on the Erecting Shop fronting Hopedale Street (see above). This massive brick building, consisting of two stories on a raised basement, is one of the best examples in the historic district of the Renaissance Revival style. Thirty-one bays on Hopedale Street and eight bays on the side elevations at Chapel and Social Streets, the building originally had a T-shaped plan, though the central rear portion was removed in 1998 during its rehabilitation for adaptive reuse as an assisted living complex. Details include rustication of the basement level, splayed brick window lintels, tapestry brick panels with concrete diamond patterns between the first and second-story windows, a parapet and cornice, and door surrounds, string courses, and oversized keystones executed in red terra cotta. The Main Office Building remains a imposing presence in the streetscape of the historic district and, with the Erecting Shop directly across the street, contributes to the "canyon" effect created by large corporate buildings in this block of Hopedale Street.

Aside from the industrial buildings of the Draper plant, there are very few historic commercial buildings in the Hopedale Village area. It should be noted that the former Filling Station on Dutcher Street (ca. 1941, MHC #20) was demolished in 1998 in connection with the rehabilitation of the Main Office Building. The principal historic commercial block in the district is the Harrison Block, 56-60 Hopedale Street (1889, MHC #226). This three-story brick commercial block, which originally housed stores and a meeting hall, is the only business block of its kind in Hopedale. Built by local contractor Albertus C. Hussey [Garner, 181], the building is rectangular in footprint, roughly two bays across and five bays deep,

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and essentially Victorian eclectic in its styling. All decorative features are confined to the façade. At the street level are two storefronts with wood and glass display windows, multi-light transoms above, and a classical cornice. The second floor has two tripartite windows under granite lintels; above these are oversized round-arched window openings containing double-hung and fixed sash. There is a corbelled brick cornice beneath the parapet wall. In addition to the Harrison Block, Town Hall (see above) also housed retail businesses from the time of its completion in 1887.

A small-scale, wood-frame store, the only one of its type in the district, survives at 44 Hope Street (ca. 1900, MHC #214). This Colonial Revival-style building is 1½ stories with a rubblestone foundation, clapboard siding, a hipped roof of asphalt shingles, and overhanging eaves. Three bays across and one bay deep, the store features an intact wood-and-glass storefront consisting of a recessed center entry flanked by display windows; beneath the display windows is wood, tongue-and-groove siding. There is a hipped center dormer. The building is now in residential use.

At the intersection of Hope Street and Cemetery Street, immediately west of the railroad and the Draper plant, is a small group of wood-frame buildings associated with Hopedale Coal & Ice Company. They are mostly utilitarian in design, with the exception of the Hopedale Coal & Ice Company office, 32 Cemetery Street (ca. 1900, MHC #173, Photos 42, 43). This 1½-story building, now clad with vinyl siding, was originally clad in wood shingles. The office displays square massing, a pyramidal hipped roof, a rubblestone foundation, and an entrance fronting Cemetery Street. A projecting gabled dormer on oversized brackets shields the entrance.

LANDSCAPES

Several open spaces in Hopedale Village contribute to the historic character of the area. (*Note:* Site plans that landscape architects are known to have designed for Draper company double house developments are discussed, as appropriate, in the section on residential buildings.) At the historic district's southwestern edge is Hopedale Village Cemetery, 2 Fitzgerald Drive (1845, 1887, MHC #800, Photos 11, 44-47). Laid out in connection with Hopedale's Utopian settlement, the mid-19th century graveyard was enlarged and transformed into a formal landscaped cemetery about 1887 by the town's newly formed Village Improvement Society. The landscape design has been attributed to Warren Henry Manning. The cemetery, now about twenty-four acres, occupies a knoll overlooking the rear of the Draper plant, screened from the industrial site by a row of mature pine trees planted along Fitzgerald Drive. Wrought iron gates (Photo 44) with large granite posts (ca. 1887) mark the historic entrance at Cemetery Street; a ca. 1990 granite slab sign identifies the cemetery's entrance on Fitzgerald Drive off Mendon Street (Route 16). Robert Allen Cook designed the rubblestone tool house (1894, Photo 45), a one-story, hip-roofed building with an eyebrow dormer centered on the façade. The earliest section at the center of the cemetery is dotted with marble stones and obelisks erected beginning in the 1850s. The tombs date principally to the late 19th and early 20th centuries, and most are constructed of granite in Egyptian or classically inspired designs. The hierarchy of the Draper family is clear from the arrangement of tombs, starting with that of William Franklin "The General" Draper (d. 1910), which occupies the highest point in the cemetery (Photo 46), overlooking the Draper plant. Pine trees surround the tomb. In 1916, the original marble doors were replaced with bronze doors designed by Robert Allen Cook and cast by Jonathan Williams Inc. of New York City.

On the northwest is The Parklands, 162 Dutcher Street (1898-1913, MHC #900, Photos 12, 48-49), which covers the area surrounding Hopedale Pond, extending roughly from the Grafton & Upton Railroad right-of-way to the rear property lines of houses on Dutcher Street. Landscape architect Manning designed the park, which encompasses approximately 273 acres, about thirty-six of which constitute the pond and islands. The park includes a bathing beach (1899) and bathhouse

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(1904, Photo 12) near Hopedale Street. The Craftsman-style bathhouse is one story on a T-shaped plan, about five bays by two bays, with wood shingle siding and an asphalt shingle cross-gable roof. The building has overhanging eaves, exposed rafters, decorative bargeboards, and irregular fenestration with six-pane sash. On the pond side of the building are three doors, only one of which is currently operable. An intact trail system (designed 1907) leads to scenic views and rock outcroppings and has outlets to Hopedale, Dutcher, Freedom, and Hazel Streets. Tree stands of maple, ash, birch, hickory, and pine are native to the park. The following species were introduced: hemlock, tulip, mountain ash, Carolina poplar, black alder, striped maple, willows, Japanese barberry, red-osier dogwood, bittersweet, and cedars. Within the mowed area immediately north of the bathing beach are two additions to the landscape: a one-story, hip-roofed garage facing Dutcher Street to the east, and, in a clearing overlooking the pond, a 1996 monument (Photo 49) for the Hopedale Parklands Nature Trail, dedicated to Willard W. Taft. The monument is a granite boulder with an attached brass plaque.

Smaller green spaces in the historic district are set within the confines of the street grid in the residential neighborhood northeast of the Draper plant. The playground or Town Park, 65 Dutcher Street (ca. 1890, MHC #911, Photos 51, 52), supports large-scale recreational activities on approximately six acres. The park features walls (ca. 1890) assembled from stones found on the property, baseball and tennis courts, and the Craftsman-style bandstand (1906, MHC #903), designed by Chapman and Frazer of Boston and built by Dillon Brothers of Milford. Adin Ballou Memorial Park, 43 Hopedale Street (ca. 1900, MHC #912, Photo 14) is a half-acre park on the former site of Ballou's house (now 64 Dutcher Street, 1843, MHC #7). Its plantings and footpaths impart a sense of formality to this open space, which is located directly across Hopedale Street from the Draper plant.

Due in part to its late 19th-century date of incorporation, Hopedale does not have a town common. However, the presence of spacious manicured lawns with shade trees at the town's institutional core near the intersection of Hopedale Street and Adin Street creates a similar effect. Interestingly, the building pattern of large institutional buildings on large lots at this location was not completed until the 1920s. The lawns associated with the Draper Memorial Church/Hopedale Unitarian Church, 51 Hopedale Street (1898, MHC #11, see above, Photos 8, 34), the Hopedale Community House, 1 Draper Street (1923, MHC #5, see above, Photo 8), and the General William F. Draper High School, now Hopedale Junior-Senior High School, 25 Adin Street (1927, MHC #2, see above) all contribute to the park-like atmosphere at the town's core. The southeastern lawn at Bancroft Memorial Library, 50 Hopedale Street (1898, MHC #10, NRIND, Photo 35), though smaller in scale than the others, also contributes to the institutional green space at this location.

Finally, certain historically residential properties in the village make a park-like contribution to the area, due in part to the considerable setback of buildings on their lots. The best examples are seen on Adin Street, where most of the mill proprietors' estates were located. Design of the grounds of the Eben S. Draper estate at 55 Adin Street (original house 1885, current house ca. 1925, MHC #3, Photos 26, 52, 55; now operated as a private school) has been attributed to landscape architect Warren H. Manning. The natural beauty and continued preservation of this property, which encompasses roughly twenty-two acres, make a major contribution to the historic character of Adin Street. It includes a manmade pond and a stone arch bridge. On the Mendon Street (south) side of the property, a fieldstone wall approximately four to five feet high lines extends roughly 1400 feet down the north side of the road. Other historic residential properties that maintain open space include the Chapman house, 107 Hopedale Street (ca. 1868, MHC #234), though there is some screening at the street in the form of a fence and shrubbery.

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OBJECTS

Aside from the monuments in the Hopedale Village Cemetery, now 2 Fitzgerald Drive (1845, 1887, MHC #800, Photos 11, 44-47), there is little outdoor statuary within the boundaries of the Hopedale Village district. The most elaborate sculpture in the village is the large drinking fountain surmounted by the *Statue of Hope* (1904, MHC #904), located on the southeast lawn of Bancroft Memorial Library, 50 Hopedale Street (1898, MHC #10, NRIND). Sculpted by Waldo Story in Rome, Italy, the piece is made of Carrara marble and includes a marble plaza, two basins, and a curved exedra in addition to the statue. The piece was shipped to Hopedale and dedicated in 1905. Restoration of the monument is nearing completion in 2001. Partridge Roman Bronze Works of New York produced the *Adin Ballou Memorial Statue* (1900, MHC #901) at Ballou Memorial Park, 43 Hopedale Street (ca. 1900, MHC #912, Photo 14). The statue depicts the founder of the Hopedale utopian community.

The village also includes a few small monuments or markers. Among them is a monument to the so-called Old House, the building on Jones Farm that housed the first meeting of the Hopedale Community. The undated Old House Monument (MHC #913, Photo 14), which incorporates the granite front step of the house, is located at Ballou Memorial Park, 43 Hopedale Street (ca. 1900, MHC #912, Photo 14) near the statue of Adin Ballou (1900, MHC #901, Photo 14).

Another monument appears on the property of Sacred Heart Church, 183 Hopedale Street (1963, MHC #466). This Old High School Marker (MHC #915) recalls the town's first public high school (1887), which occupied the site until 1987. The marker preserves a piece of the high school's foundation. A comparatively unusual marker in the village is the Hopedale-Upton Mile Marker (ca. 1915, MHC #902) at the intersection of Dutcher and Adin Streets. This automobile milestone, which consists of a cast iron marker on a granite base, shows the distance to Upton via Dutcher Street in Hopedale and West Street in Milford. Unique in the historic district is the small, granite Hopedale-Milford Boundary Marker (late 19th century), located on the sidewalk in front of the house at 118 Adin Street near Mendon Street (Route 16).

Archaeological Description

While no ancient Native American sites are recorded in the district, sites may be present. Five sites are recorded in the general area (within one mile), including two sites in upland locales bordering the Charles River and two sites in similar areas along the Mill River. Environmental characteristics of the district indicate the presence of several locational criteria (slope, soil drainage, distance to wetlands) that are considered favorable indicators for many types of ancient sites. The district includes several well drained, level to moderately sloped terraces, knolls and other landforms located within 1000 feet of the Mill River and related tributary streams, ponds and wetlands. The Mill River, now dammed to form Hopedale Pond, bisects the district from northwest to southeast. Related tributary streams and wetlands are located north of the district boundary and south to southwest of Hopedale Pond. A small pond is also located in the southeastern portion of the district between Adin and Mendon Streets. Additional wetland areas, now filled, may also exist in the district including the Town Park (ca. 1890) at 65 Dutcher Street that originally existed as a marshy area. Given the above information, known patterns of Native American settlement in the region and the size of the district (approximately 804 acres), a high potential exists for locating ancient Native sites in the district. The integrity of some sites may have been adversely affected by industrial and residential development in the southern and eastern portion of the district. Some sites may also lie submerged beneath Hopedale Pond.

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A high potential also exists for locating historic archaeological resources in the Hopedale Village Historic District. Many earlier resources from this period might also be adversely affected by late 19th and 20th century industrial and residential development, however, the extent of those impacts is presently unknown. Freedom Street existed as a late 17th century transportation route from Mendon to the Mill River, however, no resources dating to this period have been identified in the area. Some activities probably occurred in the area, however, their ephemeral nature indicates that the potential for locating significant archaeological survivals is doubtful. Freedom Street was extended in the 18th century from the Mill River east to Milford. Dispersed farmsteads characterize most settlement in the area throughout the 18th and early 19th century periods. Archaeological evidence of the John Jones farmstead (ca. 1703) may survive near the Mill River crossing. Structural evidence of the farmhouse (enlarged 1735, razed 1874), barn, associated outbuildings and occupational related features (trash pits, privies, wells) may exist off Hopedale Street near Peace Street. Similar archaeological evidence may also survive at the original sites of the Cook House (ca. 1820) now located at 114-116 Mendon Street and the Herring-Daniels House (ca. 1825) now located at 66 Mendon Street. It has been suggested that since neither house currently faces south, each may have been moved to their present location, probably in the 19th century. Sites of additional farmsteads or residences dating to the 18th/early 19th century period may also exist, especially along the Mendon Road and Freedom Street corridors. Actual village settlement in the district began in the 1840's when the area was settled as a utopian community. In 1841, 7 or 8 families joined by their spiritual leader Adin Ballou, purchased the 250 acre Jones farm as the focus of their community. It is unknown exactly where the families lived, however, some probably lived on the farm. Structural evidence of alterations to the Jones farmhouse may exist as well as archaeological evidence from outbuildings and occupational related features associated with the occupancy of the Hopedale Community. Archaeological evidence from a residence, outbuildings and occupational related features may also survive from the Adin Ballou House (1843) originally located at the site of the Adin Ballou Memorial Park on Hopedale Street. The Ballou House was moved to its present site at 64 Dutcher Street in ca. 1900. Structural evidence and related archaeological features may also survive from the Hopedale Community's first schoolhouse located in 1844 between Freedom and Chapel Streets. The schoolhouse was razed in 1954. The utopian experiment was short lived and ceased in 1856. Most known archaeological resources in the district date from the late 1850's to the 20th century after the village was transformed into a planned industrial community. During the third quarter of the 19th century, the Draper operation around the Mill River locale grew to about 20 buildings in the district, none of which survive at their original sites. Only the Mechanic Shop (1845), moved 4 times, still survives. Structural evidence of industrial buildings and related archaeological features may exist from 2 mechanic shops, 2 foundries, 2 finishing mills, a pattern shop, coal sheds, lumber sheds, a storage shed, livery shed and an office building. Only the Hopedale Pond Dam (ca. 1875) under Freedom Street, a raceway, tailrace and culvert under Hope Street survives from this period of industrial use. Structural evidence of a second tailrace may also survive. Each of the industrial buildings mentioned above were replaced in the late 19th and 20 century as the Draper operation expanded. Industrial operations still concentrated around the Upper and Lower Ponds. Many of these mills may also survive as archaeological resources including the South Shop (ca. 1892), at 24 Hopedale Street at the south end of the main building complex demolished in 2001 and the Foundry (ca. 1903) at 24 Hopedale Street demolished in 2000. A Sand Shed, Flask Storage Building and Brass Foundry, all constructed in 1931 were also demolished in the 2000-2001 period. Archaeological evidence of structures related to the Hopedale Ice Company may survive at 144 Freedom Street where a house was built in 1945. Structural evidence related to institutional/religious structures dating to the late 19th/early 20th century period may survive in the district including the town's first high school (1887), originally located next to the Sacred Heart Church and demolished in 1987 and an earlier church destroyed by fire in 1962 at the site of the existing Union Evangelical Church on 25 Dutcher Street. Residential sites of buildings owned by the Draper Company for its workers or purchased by Draper Company employees represent

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another potentially important archaeological resource in the district. By the 1880's, the Draper Company owned three types of worker's housing in the district. The company owned single family homes for its managers, double house units which it rented to married workers and boarding houses where rooms were rented to unmarried workers. Several double houses were removed from the north and south sides of Union Street due to an expansion of the Draper Plant and removal of the Union Street connection over the Mill River. Archaeological evidence of two boarding houses may also survive in the district, one of which was known to exist on Dutcher Street. Many houses related to Draper Company Management built during the late 19th and early 20th centuries have also been demolished, often replaced with newer houses owned by more recent company owners and managers. The William F. Draper House (ca. 1870) originally located on Adin Street at the foot of Dutcher Street was demolished for construction of the town's second high school in 1927. The George Draper House (1872) at the corner of Hopedale Street and Draper Street was demolished in 1923 to clear a site for the Hopedale Community House. The Eben S. Draper House (1885) replaced the Benjamin Helm Bristow Draper House (ca. 1925) at 55 Adin Street. In the 1890's, the George A. Draper House was replaced by the Benjamin Helm Bristow Draper Jr. House (ca. 1930) at 66 Adin Street. The George O. Draper House (1910) at 11 Williams Street replaced an earlier house that burned in 1909. Important archaeological resources may be present at the Hopedale Village Cemetery (1845) located at 2 Fitzgerald Drive. Unmarked graves containing burial shaft features, skeletal remains, funerary artifacts, gravestones and structural evidence from outbuildings, possibly related to cemetery maintenance activities, may exist in and around the cemetery boundary.

(end)

Hopedale Village HD

Name of Property

Worcester, MA

County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☒ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☒ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Community Planning & Development

Industry

Landscape Architecture

Religion

Social History

Transportation

Period of Significance

Ca. 1841-1955

Significant Dates

1856 (end of Hopedale Community)

1886 (town incorporated)

Significant Person

(Complete if Criterion B is marked above)

Ballou, Adin

Cultural Affiliation

N/a

Architect/Builder

Cook, Robert Allen

Manning, Warren Harvey

Primary location of additional data:

- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Bancroft Memorial Library, Hopedale

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8. Statement of Significance

Significant Person (continued)

Draper, Ebenezer D.
Draper, George
Draper, William Franklin
Draper, Eben Sumner

Architect/Builder (continued)

Swasey, Fred
Walker, C. Howard
Lewis, Edwin J., Jr.
Peabody & Stearns
Beal, J. Williams
Shurtleff, Arthur Asahel
Kendall, Frank Alexander
Whitcher, C. R.

Narrative Statement of Significance

Hopedale Village Historic District encompasses the greatest concentration of historic resources in the town, and serves as Hopedale's industrial, residential, and institutional core. Settled in the 1840s as a utopian community led by the Rev. Adin Ballou (1803-1890), the village was transformed beginning in the late 1850s into a planned industrial community and a model company town under the direction of the Draper family, whose company manufactured cotton textile machinery. The Draper plant is a major character-defining feature of Hopedale Village. Manufacturer Ebenezer D. Draper (1813-1887) was the link between the utopian community and the company town, as one of the community's core leaders and its largest economic contributor. The utopian experiment folded in 1856. The paternalistic nature of the subsequent Draper business operations and the financial successes of the company shaped the appearance of Hopedale Village, particularly under the direction of Ebenezer Draper's brother, George Draper (1817-1887), and later George's son, William Franklin Draper (1842-1910). The village also is significant for its association with Eben Sumner Draper (1858-1914), the 44th governor of Massachusetts and sales agent for the Draper Company.

A majority of the district's buildings and landscapes were designed and executed during the period from 1886 to 1916, when the Draper Company (later known as the Draper Corporation) became the largest manufacturer of cotton textile machinery in the nation. These included most of the extant residences of the town's wealthy industrialists, over two hundred architect-designed double houses for the company's expanding work force, institutional buildings of townwide significance, substantial expansion of the company plant, and almost three hundred acres of public parkland. The village's wealth of intact double houses, some of which won awards at international housing congresses for excellence in design, plus the degree to which those double houses are integrated with the landscape through careful site planning executed by professional landscape architects, distinguishes Hopedale from other mill villages in Massachusetts.

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The district's period of significance extends to 1955, which marks a major turning point in the ownership and development of Hopedale Village. By that time, the Draper Corporation had begun to sell its worker housing, and town residents saw the completion of the last Draper-funded institutional building at the town center. Retaining integrity of location, design, setting, materials, workmanship, feeling, and association, Hopedale Village meets Criteria A, B, and C and Criteria Consideration G of the National Register at the local, state, and possibly national levels.

HISTORIC OVERVIEW

Hopedale is a suburban-industrial town located thirty-three miles southwest of Boston, approximately seventeen miles southeast of Worcester, and thirty-three miles northwest of Providence. Hopedale (incorporated 1886, from Milford) and the neighboring towns of Upton (1735) to the northwest and Milford (1780) to the north and east were originally part of the Mendon Grant, a 64-square-mile area established in 1667. Bellingham, located on the southeast in Norfolk County, was incorporated in 1719. Hopedale is situated in the Mill River Valley, a part of the Blackstone River corridor. Mill River, the major eastern tributary of the Blackstone River drainage basin, flows through the entire length of the town. Mendon Street, a segment of the regional artery known as State Route 16, crosses the valley from northeast to southwest.

Hopedale's greatest concentration of historic development, encompassing industrial, institutional, and residential buildings, is located principally northwest of Mendon Street in Hopedale Village (also known as Draper Village). This village maintains its historic architectural integrity to a remarkable degree. Major factors contributing to the village's preservation include its comprehensive development as a planned company town, and the fact that most of the real estate remained under a single owner, the Draper Corporation, until the 1950s. Approximately 1.2 million square feet of industrial space at the Draper plant was vacant, however, from the early 1980s to 2000. Recent demolition of certain components at the rear of the Draper plant poses a threat to the continued preservation of this historically and architecturally significant village.

The Hopedale Community (ca. 1841-1856)

Its valley location, removed from neighboring villages, was a factor in the first large-scale settlement of Hopedale, originally known as "the Dale." In 1841, seven or eight families joined their spiritual leader, the Restorationist Universalist clergyman and social reformer Adin Ballou (1803-1890) of Mendon, in the purchase of the 250-acre Jones Farm at the center of the present Hopedale. There they established, in 1842, the Hopedale Community, a utopian, Christian socialist settlement. Its members were active in the reform movements of temperance, women's rights, and the abolition of slavery. Distinctly a religious movement, the Hopedale Community was an attempt to actualize in the present world the scriptural idea of a kingdom of God on Earth.

Other utopian communities formed about this time in eastern and central Massachusetts include Brook Farm (1841) in West Roxbury, now Boston, and Fruitlands (1843) in Harvard. George Ripley, a Unitarian minister, established Brook Farm as a cooperative system dependent upon agriculture. Though Brook Farm was mainly an outgrowth of Unitarianism, most of the membership, which include a number of intellectuals, had left that church and were advocates of the literary and philosophical movement known as transcendentalism. [Columbia Encyclopedia] In Harvard, Bronson Alcott founded the transcendentalist community known as Fruitlands, where residents attempted briefly to live in a "consocial" system. Also in Harvard was a Shaker community that supported three large families. [Steinitz et al., 140]

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The centerpiece of the utopian settlement was the "Old House," formerly the Jones farmhouse (ca. 1731, demolished 1874) in the vicinity of the present Hopedale Street. In the early years, the building housed most of the Community's residents, each family taking one room. The large attic was divided into two rooms, one occupied by the older girls of the various families, and the other by the older boys. The communal dining room was often filled to its capacity of fifty people. [Daniels in *Hopedale Reminiscences*, 4-8] By 1851, the population included about thirty-four families, and totaled 175 persons. Under Ballou's leadership, the Community expanded to include a population of about 300 people, with mills, shops, farms, a cemetery, and about fifty houses over approximately 600 acres of land, including a water power privilege on the Mill River. Up to 1856, all families in Hopedale, or at least one of the heads, belonged to the Community. [Dutcher in *Hopedale Reminiscences*, 44]

Chief among the Community's small manufacturing shops was the textile machinery factory of Ebenezer Draper (1813-1887) and his brother, George Draper (1817-1887). Ebenezer Draper joined the Hopedale Community in 1842. George Draper arrived in 1853 and became co-partner in the business, then known as the E. D. & G. Draper Company. The Draper brothers initially manufactured a revolving temple, a device for looms that keeps cloth stretched an even width during weaving, [Garner, 121] and other textile machinery as their product line was expanded.

The fifteen-year utopian experiment in Hopedale was difficult, with disagreements over money, productivity, and the division of labor. At first, the Community operated collectively, with all participants rewarded equally from joint stock investments in their farming and manufacturing concerns. Within five years of its founding, however, the Community's profit-sharing system was replaced due to dissent over responsibility for profits. In 1846, the Hopedale Community organized itself as a joint-stock company with capital of \$1,200 to \$1,400. Under the new system, in which payments were based on individual productivity, factory operators were rewarded for the profitability of their products, while the Community's farmers became frustrated with tilling a rocky soil that was unsuitable for cultivating fruits and vegetables [PAL inventory form; Garner 17-18]. Ebenezer and George Draper on more than one occasion relieved the financial strain under which the Community operated by purchasing additional shares in the company.

Mounting debts led to the bankruptcy of the Hopedale Community in 1856, the withdrawal of the Rev. Ballou as the leader, and the sale of most of the community's assets to the Draper brothers, who by that time were the largest stockholders with three-quarters of the joint stock. At least one account suggests that George Draper, who had recently joined the Community, persuaded his brother Ebenezer to withdraw their assets from the joint-stock association because sound business practices were not being employed, and that this withdrawal led to the economic collapse of the Community. [Hughes, 5] The collapse was a major turning point in the village's history, marking the end of the fraternal community and the beginning of a secular, paternalistic society under the control of the Draper family. In 1868, the Hopedale Community merged with the Unitarian Hopedale Parish, where Ballou served as pastor until 1880. The Community organization itself was dissolved formally on December 15, 1873. [Heywood in *Hopedale Reminiscences*, 70]

Before coming to Hopedale, Adin Ballou (1803-1890) was part of a small group of ministers that formed a new Protestant denomination, the Massachusetts Association of Universal Restorationists, or MAUR (1831). In 1838, he converted to a form of pacifism called Christian non-resistance, and, the following year, drafted with others the "Standard of Practical Christianity." Followers announced their withdrawal from governments they judged were contaminated by dependence on the use of force to maintain order. In the belief that Practical Christians should "begin to fashion a new civilization,"

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Ballou and twenty-nine others embarked on the creation of the Hopedale Community, originally known as Fraternal Community No. 1. According to one biographical account of Adin Ballou,

(t)he conservative Restorationists abandoned both the Practical Christians and the MAUR and fell back upon their Unitarian connections established over the years. The pro-reform fragment of the MAUR became the nucleus of the Hopedale Community. [Hughes, 4]

Ballou served as president of the Community and edited its periodical, the *Practical Christian*, which was published biweekly from 1840 to 1860. His writings include *Christian Non-Resistance* (1846); *Practical Christian Socialism* (1854), his main justification of the Hopedale Community; *Primitive Christianity and Its Corruptions* (1870); and *History of the Hopedale Community* (1897, completed by his son-in-law, William Heywood, and published posthumously). [Hughes; *Columbia Encyclopedia*]

With the Rev. Ballou's reputation in the widening circles of social reform, Hopedale attracted many reformers. Ballou declared himself an abolitionist in 1837, and made anti-slavery lecture tours in 1846 in Pennsylvania and 1848 in New York. [Hughes, 3-4] Nelson's Grove, a small pine grove in Hopedale located on the Mill River south of the village, was the scene of abolitionist meetings each August. Those who spoke in Hopedale included William Lloyd Garrison, Wendell Phillips, Charles Burleigh, Lucy Stone Blackwell, Abbie Kelly Foster, Anna Dickenson, and former slaves Frederick Douglass and Sojourner Truth. Many escaped slaves reportedly lived with the families in Hopedale, en route to Worcester, Boston, or Canada [Field, 22-25, and Gifford, 52, in *Hopedale Reminiscences*]

The Hopedale Community ran a Home School for boarding and day students, irrespective of race. Opened by Morgan Bloom, the Home School was later run by Ballou's oldest daughter, Abbie Ballou, and her husband, Practical Christian minister William S. Heywood. [Gifford in *Hopedale Reminiscences*, 54] Reformers William Lloyd Garrison, Charles F. Hovey, and Samuel May each sent sons to the school in Hopedale. [Bradbury, 14 *et al.* in *Hopedale Reminiscences*] In 1854, all three men, as well as Ebenezer D. Draper, were elected officers at the annual picnic and rally of the Massachusetts Anti-Slavery Society, held at Harmony Grove on Farm Pond in Framingham. [www.walden.org/thoreau]

Hopedale Village today retains vestiges of the original utopian settlement. The village was organized on the rectangular street grid that survives immediately northeast of the present Draper plant. The names of several streets in this grid – Freedom, Social, Union, Peace, and Hope – reflect Hopedale's utopian beginnings. As the community grew, Hopedale Street was extended southeast to Mendon Street and developed. Most of the houses built on Hopedale Street were located on the southwest side with their rear elevations facing the Mill River.

Houses in the village that date to the period of the Hopedale Community may be found in the street grid northeast of the present plant, and in the vicinity of the Hopedale Street – Mendon Street intersection at the southeast end of the area. Chief among them are, in the street grid, the Adin Ballou House, now 64 Dutcher Street (1843, MHC #7, Photo 1), and the Ebenezer D. Draper House, 45-47 Hopedale Street (ca. 1843, MHC #223). The Rev. Ballou built his house, the third constructed in the village, after he and his wife had grown "much worn and weary with their experiences in the Old House." [Heywood in *Hopedale Reminiscences*, 68] Originally located on Peace Street at Hopedale Street, the house was moved ca. 1900 to its present location to allow for the creation of Adin Ballou Memorial Park, 43 Hopedale Street (ca. 1900, MHC #912, Photo 14) [see **IMPROVEMENTS IN HOPEDALE VILLAGE** below]. Ebenezer Draper's house served informally as the community's headquarters for visiting reformers "with varied causes [who] came to present their 'isms' and secure a following." [Field in *Hopedale Reminiscences*, 20] Draper remained in Hopedale until 1868 (see below).

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The Utopian Community House, 155 Hopedale Street (ca. 1850, MHC #244), survives at the southern end of the village, or the portion nearest to Nelson's Grove. It has been suggested that this building may have served as a station on the Underground Railroad. Another important survival from the Hopedale Community is the Hopedale Village Cemetery, 2 Fitzgerald Drive (1845, 1887, MHC #800, Photos 11, 44-47, see below) on the opposite side of the Mill River from the center of the utopian settlement.

The earliest industrial building in the village has associations with both the utopian settlement and the Draper business. The Mechanic Shop (also known as the Red Shop), 12 Hopedale Street (ca. 1843, MHC #8, Photo 9) housed not only the operations of E. D. & G. Draper, but other Hopedale Community workers who made hat and shoe boxes, sawed lumber, and operated a forge. The Draper Company, later the Draper Corporation, moved the building three times to make room for expansion of the plant or construction of employee housing. Finally, in 1950, the Draper Corporation moved the shop to its fourth and present location on town parkland located northwest of the intersection of Freedom and Hopedale Streets and near the entrance to the plant. The building houses a collection of Draper textile machinery. [PAL inventory form; Garner, 18, 131]

The Draper Business in Hopedale (ca. 1856-1955)

Ebenezer Draper and George Draper were entrepreneurial in spirit, and their business successes quickly transported them from the ranks of artisans and mechanics to industrialists whose financial resources did much to shape the appearance of Hopedale Village. Natives of Weston, Massachusetts, Ebenezer Draper and George Draper were the younger sons of Ira Draper, a farmer and machinery designer. In 1816, their father had patented a self-moving loom temple that enabled one weaver to run two looms instead of one. Ira Draper manufactured the temple in Weston and later in Boston.

The Draper brothers not only improved on their father's invention, but also continually developed improvements for the weaving industry and acquired pertinent patents and businesses. In 1856, George Draper purchased an interest in Warren W. Dutcher's innovative reciprocating loom temple and convinced Dutcher to move to Hopedale Village from North Bennington, Vermont. The Draper brothers became partners with Dutcher in the Dutcher Temple Company, located behind the Draper factory on Hopedale Street where Social Street and Union Street once crossed Water Street. (This street configuration and the temple shop buildings were eliminated later in the 19th century with expansion of the Draper plant.) Dutcher had his Second Empire-style residence built at 14 Adin Street (ca. 1868, MHC #1, Photo 16). His son, Frank Jerome Dutcher (1850-1930), was running the temple company in 1896 when it was consolidated into the Draper Company, at which point the younger Dutcher moved to a high-level position in the sales department of the Draper concern. Five years before becoming president of the Draper Company (see below), Frank Jerome Dutcher had a house built at 34 Adin Street (1904, MHC #256, Photo 25, Robert Allen Cook, archt.), near his father's house.

Other patents owned or acquired by the Draper brothers in the early years of the company included the parallel under-pick shuttle motion, first patented by Warren W. Dutcher in 1846. The Snell & Bartlett let-off (1857) and Stearns parallel motion (1859) were original Draper patents, as was the frog with loose steel (1863). First made as an attachment for mason looms and later used on every loom built in the nation, this device greatly improved the boxing of the shuttle by decreasing the movement required of the binder. The Metcalf hand-threading shuttle (1868) was the first practical self-threading shuttle. Its development contributed to eliminating the industry practice of threading a shuttle by sucking the filling through a hole in its side, known as the "kiss of death." [Cotton Chats, June 1941]

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Ebenezer Draper retired in 1868, selling his interest in the company to his brother, George. George Draper in turn sold it to his own son, William Franklin ("The General") Draper (1842-1910). Upon retiring, Ebenezer Draper left Hopedale; he died in 1887 in Boston.

Described as "a stereotype of the company-town entrepreneur," George Draper is credited with having transformed Hopedale into a single-enterprise town and laying the foundation for its model image. [Garner, 167] Before joining the Hopedale Community in 1853, Draper had acquired varied experience in textile mills in Massachusetts and Rhode Island. At the age of fifteen, he worked as a weaver in a mill in North Uxbridge managed by his eldest brother. He moved on to positions as superintendent of a cotton sheeting mill in Walpole (starting 1834), spinner at Massachusetts Manufacturing Company in Lowell (1839-1843), and machinery designer (1843-1845) for Edward Harris in Woonsocket, Rhode Island, producer of fine woolens. Draper later managed the Harris mill in Ware, Massachusetts and immediately afterward superintended the entire Ware division. [Garner, 167] His keen business sense and strong management skills enabled him to synchronize production and employment at the Hopedale plant with the development of housing and recreation facilities, in addition to utilities, water resources, and fuel reserves. [Garner, 171] George Draper continued to expand the business after his older brother's departure, reportedly acquiring a monopoly on spindles after buying the inventions of J. Herbert Sawyer of Lowell (1871) and F. J. Rabeth of Pawtucket (1878). Draper brought Sawyer to Hopedale to set up and run his own department. [Garner, 132]

Following his brother's departure from Hopedale and the admission of his eldest son as a partner in the business, in 1868 George Draper changed the name of the company from E. D. & G. Draper to George Draper & Son. The name was changed again in 1877 to George Draper & Sons when another son, George Albert Draper (1855-1923), was admitted to the partnership. A third son, Eben Sumner Draper (1858-1914), was admitted in 1880. Upon the death of the senior George Draper in 1887, William F. Draper assumed the presidency of the company. Two of his own sons, William F. Draper, Jr. (b. 1865, d. ?) and George Otis Draper (1867-1923) were admitted shortly thereafter.

In *The Model Company Town*, John Garner described the Draper textile machinery business as very profitable in the years immediately following the Civil War. By 1875, the business "employed approximately two hundred men, sold \$504,750 worth of machinery, and operated with a capital of \$284,000" [124]. Garner reports that business was hardly affected by the national depressions of 1873-1877 and 1893-1895, which he suggests may have reflected a tendency for textile mills to use slow periods for retooling. Total employment numbered 350 persons in 1881 and 500 in 1886. By the late 1880s, the company owned three types of employee housing: single-family houses rented by managers (with an option to buy after ten years), double house units rented to married workers, and boardinghouse rooms rented to unmarried workers [see **IMPROVEMENTS IN HOPEDALE VILLAGE** below].

During its earliest phase of development in the third quarter of the 19th century, the Draper operation encompassed about twenty detached buildings, among them three machine shops, two foundries, two finishing mills, a pattern shop, coal sheds, lumber sheds, a storage shed, livery stable, and an office building. These buildings occupied a street grid between the present Hopedale Street and the so-called Lower Pond, south of Freedom Street. The factory buildings were massive, utilitarian structures with spare Italianate and Second Empire-style detailing and stair towers typical of New England industrial architecture of the period.

With the exception of the Mechanic Shop (see above), none of the buildings from this period appear to be extant. Both the original street grid below Hopedale Street and the Lower Pond were eliminated by expansion of the plant later in the

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19th century. Surviving historic resources from the period are components of the water power system: the Hopedale Pond Dam (ca. 1875, MHC #906, Photo 38), located directly under Freedom Street, and the Hopedale Pond Dam Raceway (ca. 1875, MHC #907).

The Draper plant was still oriented around the Upper and Lower Ponds in 1892, and divided into the North Works, at the Freedom Street end, and the South Works. [Sanborn map, 1892] This division was characterized by different functions that were perpetuated in the later evolution of the plant. The North Works was a cluster of attached machine, wood working, and assembly shop buildings located in the rectangular area bounded by Hopedale Street, Freedom Street, and the Lower Pond. The South Works, south of the Lower Pond dam in the area west of Social and Union Streets, included ferrous and nonferrous foundry operations. Two tailraces flowed south from the South Works, one of which, the Tailrace (ca. 1895, MHC #908) survives. [PAL inventory form]

William Franklin ("The General") Draper (1842-1910) was the senior partner of the Draper concern until his retirement in 1907, concluding thirty-nine years with the company. During his career, he patented more than fifty inventions in textile machinery, and was recognized nationally as an expert in spinning machinery [*Dictionary of American Biography*, 444]. He piloted the family business through its second period of expansion, when in 1896 several related Hopedale businesses were united as the Draper Company. These businesses included George Draper & Sons, Hopedale Machine Company (1867, consolidated with Hopedale Furnace Company 1880), Dutcher Temple Company (see above), Hopedale Machine Screw Company (formed 1888), Northrop Loom Company (chartered 1892, see below), and Sawyer Spindle Company. Hopedale Elastic Goods Company (see below) was added in 1898.

William F. Draper was born in Lowell, attended public and private schools, and studied mechanical engineering and cotton manufacturing. He enlisted as a private in the Twenty-fifth Regiment, Massachusetts Volunteer Infantry, in 1861. Draper's distinguished service during the Civil War earned him the ranks of lieutenant colonel, brevetted colonel, and brigadier-general of volunteers before his twenty-third birthday. He was a delegate to the Republican National Convention in 1876, and thereafter embarked on a political career that included a term in the United States Congress, from 1893 to 1897, during which he served as chairman of the Committee on Patents. Draper was appointed the United States ambassador to Italy in 1897 and served in that position until 1899. He died in Washington, DC in 1910, and is buried in Hopedale Village Cemetery, 2 Fitzgerald Drive (1845, 1887, MHC #800).

Under the direction of William F. Draper, the Draper Company introduced the Northrop automatic loom, which "inaugurated the modern era of the ancient art of weaving." [Draper Corp., 1954] The loom revolutionized the textile industry with a device that automatically changed bobbins of thread, enabling one weaver to tend from two to four times as many looms as common looms on the same class of goods. The Northrop loom was first shipped in the fall of 1894. It was the mainstay of the Draper product line for over forty years as well as the company's largest profit-making item [*Cotton Chats*, January 1912, March 1914; Garner, 124-125]. With continual refinements to the loom's design, by 1912 a single weaver could operate sixteen to twenty-eight Northrop looms at one time. This figure climbed by 1931 to about one hundred Northrop looms per single weaver. [*Cotton Chats*, February 1912, June 1931]

Contributing to the design of the original Northrop loom were various mechanisms invented by James Henry Northrop (1856-1940), an employee in one of the shops of George Draper & Sons. A native of Keighley, Yorkshire, England, Northrop came to the United States about 1881, working for a time in Boston and Woonsocket, Rhode Island before coming to Hopedale. He patented over 100 inventions by 1898. Three of these were the Northrop shuttle-changer (first

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tested 1889), a self-threading shuttle and shuttle spring jaws to hold a bobbin by means of rings, and a filling-changing battery (1891), the basic feature of the Northrop loom. The launch of the Northrop loom in 1894 followed years of extensive experimentation. The success of the Northrop loom business and its consolidation with other textile-related businesses in Hopedale under the Draper Company name enabled Northrop to retire early, at age forty-two, to California. There, he grew figs as a gentleman farmer, though he continued his association with the Draper concern in Hopedale until his death. [*Cotton Chats*, December 1940]

William Lapworth (1844-1937) was another Hopedale-based inventor and industrialist whose business was acquired by the Drapers under the direction of William F. Draper. Lapworth was an English weaving expert who came to the United States about 1869. The inventor of the weaving process used in suspenders, boot webbing, and garters, he obtained patents in elastic weaving. In 1887, he became a primary stockholder and superintendent of the Hopedale Elastics Company, which was purchased in 1898 by the Draper Company. Following the acquisition of his company by the Drapers, Lapworth and his wife hired architect R. V. Carey to redesign their home and carriage house at 85 Adin Street (ca. 1875/1900, MHC #4, Photos 2, 19) to their present high-style Queen Anne appearance.

In 1894, the Draper enterprise in Hopedale assumed ownership of the Grafton & Upton Railroad, and William F. Draper joined the railroad's board of directors. The bulky machinery manufactured by Draper did not lend itself easily to other forms of transportation and the Draper management knew the value of having a railroad connection. [Hopper, 11] Opened in 1874 as a narrow-gauge line known as the Grafton Center Railroad, the Grafton & Upton had grown by 1890 into a 15.5-mile, standard-gauge industrial railroad running from Milford through Hopedale, Upton, West Upton, and Grafton to North Grafton. The line connected to the New York, New Haven & Hartford Railroad at Milford and the Boston & Albany Railroad at North Grafton. Steam freight trains used the line at night to avoid delays to passenger operations in the daytime, which started in 1890. Electric streetcar service over the line started in 1902, replacing the passenger service by steam train. [Hopper, 10-11]

The Grafton & Upton provided freight service for the Draper business from the 1890s to 1967, and thereafter for Rockwell International (see below). At the time of its acquisition by the Draper business, the railroad line already included a large freight yard adjacent to the Draper plant, a spur line into the plant from the freight yard, and the neighboring Railroad Station/Freight House, 8 Depot Street (ca. 1889, MHC #27, Photo 7). By 1897, the Draper Company had installed a turntable at the north terminus of the spur line within the plant. This feature was used to turn freight cars and direct them onto four parallel side tracks for loading and unloading. The turntable was eliminated in plant expansion between 1930 and 1950. [PAL inventory form; Hopper]

Under the direction of William F. Draper, the Draper plant was transformed from a collection of mostly detached brick buildings oriented around the Lower Pond and Water Street into a massive complex of interconnected buildings bordered by Freedom Street, Hopedale Street, the Hope Street bridge, and the Grafton & Upton Railroad. Expansion of the plant led to the filling of Lower Pond as well as elimination of the street grid west of Hopedale Street, including all of Water Street and portions of Social and Union Streets over the Mill River. Hope Street bridge (ca. 1901, closed 1974, dismantled 1979), a steel and pine plank pedestrian bridge, was built over the Tailrace (ca. 1895, MHC #908) and Railroad Tracks (ca. 1889, MHC #909) at the southern end of the factory complex. Only the bridge's stone abutments survive: the east abutment (MHC #919) as part of a retaining wall on the property now known as 54 Hopedale Street (1980s, MHC #461), and the west abutment (MHC #918, Photo 41) off Cemetery Street near the Hopedale Coal & Ice Company. Eight buildings of employee double houses, built on Union Street in 1874 and 1889 and known collectively as

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Union Row, were moved in 1907 to Freedom Street when the segment of Union Street over the Mill River was discontinued due to plant expansion (see **IMPROVEMENTS IN HOPEDALE VILLAGE** below for more information).

Incremental expansion of the existing industrial buildings resulted in the incorporation of old buildings within new ones, and buildings erected on the footprints of older structures, making precise dating of the plant's many historic components difficult. The earliest surviving parts of the plant, all in place by 1892, are believed to include the Blacksmith Shop (MHC #33) located on the assessor's parcel known as 85 Freedom Street, and the following interconnecting buildings on the assessor's parcel known as 24 Hopedale Street: the northern part of the Wooden Temple Shop (MHC #45), originally the Hopedale Machine Screw Company; the Center Connecting Shop (MHC #32), a remaining section of the Hopedale Machine Company machine shop; the northern end of the Machine Shop (MHC #30, Photo 10), formerly Draper's Machine Shop #1; and the North Connecting Shop (MHC #31, Photo 10), originally Draper's loom testing and experimenting shop. The latter two shops front onto Freedom Street, where their facades are visible. [PAL inventory form]

Further additions made about the turn of the 20th century include construction of the Pattern Safe, 24 Hopedale Street (ca. 1897, MHC #39, Photo 58, demolished 2001), where all wooden foundry patterns were stored. The five-story, fireproof building incorporated a mechanically driven, steel fire-shutter system to seal off all windows in case of a fire. Also at this time, the North Works was expanded to form one long, unbroken, brick-walled fireproof building extending from Freedom Street on the north to Peace Street on the south. The building incorporated the Hopedale Elastic Goods Company building, the north part of the Hopedale Machine Screw Company building, remaining sections of two Hopedale Machine Company machine shops, and the northern end of the loom testing and experimenting shop. The present Erecting Shop, 24 Hopedale Street (ca. 1941, MHC #19, Photo 39) replaces this 1903 building. Filling of the Lower Pond and creation of the existing C-shaped raceway allowed for construction of the Power Plant (formerly Coal Shed, ca. 1900, MHC #34) at 24 Hopedale Street and the Carpenter Shop (ca. 1901, MHC #35, Photo 10) at 85 Freedom Street.

Fire insurance regulations mandated that plants of this size have independent fire-fighting systems and equipment. About 1900, the Draper Company built two detached buildings to house fire-fighting apparatus, strategically located at opposite corners of the complex: No. 1 Hose House, 24 Hopedale Street (MHC #23, Photo 56) and No. 2 Hose House, 4 Bancroft Park (MHC #21). The No. 1 Hose House incorporates a tall, ornamented tower for drying hoses. Near the No. 2 Hose House at the northeast corner of the complex, the company built another small detached building, the Oil House, 85 Freedom Street (ca. 1903, MHC #22), immediately east of the railroad grade crossing. [PAL inventory form]

Components of the Draper plant constructed in the late 19th or early 20th centuries were demolished recently. The South Shop, 24 Hopedale Street (ca. 1892, MHC #46, demolished 2001, Photos 56, 57), located at the southern end of the main building complex, originally housed the Hopedale Elastic Goods Company, which merged with the Draper Company in 1898. The Foundry, 24 Hopedale Street (ca. 1903, MHC #41) was demolished in 2000. In foundry operations, raw materials including pig and sorted scrap iron and coke fuel entered the Iron Shed (ca. 1902, 1931, MHC #42, Photo 58), which survives, by way of rail. Pig iron stored in the western end and coke stored at the eastern end of the building were fed into a row of four cupola-type iron melting furnaces located at the northeastern corner of the foundry. A turbine located immediately east of the cupola row provided the air blast from the cupolas. Molten metal was tapped from the cupolas into large bull ladles, which were moved by crane to molds laid out on the casting floor to the south and west. [PAL inventory form]

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At the time the Draper Company was formed in 1896, its president, William F. Draper, had already embarked on a political career that would cause him to live during the year in Washington, DC and, later, Italy. It is not clear how much time Draper spent in Hopedale between 1893, the beginning of his term in the United States Congress, and 1907, the year he retired from the company. Most of the substantial expansion of the plant occurred during this period (see above). Also during this period were some of the company's earliest efforts to shape the appearance of Hopedale Village by hiring professional architects and landscape architects to design the buildings and site plans for new company housing (see **IMPROVEMENTS IN HOPEDALE VILLAGE** below for more information).

In addition to new development in Hopedale, the Draper Company initiated in 1903 the construction of its worker housing development known as Prospect Heights (NR 1990) in the adjacent town of Milford. Built in phases from 1903 to 1915, Prospect Heights was primarily a satellite development of Hopedale and provided housing for the immigrants, mostly Italian, who were employed by the company at that time (see below). The earliest residents of the Heights were Irish, Polish, and Armenian immigrants in 1903. As additional wood-frame double houses and brick row houses were completed, the original tenants moved into the newer buildings, and the original units were occupied by Italian and Portuguese immigrants. According to the 1990 National Register nomination for Prospect Heights, there was a clear class distinction between residents of Hopedale and those of the Heights, which was acknowledged by both. While many of the company employees living in Hopedale were of English Protestant heritage, the majority of Heights residents were recent immigrants and Catholics. The Draper Company played down the social distinction through policies, guidelines, and activities, such as the Annual Field Day, designed to help employees of different ethnic groups mingle and establish good relations. [Prospect Heights Historic District National Register nomination, 1990]

The correspondence files of Milford architect Robert Allen Cook (1872-1949), who designed or managed the construction of many houses for Draper employees, indicate that George Otis Draper was Cook's principal contact for the construction of company housing in the late 1890s. [Robert Allen Cook Papers] Then secretary of the Draper organization, George Otis Draper was a son of William F. Draper. He reportedly served as his father's representative in company matters when his father was in residence in Washington, DC or abroad. [*National Cyclopaedia of American Biography*, 1904]

The period from 1907 through 1909 was one of transition at the Draper Company. Following the retirement of William F. Draper, Joseph Burbier Bancroft (1821-1909), vice-president of the company and then in his late seventies, assumed the role of president. A native of Uxbridge, Bancroft had a great deal in common with his long-time friends Ebenezer Draper and George Draper, founders of the Draper business: all three men were machinists by trade, married Thwing sisters from Uxbridge, attended the Rev. Adin Ballou's Unitarian church in Mendon, and later joined Ballou's Hopedale Community. Bancroft arrived in Hopedale in 1847 and served as superintendent of the Hopedale Machine Company. He became vice-president after founding partner George Draper died in 1887. [Garner, 255, note 43] In 1896, when Hopedale Machine Company and other business interests of the Draper family were united as the Draper Company, Bancroft was named a director and the vice-president. His duties reportedly included management of the growing number of double houses the company built for its employees. Though Bancroft occupied an important role in the executive office of the Draper business, he was never a partner [Garner, 255, n.43]. Principal ownership and all partnerships in the company remained in the Draper family [Garner, 133]. Bancroft is buried in Hopedale Village Cemetery, 2 Fitzgerald Drive (1845, 1887, MHC #800, Photos 11, 44-47).

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During the same period, Eben Sumner Draper (1858-1914), a younger brother of William F. Draper, was elected lieutenant governor of the Commonwealth of Massachusetts (1907-1908), and thereafter elected the Commonwealth's 44th governor (1909-1910). Born in Hopedale, Eben Draper was graduated from the Massachusetts Institute of Technology in 1878 and apprenticed to a cotton mill in Lowell before started his business career with George Draper & Sons in 1880 as sales agent. He also was on the board of directors for Milford National Bank, the National Shawmut Bank of Boston, Old Colony Trust Company, and the Boston & Albany Railroad, as well as companies that manufactured cotton machinery. At least one published biography of Eben Draper states that he assumed the management of the family company after his brother's resignation as president in 1907. [*Dictionary of American Biography*, vol. III, 435] In fact, Draper held the position of agent until his death in 1914, and in that capacity was in charge of all sales for the company. He also served as a company director, as did all members of the Draper family who worked in an executive capacity. Eben Draper was chairman of the Massachusetts delegation to the Republican national convention in 1896. His political career evidently concluded in 1910 when he was defeated by Eugene M. Foss in another run for governor. When Draper died unexpectedly of a stroke in Greenville, South Carolina in April 1914, his funeral train traveled to Hopedale via the Grafton & Upton Railroad. He is buried in Hopedale Village Cemetery, 2 Fitzgerald Drive (1845, 1887, MHC #800, Photos 11, 44-47). [*Cotton Chats*, April 1914; *National Cyclopedia of American Biography*, vol. 23, 55; Hopper, 12]

Eben Draper's administration as governor reportedly drew active opposition from organized labor, owing to his two vetoes of a bill for stricter enforcement of an eight-hour law for public employees, as well as the use of non-union labor on a ten-hour schedule at the mill in Hopedale. Perhaps it is no coincidence, then, that the Draper plant in Hopedale was the scene of a strike—the first in the company's history—from April to July 1913. Historically, the Draper work force had included principally native New Englanders, as well as English, Scots, Canadians, Irish, and, after 1887, Italians. The company favored hiring skilled artisans, though some men were trained. [Garner, 149, 178-179] According to the company, about one-third of the employees (700 to 800 men) participated in the strike. None were Americans by birth, few spoke English, and most were employed in the foundry department. In a letter to local papers explaining the company's position in the strike, Eben Draper stated that most of the strikers had worked for the company a long time, were faithful employees, owned their own homes, and had substantial savings. Most of the strikers were Italians and Armenians that the company maintained were "easily influenced." [*Cotton Chats*, April 1913, May 1913]

The Draper company attributed the strike to the "political propaganda of the Socialist party." [*Cotton Chats*, May 1913] In their demands for a fifty-hour work week and higher pay, the strikers were represented by the Industrial Workers of the World (IWW), an organization that was involved the previous year in the Bread and Roses strike at textile mills in Lawrence, Massachusetts. Nicola Sacco reportedly took part in the strike at Hopedale and raised money to help jailed strikers. Sacco was the anarchist who was executed in 1927 with Bartolomeo Vanzetti. Sacco emigrated to the United States in 1908 at the age of 16. He settled in Milford, and during a two-year period he worked in construction and then at the Draper company. In 1910, he took up shoe-trimming as a trade. The company broke the strike in three months.

In the first decade of the 20th century, while Eben Draper was sales agent, the Draper Company introduced *Cotton Chats*, a monthly publication for the textile industry. *Cotton Chats* was an important vehicle for promoting the technical advantages of the Northrop loom and other products of the Draper Company. The magazine also promoted the success of the company's sales efforts, publishing until 1924 an annual list of textile mills nationwide that used Northrop looms, including the quantity of Northrop looms owned. *Cotton Chats* often reported on the Draper Company's actions in suing other companies for patent infringement. In its early years, the magazine recorded the outcome of company-sponsored

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employee activities such as the Annual Field Day (established in 1900) and the annual yard prizes (started about 1892) awarded for beautification of the yards in the tenant developments. [*Cotton Chats*, 1909-1947]

The editor of *Cotton Chats* from 1909 to 1922 was Frank Jerome Dutcher (1850-1930). Dutcher was elected the third president of the Draper company in 1909. Like William F. Draper, Dutcher served as president for twenty years (1909-1929), and guided the company through its third period of expansion. This period included the creation of the Draper Corporation in 1916, coinciding with the one hundred-year anniversary of the company's founding. Dutcher's presidency brought continued improvements to the Northrop loom, the mainstay of the company's product line; the establishment of a bobbin-manufacturing facility in New Hampshire; the introduction of new products and services; minor expansions to the Hopedale plant; and the construction of numerous employee houses, including three new developments of double houses. Concurrently with his role as Draper president, Dutcher supervised the company's patent department.

Draper brought out eight models of the Northrop loom from 1894 through the 1920s. Among them were the A model (the first Northrop loom); the E model (built in various forms over thirty-two years for a wide range of weaves); the K model for fancy weaves; the modified D for woolens, worsteds, and heavy cottons; and other models for weaving corduroys, wide sheetings, and heavy duck. The company observed in *Cotton Chats* that compared with common looms, Northrop looms "require less weavers; earn more wages per weaver; improve quality of goods; [and] weave more yards per annum." [*Cotton Chats*, February 1913] Issues of *Cotton Chats* included photographs featuring large piles of scrapped common looms that were replaced with Northrop looms.

Draper Company sales figures published in the January 1912 issue of *Cotton Chats* (the earliest issue located to date) show 219,752 Northrop looms in the United States, including 10,480 looms that were unfilled orders as of January 1, 1912. Fifty-five percent of the total looms were in Southern mills, 40% in New England, and 5% were in the mid-Atlantic, Midwestern, and Western states combined. The textile mill with the greatest number of Northrop looms was the Pepperell Manufacturing Company of Biddeford, Maine, with 6,111 Northrop looms. The Massachusetts mill with the greatest number of Northrop looms was Pacific Mills in Lawrence, with 3,674. One of the Southern mills with a large number of Northrop looms (1,830) was the Chadwick-Hoskins Company, located three miles northwest of Charlotte, North Carolina. Chief investors in Chadwick-Hoskins, incorporated by E. A. Smith in 1908, were William F. Draper, recently retired as president of the Draper Company in Hopedale, and one of his sons, Arthur J. Draper. Arthur Draper moved to Charlotte to serve as president of Chadwick-Hoskins, a post he occupied until the early 1920s. Chadwick-Hoskins reportedly became the largest textile corporation in North Carolina, operating 98,000 spindles. [*Cotton Chats*, January 1912; Hanchett]

Products made on Northrop looms ranged from the "Fruit of the Loom" line, woven by the B. B. & R. Knight company at seven mills in Rhode Island and Massachusetts, to Red Cross bandages and sanitary goods woven by Johnson & Johnson in New Brunswick, New Jersey. Northrop looms were used to weave denims and chambrays, gingham and print cloths, velvets, corduroys, worsteds, damasks, and flannels, among other fabrics, as well as seamless bags. In 1916, Draper Corporation introduced a Northrop loom for weaving Turkish towels. By 1925, Northrop looms were used for weaving rayon and silk as well as cotton. [*Cotton Chats*, October 1912; July 1925]

According to Garner's research, in the period from 1886 to 1916, annual sales at the Draper company increased from \$1.2 million to nearly \$7.5 million, due in large part to the success of the Northrop Loom, which positioned Draper as the largest manufacturer of cotton machinery in the nation. Employees in Hopedale numbered 700 in 1896, 1200 in 1906,

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and over 1700 by 1916. During the same thirty-year period, the town's population increased from 926 in 1886 to 2663 in 1916. [Garner, 124-125]

The last publication of the annual list of Northrop loom owners in *Cotton Chats* occurred in 1924. By July 1 of that year, the total number of looms was 410,416, located in 678 mills in twenty-nine states and three Canadian provinces. Fifty-five percent of the total number were in Southern mills, 40% in New England, about 4% were in the mid-Atlantic, Midwestern, and Western states combined, and about 1% in Canada. The three largest users of Northrop looms were Pacific Mills, with locations in the North and South (14,922 looms); Consolidated Textile Company, with locations in the North and South (11,871 looms); and Amoskeag Manufacturing Company in Manchester, New Hampshire (10,874). The largest user in Massachusetts was American Printing Company in Fall River, with 7,756 Northrop looms. [*Cotton Chats*, September 1924]

During Frank Dutcher's tenure as president (1909-1929), then chairman of the Board of Directors (1930), and that of Wallace Irving Stimpson as the sales agent (1914-1940), succeeding former governor Eben Sumner Draper (d. 1914, see above), the Draper Corporation refined long-offered products and developed new products and services. The company built the tape-drive twister to produce worsted yarn; a huge array of shuttles; shuttle guards; a cast iron shuttle eye; the sliding bar patent warp stop motion; the intermittent feeler (introduced 1925), designed to prevent bruising of delicate yarns; and the midget feeler (introduced 1926) for reducing waste in the weaving process. The Stafford thread cutter (introduced 1927) eliminated the product seconds that were created when defective picks caused whipped-in and trailing filling ends.

In 1925, the Draper Corporation revamped its methods of bobbin manufacture, scrapping the entire bobbin-making operation in Hopedale and building a 64,500-square-foot mill on the Beebe River in Campton, New Hampshire. Disaster struck on November 4, 1927, when two days of heavy rainfall flooded the entire first floor of the mill and part of the second, and left sixty manufacturing, storage, and subsidiary buildings partly under water, including six feet of water in every dwelling owned by the corporation. *Cotton Chats* reported:

The loss to us in damaged property, in stock and stock in process, in loss of production and in cost of cleaning up and resuming operation has been very large, without reimbursement of any kind. [December 1927]

The timing was extremely unfortunate, coming in the midst of a depression in the textile industry that affected not only the textile manufacturers, but the builders of their machines as well. The Campton mill eventually was returned to production, and became the largest bobbin-making plant in the nation. [*Cotton Chats*, February 1940]

The Draper Corporation and the Hopedale Manufacturing Company were consolidated in 1927. This business move concluded a period of corporate acquisitions and consolidations in Hopedale that spanned over a generation. Clare Hill Draper (1876-1940), another son of William F. Draper, the first president of the Draper Company, organized the Hopedale Manufacturing Company in 1912. Clare Draper had worked at the family company from 1900 to 1907, when he reportedly resigned to embark on other business ventures. With Jonas Northrop, a loom inventor, and Frank E. Norcross, Clare Draper established the textile machinery firm known as Hopedale Manufacturing, which was based in Milford. He also joined with Charles F. Roper, a Hopedale mechanical engineer who had previously worked for the Draper Company, to form C. F. Roper & Company. The company manufactured Roper's safety propeller, envelope

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sealers, gasoline gauges, and automobile and motorboat accessories. [1915-1916 directory] A pump factory for C. F. Roper & Company, labeled "Hopedale Mfg. Co. Roper Dept.," occupied a site adjacent to the Town Park that is currently occupied by residences at 25 Northrop Street and 27 Northrop Street (both ca. 1970s, MHC #s 475 and 476). [1920 Sanborn map] Jonas Northrop's residence was diagonally across the street at 14 Northrop Street (a/k/a 1 Park Street, ca. 1895, MHC #130). Roper's residence, at 50 Freedom Street (ca. 1890, MHC #138, Photo 18) abutted the eastern end of the pump factory property. Clare Draper rejoined the Draper Corporation after the consolidation, where he headed up the Patent and Experimental committees, retiring in 1930.

Over the years, *Cotton Chats* devoted substantial space to warning the trade of the consequences of repairing Northrop looms with parts manufactured in local foundries rather than by the Draper Corporation in Hopedale. The company strongly urged the trade to use Draper parts on its Draper-built looms, necessitating a well-stocked supply room of Draper parts at each of the mills that used the Northrop loom. In the fall of 1929, the corporation opened a parts warehouse in Spartanburg, South Carolina. The warehouse was built to assure "better and speedier service" in the shipment of repair parts and other replacements for Draper machinery. Clare H. Draper, Jr., was in charge of this department. At the same time, the Draper Corporation continued the use of its first parts and repairs warehouse in the South, one of nearly 50,000 square feet located in Atlanta, Georgia. The Atlanta warehouse had been established about 1905. *Cotton Chats* cited extensive growth of the textile industry in the South as the reason for operating two parts warehouses. [*Cotton Chats*, April 1929; September 1929] Also to serve the southern trade, the company opened a foundry and machine shop for repair parts in 1935 in East Spartanburg. [Draper Corp.]

Back in Hopedale, during Frank Dutcher's presidency there was comparatively little construction at the plant, but considerable activity in the construction of employee double houses. The company demolished its original office at Hopedale Street near Social Street and built the Main Office building, 25 Hopedale Street (1910-1911, MHC #9, Photo 40) opposite the plant. The building was designed by Robert Allen Cook of Milford and built by Woodbury & Leighton Company of Boston. The factory complex underwent minor expansions such as the addition of lumber-drying kilns and enlargement of both the Pattern Safe (ca. 1897, MHC #39, see above, demolished 2001) and the Foundry (ca. 1903, demolished December 2000, MHC #41, see above). Robert Allen Cook also designed much of the Draper company employee housing that was built during the same period. This housing included three developments of double houses: the Lake Point Group (ca. 1910-1912, see MHC Area B, Photo 28), the Upper Jones Group (ca. 1913, see MHC Area G, Photo 29), and the Lower Jones Group (ca. 1916, MHC Area H, Photo 30). See **IMPROVEMENTS IN HOPEDALE VILLAGE** for more information. On the Grafton & Upton Railroad, the Railroad Bridge (ca. 1920, MHC #910) carried the tracks over the Draper tailrace. The Locomotive House (ca. 1920, MHC #28), notable for its early use of reinforced concrete construction, and Railroad Storage Shed (ca. 1920, MHC #29) were associated with shelter and servicing of the Grafton & Upton's steam locomotives and rolling stock.

Benjamin Helm Bristow Draper (1885-1944), former vice-president of the Draper Corporation, succeeded Frank Dutcher as president in 1929. The oldest son of Governor Eben Sumner Draper (see above), B. H. Bristow Draper resided at 105 Adin Street (ca. 1920, MHC #266). Draper began working at the family company in 1906, was elected a director in 1913, then appointed assistant sales agent in 1914 and treasurer in 1923.

B. H. Bristow Draper guided the Draper Corporation through the economic uncertainties of the Depression as well as a period of active experimentation that led to the replacement, in the 1930s, of the Northrop looms with several models of high-speed looms. In 1931, *Cotton Chats* reported that improvements to the Northrop loom allowed a single weaver to

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operate as many as 100 looms at a time, since the looms only needed tending when they stopped. However, one weaver could be expected to operate only so many looms. Therefore, the company maintained that the key to lowering textile-manufacturing costs in the future was to increase the amount of product created on each loom. [*Cotton Chats*, June 1931]

Although the Draper Corporation was then operating on a part-time schedule after more than four years of business decline, *Cotton Chats* in October 1931 offered an optimistic outlook:

During the past two years we have spent money most liberally in speeding up the development of new machines for the industry. We have revamped our shops, adopted improved methods and installed costly machinery to put us in a position to build . . . better textile machines.

The new X-model series of high-speed looms debuted in late 1930 after 2½ years of testing. The original X-model was designed for the range of cotton weaves covered by the old E model of the Northrop loom, the most widely used. [*Cotton Chats*, September 1931, March 1935] Comparison figures published in 1936 illustrated that of the two models, the X-model produced 20% more cloth and took up less floor space, which would translate into savings on humidifying, heating, and lighting the textile mill. [*Cotton Chats*, August 1936] By 1939, there were 32,000 X-model looms installed throughout the country. The XK, introduced in 1935 to replace the old K-model Northrop loom, was for rayon weaves and fine and fancy cottons. The XL, replacing the L and O models, was for broad sheeting; and the XD, replacing the modified D and P models, was for broad rayons and heavier weaves of cotton. About 1941, the company brought out the X-2 loom, an improvement upon the original X-model, and the XU loom for duck and a range of other heavy fabrics. [*Cotton Chats*, May 1939, November 1940, March 1941]

As demand increased for the Draper Corporation's high-speed looms, foundry operations at the plant were expanded. Both the Sand Shed (ca. 1931, MHC #40) and Elask Storage Building (ca. 1931, MHC #44) were added. Operations included the processing of non-ferrous metals in a new Brass Foundry (ca. 1931, MHC #43), built after 1931. All three buildings were demolished in the winter of 2000-2001. In 1939, the Dry Storage and Roughing Building (MHC #38) was added to the northwest corner of the plant. [PAL inventory form]

In addition to building high-speed looms, the Hopedale plant also had the capacity for producing one million finished shuttles per year. Like the looms, shuttles were built to order, from billets (sawed-out blocks of wood) from Tennessee and the Carolinas. By 1940, 8,909 different kinds of Draper shuttles had been produced; more than 3,000 were being sold at that time. [*Cotton Chats*, October 1940] The same year, an expanded issue of *Cotton Chats* was devoted to the Draper bobbin plant in Campton, New Hampshire (see above) and the bobbin-making process. Two years later, however, *Cotton Chats* reported that a shortage of dogwood (from the South) and maple (from Vermont) could affect orders for shuttles and bobbins, and that the company was checking in South America and elsewhere for suitable substitutes. Persimmon, once widely used, was substituted for dogwood, and birch was used as a substitute for maple on the bobbins. [*Cotton Chats*, May 1942]

In 1928, passenger and express trolley service over the Grafton & Upton main line was discontinued, leaving only freight operations and the carrying of the U. S. mail (itself discontinued in 1952). Other users of the line, in addition to the Draper Corporation, included the William Knowlton & Sons hat factory at West Upton [NRIND], which shipped hats to an express building at North Grafton until the mid-1940s. [Hopper, 15]

During the World War II era, the Draper Corporation built a major addition to the Hopedale plant, devoted a large part of

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its manufacturing facilities to the building of machine tools for wartime needs, and performed research for the Armed Forces. The Erecting Shop, 24 Hopedale Street (ca. 1941, MHC #19, Photo 39) was added to the Hopedale Street side of the plant in 1941. Looms were moved out to clear the erecting floor for making airplane equipment. The first war job to be finished was the production of 750 internal precision grinders for airplane engines, which the Draper Corporation subcontracted from Bryant Chucking Grinder of Springfield, Vermont. The company also built 75mm pack howitzers. More than five percent of the corporation's employment roster served in the military, and by October 1943, the Draper Corporation employed more than 500 women to fill the positions left by those who went overseas. [*Cotton Chats*, January 1942; July 1942; December 1942; October 1943; February 1944; Scrapbooks, Draper Corp., 1947-1958]

On the Grafton & Upton Railroad, three buildings or structures were constructed about this time. The Railroad Car Scale House (ca. 1941, MHC #26) was used to determine the gross weight of loads on incoming and outgoing freight cars. The Oil Pump House (ca. 1941, MHC #25) and the Oil Tank Berm (ca. 1941, MHC #29) were associated with the measurement and storage of fuel oil for the Draper plant. [PAL inventory form]

Following the death of B. H. Bristow Draper in 1944, Thomas H. West assumed the presidency of the Draper Corporation, a position he occupied through the end of the district's period of historic significance (1955). By that time, Hopedale directories indicate that few members of the Draper, Dutcher, or Bancroft families were associated with the company in an executive capacity (B. H. Bristow Draper, Jr. was the treasurer and purchasing agent in the late 1940s). In 1945, West had his house, 144 Freedom Street (MHC #609, Saltonstall & Morton, archt.), built on the shore of Hopedale Pond, on land formerly occupied by the Hopedale ice company. The ice company property, at the juncture of Freedom Street and the Lake Point double house development, was the only section of pond shoreline that had not been incorporated into the Parklands [for more information, see **IMPROVEMENTS IN HOPEDALE VILLAGE** below].

Formerly a salesman for the Draper Corporation in the 1930s, Thomas West served as company president until 1965. He may be credited with establishing the company's export sales offices at Sao Paulo, Brazil and in Mexico City, Mexico. Under West, the corporation in 1950 moved the old Mechanic Shop, 12 Hopedale Street (ca. 1843, MHC #8, Photo 9), home of the original Draper operation, to its present location for reconditioning and preservation as a historic building. The shop reportedly was relocated from its previous site at Freedom and Lake Streets to position the building closer to the front of the Draper plant.

The decline in orders for new looms after World War II contributed to layoffs in 1951-1952 at the Draper Corporation's Hopedale plant. At that time, the corporation employed 3500 in Hopedale. Plant representatives sought to supplement the company's loom parts business, which remained good, with additional defense contracts, such as the contract in early 1951 for manufacturing additional Bryant grinders (see above). The second strike in the corporation's history occurred in the fall of 1953, when 500 members of the foundrymen's union went on strike for a wage increase of fifteen cents per hour. [Scrapbooks, Draper Corp., 1947-1958]

A strong indicator of the corporation's financial position after World War II was the sale, beginning in 1954, of company-owned housing in Hopedale. The previous year, Draper Corporation had sold some of its residential holdings in the adjacent town of Milford. The corporation reportedly initiated the sales to reduce the problem of continuing operating losses on its rental housing and to avoid having to raise rents or reduce services. According to period articles published in the *Milford Daily News*, the Draper Corporation surveyed its tenants by questionnaire and concluded that a large number wanted to purchase their homes from the company. Tenants in double houses were asked to indicate whether

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they wanted to buy the entire building or just their dwelling (one side of the building). Six hundred housing units reportedly were put on the market in 1954. Sales prices for each unit were determined by figuring 80% of the appraised valuation. Terms included no down payment, a 4% interest rate, and a term of up to twenty years to pay, or until the employee's normal retirement date, whichever was shorter. A 10% further discount was offered to those who paid cash or arranged financing elsewhere. [Scrapbooks, Draper Corp., 1947-1958 (specifically articles from 1954)]

In 1954, the same year the Draper Corporation began to sell its residential real estate in Hopedale village, the company published a marketing brochure titled *Our History, Our Plants, Our Products, and Our People*. At that time, the main plant in Hopedale covered over thirty-eight acres, with close to 1.68 million square feet of floor area. The corporation operated branch plants and warehouses in Spartanburg and East Spartanburg, South Carolina; Atlanta, Georgia; Beebe River, New Hampshire (the bobbin plant); Tupper Lake, New York; Pawtucket, Rhode Island; and Biltmore, North Carolina. The brochure reported that the corporation also had extensive timber holdings in northern New England and New York state, and operated several saw and roughing mills in various southern states for the production of shuttle blocks. The general sales office was located in Hopedale, with the sales offices for the southern United States in Spartanburg, Atlanta, and Greensboro. Almost thirty Draper sales representatives maintained offices in principal textile countries around the world. [*Our History*, n.p.]

IMPROVEMENTS IN HOPEDALE VILLAGE (ca. 1856-1955)

Under the direction of the Draper family, Hopedale developed as a planned industrial community and a model company town. The town expanded along with the business interests of the Drapers. The Drapers were involved in every aspect of the town and its industry, adopted a comprehensive approach to planning Hopedale's architecture and landscape, and funded most of the town's improvements.

Briefly, the Drapers believed attractive surroundings would draw and hold the best workers. From 1856 to 1886, the size of the Draper factory expanded along with the family's real estate holdings in the present Hopedale, which increased from six hundred acres to over 3,000 (encompassing the entire area of the present town). The period from 1886, when Hopedale was incorporated, to 1916 brought rapid expansion of the company's operations. The number of company employees more than tripled (from 500 to over 1700 persons) and there was a concomitant increase in the town's population (from 926 to over 2,663 persons) [Garner, 124, 127]. This in turn led to development of a number of new areas of employee housing, construction of the first municipal buildings, and beautification and other civic improvement activities. Also during this later period, the oldest extant components of the town's industrial complex were built. Substantial plant expansion and the redevelopment of several private and public properties for institutional use characterized the period from World War I through the 1950s, at which point the company began divesting itself of its residential holdings in the town.

Beyond the expansion of the Draper plant, the 1860s through the 1880s brought three general types of development to Hopedale Village. Small-scale single-family development continued along Hopedale Street. Worker housing in the form of double houses and boardinghouses was introduced on existing streets adjacent to the plant. Finally, high-style single-family residential construction for the mill proprietors and upper-level management occurred on the Hopedale Street and Adin Street axes.

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Hopedale Street provided a direct route linking the Draper factory operations with Mendon Street, an important roadway through the region. Small houses built along this route include the Alton Cook house, 82 Hopedale Street (ca. 1860, MHC #13, Photo 15), the G. Hatch house, 86 Hopedale Street (ca. 1860s, MHC #227), the J. H. Bickford house, 124 Hopedale Street (ca. 1865, MHC #235), 112 Mendon Street (ca. 1874, MHC #308), 124 Mendon Street (ca. 1875, MHC #311), and 125 Hopedale Street (ca. 1875, MHC #236), the John Moore house, 170 Hopedale Street (ca. 1875, MHC #248, Photo 17) and the Michael Gaffney house, 149 Hopedale Street (ca. 1875, MHC #242). Among the residents of these houses were machinists, laborers, and the hostler at the Draper stables.

The ideals of the utopian community survive in the names of streets in the grid directly northeast of the plant – Hope, Peace, Union, Social, Chapel, and Freedom – where many of the earliest extant double houses in the Hopedale Village area are located. Among them are 63-65 Freedom Street (ca. 1860s, MHC #143) at the corner of Prospect Street and 8-10 Union Street (ca. 1860s, MHC #199). Other later double houses include 39-41 Prospect Street (ca. 1885, MHC #188), 1-3 Hopedale Street (ca. 1885, MHC #217), and 35-37 Prospect Street (ca. 1885, MHC #186). Also from this period are the original Union Row or so-called Seven Sisters double houses (Photo 3, see **Description** for more information). Moved in 1907 from a block of Union Street (discontinued by plant expansion) on the west side of the Mill River, they are now located at 113-115 Freedom Street (1874, MHC #154), 121-123 Freedom Street (1874, MHC #157), 129-131 Freedom Street (1874, MHC #161), 19-21 Cemetery Street (1874, MHC #170), 109-111 Freedom Street (1889, MHC #152), 117-119 Freedom Street (1889, MHC #156), 125-127 Freedom Street (1889, MHC #160), and 133-135 Freedom Street (1889, MHC #162).

Another important building designed for worker housing was the Hopedale House, 37 Dutcher Street (last quarter 19th century, MHC #64, Photo 4). The largest structure for employee housing extant in the village, the boardinghouse is one of three the Draper company built for unmarried male employees. In 1887, Mead, Mason and Company of Milford built a boardinghouse on Dutcher Street, possibly this one. The state's Public Safety inspection records show that Milford architect Robert Allen Cook designed additions to three boardinghouses for the Drapers in the late 1890s; at least two of those boardinghouses were on Dutcher Street.

Large-scale, high-style residences of individuals who owned or operated the town's industrial enterprises began to be constructed during this 1860s to 1880s period (for the Ebenezer D. Draper House, 45-47 Hopedale Street, see *The Hopedale Community, ca. 1841-1856*, above). Those of the first generation of manufacturers tended to be built on Hopedale Street, with subsequent generations building on Adin Street. The only one extant on Hopedale Street is the Joseph Bancroft house, 46-48 Hopedale Street (ca. 1870, remodeled 1910, MHC #224). Built for the superintendent and later the vice president and president (1907-1909) of the Draper business, the house was logically placed in close proximity to the industrial buildings. Originally Italianate in style, the house was substantially remodeled in the Colonial Revival style after Bancroft's death in 1909. In 1898, Joseph Bancroft funded the construction of the town's Bancroft Memorial Library (see below) on an adjacent lot. Other Hopedale Street residences of local manufacturers were demolished during the period of significance. Two houses were demolished in the 1920s when their sites were donated to the town for the construction of two important institutional buildings, the Hopedale Community Center (see below, site of the George Draper house) and the General Draper High School (see below, site of the 1872 William Franklin Draper house).

Adin Street gradually became the location of choice for the residences of the town's industrialists. The Warren W. Dutcher house, 14 Adin Street (ca. 1868, MHC #1, Photo 16), was built for the inventor and manufacturer who moved to

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Hopedale ca. 1856 to set up shop at the urging of George Draper. A fine example of the Second Empire style, the Dutcher house is one of three Second Empire-style houses built during this period in the Adin Street – Hopedale Street vicinity; the others were the Hopedale Street residences of George Draper and William Franklin Draper (see above). William Lapworth, an English-born weaving expert who obtained patents for elastic weaving and eventually became primary stockholder and superintendent of Hopedale Elastics Company, had an Italianate house built at 85 Adin Street (ca. 1875, MHC #4, Photo 19). After Hopedale Elastics was purchased by the Draper company in 1898, Lapworth substantially remodeled the house to its present Queen Anne style.

In addition to William F. Draper, other individuals in the second generation of Hopedale industrialists built their houses on Adin Street, though most were replaced with newer houses between the 1920s and the early 1950s. In 1885, Eben Sumner Draper, later the governor of Massachusetts, had a Shingle-style residence built, designed by Boston architect George R. Clarke. Occupying a spacious estate of over sixty acres, the house was demolished by Eben Draper's son, Eben S. Draper II, who replaced it with the present English Revival-style dwelling at 55 Adin Street (ca. 1925, MHC #3, Photo 26). The younger Eben Draper was a trustee of the Draper Corporation. In the early 1890s, Boston architect John Pickering Putnam designed the Adin Street residence of George A. Draper (1855-1923), another son of George Draper. This house was demolished in the 1930s and replaced by the present French Eclectic-style dwelling, the Benjamin Helm Bristow Draper Jr. house, 66 Adin Street (ca. 1930, MHC #263) and contemporary residential construction. The Georgian Revival-style house of Eben D. Bancroft (1847-1925), a vice president of the Draper Corporation in 1921, was designed in 1896 by Milford architect Robert Allen Cook and demolished in the 1940s. The Steel Road subdivision currently occupies the site. Stone walls framing Steel Road where it meets Adin Street reportedly are remnants of Bancroft's estate. Cook also designed the English Revival-style Frank J. Dutcher house at 34 Adin Street (ca. 1904, MHC #256, Photo 25), located directly behind the Second Empire-style house of Warren W. Dutcher at 14 Adin (see above). Frances Eudora Draper (b. 1847), daughter of George Draper and the wife of Charles H. Colburn, also lived on Adin Street at this time; her estate was donated to the town and the house demolished for the construction of Memorial Elementary School, 54 Adin Street (1954, 1963, 2000, MHC #440).

Hopedale's incorporation in 1886 marked the beginning of a period of civic improvement and large-scale building activity that continued through World War I. Hopedale's leading citizens, namely members of the Draper, Bancroft, and Dutcher families, commissioned most of the new town's institutional buildings. During this period, Hopedale Street near Adin Street emerged as the town's institutional corridor. The Richardsonian Romanesque Town Hall, 74 Hopedale Street (1886, MHC #12, Photos 6, 15, 34, 37), constructed of Milford granite, was built across the street from Hopedale's original Unitarian church (1860, demolished 1897, now site of the Draper Memorial Church [see below]). George Draper, who had funded the construction of the 1860 Unitarian church, also funded Town Hall, commissioning Milford architect Fred Swasey to design the building. Draper did not live to see the completion of Town Hall. Town Hall housed a number of activities, according to the 1897 Sanborn map. There was a grocer in the left storefront, the post office in the center storefront, and town offices on the first floor at the right (northeast) end of the building. In the basement beneath the town offices were the jail and courtroom. At the back of the building was a market in the basement and the public library above. The meeting hall occupied the second floor. Also during this period, a Shingle-style High School (1886, demolished 1987), which later housed the town's Roman Catholic church, was built on Hopedale Street southeast of Mendon Street, adjacent to the present contemporary-style Sacred Heart Church, 187 Hopedale Street (1963-1964, MHC #466).

Near the Town Hall, a Milford contractor, Albertus C. Hussey, constructed another combination retail commercial and

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meeting hall block. Henry L. Patrick, son of a local farmer, had the Harrison Block, 56-60 Hopedale Street (1889, MHC #226) built after acquiring the lot from the Drapers. Patrick operated a grocery and dry goods store there, which according to Garner [181] operated instead of a company store. An 1889 notation in the state's Public Safety plans states the building was used for stores and halls, likely meeting halls. This is corroborated by the 1897 Sanborn map, which shows the following uses: a drug store, a jewelry store, a club house on the second floor, a storage and cobbler at the rear of the building in the basement, and a lodge on the third floor.

Construction of the Bancroft Memorial Library, 50 Hopedale Street (1898, MHC #10, NRIND, Photo 35) and the new Unitarian Church in the vicinity of Town Hall completed the town's institutional core as it existed by the turn of the 20th century. C. Howard Walker of the Boston architectural firm Walker & Kimball designed the Romanesque Revival-style library. The Joseph Burbier Bancroft (1821-1909), then vice president of the Draper Company, had the building erected as a tribute to his wife, Sylvia Willard Thwing Bancroft. Mrs. Bancroft died before the library's completion, and the building was dedicated to her memory. The Bancroft residence at 46-48 Hopedale Street (see above) occupies the lot immediately northwest of the library. After construction was completed in 1899, Joseph Bancroft transferred ownership of the library property to the Town of Hopedale for one dollar.

The granite Draper Memorial Church/Hopedale Unitarian Church, 51 Hopedale Street (1898, MHC #11, Photos 8, 34) is located on the site of Hopedale's 1860 church, directly across Hopedale Street from the Town Hall. Hopedale's Unitarian parish, successor to the Hopedale Community, was formed October 2, 1867. Boston architect Edwin J. Lewis, Jr. designed the church in the Victorian Gothic style; Robert Wilson of Pawtucket, Rhode Island was the builder. Brothers Eben S. Draper and George A. Draper, then agent and treasurer, respectively, of the Draper Company, funded the church's construction in memory of their parents, George and Hannah (Thwing) Draper. They also, with their respective wives, donated the two large Tiffany windows some years later: the Good Shepherd Windows (1913), gift of Eben S. Draper and his wife, Nancy Bristow Draper; and the Medallion Window (1915), gift of George A. Draper and his wife, Jessie Preston Draper. Their sister, Hannah Thwing (Draper) Osgood (Mrs. Edward L.) donated the Hutchins pipe organ, and both she and another sister, Frances Eudora (Draper) Colburn (Mrs. Charles H.) gave the fifth of the eleven chime bells to the church. Other donors of bells and stained glass to the church included members of the Dutcher, Bancroft, and Lapworth families. [*Information on the Hopedale Unitarian Church*]

The Boston architectural firm of C. Howard Walker, which had designed Bancroft Memorial Library, also designed Dutcher Street Grammar School, 54 Dutcher Street (1898, MHC #67, Photo 36). The Chateausque-style grammar school, now condominiums, is about five blocks north of the institutional core, located between the Draper plant and associated residential development. It appears the Chapel Street – Dutcher Street corner may have been devoted to school uses historically, since a school fronting Chapel Street predates construction of the Dutcher Street school, according to the 1898 atlas. State Public Safety inspection records indicate the Chapel Street school survived until at least 1938. The 1920 Sanborn map shows the Dutcher Street school as the Hopedale Grammar School and the Chapel Street school as the "Sub-Grammar School." The Chapel Street school was vacated before World War II and subsequently demolished.

The Draper company established a village improvement society in Hopedale in 1886, as a means for both beautifying the new town and protecting the value of the company's considerable investment in new construction. Early activity focused on improving the town's cemetery as well as tending yards in the residential areas the company developed. The improvement society offered lessons in planting and plant-tending procedures, thereby enlisting the cooperation of the

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company's employees in maintaining the appearance of the village. [Garner, 189] Beginning in the early 1890s, the company offered an annual program of cash prizes for well-kept yards, though it was understood that "shrubs and flowers [were] not allowed to offset a slackly kept lawn or untidy back yard." [Cotton Chats, November 1912]

This increased attention to landscaping in the village quickly "went beyond beautification campaigns to create recreational facilities, to protect waterways, and to bring company workmen as well as administrators to a mutual respect for their environment." [Garner, 184] Professionals from Boston were contracted to provide landscape and site planning services from the late 1880s onward, and in 1898 the town's first Park Commission was formed. Also in the 1890s, the Draper company financed a number of other civic improvements in Hopedale. Twelve miles of macadam streets with granite curbs were constructed, and almost two miles of sidewalks. By 1897, nearly every house in the town was connected to the new sewer system, which made Hopedale exceptional among small towns. The town had gas and water lines as early as 1874. [Garner, 152, 183-192]

The oldest of the village's historic open spaces is the Hopedale Village Cemetery, 2 Fitzgerald Drive (1845, 1887, MHC #800, Photos 11, 44-47), laid out initially by the Rev. Adin Ballou for use by the Hopedale Community. The selected location, on the opposite side of the Mill River from the residences and manufacturing operations, was considered close geographically to the physical center of the Community, yet sufficiently removed from the bustle of everyday life. [Hopedale survey] Following the establishment of Hopedale's Village Improvement Society, the mid-19th century graveyard was enlarged and transformed into a planned, formally landscaped cemetery.

Landscape architect Warren Henry Manning (1860-1938) is believed to have designed the late 19th-century landscape plan for the Hopedale Village Cemetery, and also may have designed the grounds of Eben Sumner Draper's estate (later owned by his son, Eben Sumner Draper II) at 55 Adin Street (MHC #3, Photos 26, 52, 52). [Garner, 152; see also **DESIGNERS OF HOPEDALE** below] In 1889 the Draper company paid Manning to prepare the grading and planting plans for the town's new high school, which was located on the site of the present Sacred Heart Church, 187 Hopedale Street (1963-1964, MHC #466). By 1890, Manning's services had been secured for the planning of town parkland (see below). At the time, Manning was a member of the firm of Frederick Law Olmsted of Brookline, with which he was associated until 1896, when he began his own practice as a landscape designer. The extent of the Olmsted firm's role in these early landscape projects in Hopedale is unclear. The archive of the Frederick Law Olmsted National Historic Site yields information on only two projects in Hopedale, those executed for George A. Draper in 1890 and Thomas H. West in 1944-1945 (see below). [FLO National Historic Site Archives]

On behalf of Frederick Law Olmsted & Company, Manning likely executed the landscape plan for Olmsted Job #1205, involving grading, draining, planting, and fencing plans for property owned by George A. Draper in Hopedale. The work apparently related to Draper's estate on Adin Street (house demolished, see above). Draper (1855-1923) was one of the sons and a director in George Draper & Sons, which became the Draper Company in 1896. Redevelopment of the George A. Draper estate in the 1930s, and continuing redevelopment of portions of the property for residential use as recently as the 1990s, makes the preservation of the Olmsted landscape at this location unlikely. [FLO National Historic Site Archives]

When Warren Manning was brought in to design Hopedale's park system, construction of the playground or Town Park, 65 Dutcher Street (ca. 1890, MHC #911, Photos 50, 51) was underway. Occupying approximately six acres of land formerly owned by Henry L. Patrick, the park was located at the corner of Freedom and Dutcher Streets, close to the

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homes of the mill operatives. The park was created from a marsh-filled area that was sub-drained with catchbasins, then graded. Loose stones on the property were assembled to form the existing stone walls, and hedges were planted. The Craftsman-style bandstand (MHC #903), designed by Chapman and Frazer of Boston and built by Dillon Brothers of Milford, was added in 1906, and the Hopedale Brass Band was formed the same year. The bandstand included a locker room below. By 1914, the park boasted a field for baseball and football, as well as tennis courts. In 1899, the Draper Company started an Annual Field Day, featuring sporting events and other contests held in the Town Park and on Hopedale Pond. [Hopedale inventory; Alvord, 61; Garner, 191, 195-197]

Directly across Dutcher Street from the stone-wall-lined entrance to the Town Park is the Rev. Adin Ballou house, 64 Dutcher Street (ca. 1843, MHC #7, Photos 1, 51). The house was moved to its current location ca. 1900, when Adin Ballou Park, 43 Hopedale Street (MHC #912) was created at the original home site at the corner of Hopedale Street and Peace Street. As early as 1888, the management of the Draper company had identified the Rev. Ballou's real estate on Hopedale Street as an appropriate site for a five-acre public garden near the homes of the mill operatives. The Rev. Ballou, the only non-Draper landholder in this section of the village, reportedly refused to sell, leaving the company to wait until after his death in 1890 to purchase the property and move the house. Ordway Partridge, who was commissioned by William F. Draper, designed the resulting half-acre park. Prominently positioned in Ballou Park is the bronze Adin Ballou Memorial Statue (1900, MHC #901), cast by Partridge Roman Bronze Works of New York City. [Hopedale inventory; Garner, 190-191]

Manning's earliest involvement with developing Hopedale's park system coincided with his eight-year tenure in the firm of Frederick Law Olmsted. However, the plan was not finalized and work not begun on The Parklands, 162 Dutcher Street (MHC #900, Photos 12, 48, 49) until 1898, by which point Manning had established his own practice. In 1899, the town's Park Commission, consisting of Frank J. Dutcher, Charles F. Roper, and George Otis Draper, accepted Manning's proposal for a park of nearly two hundred acres, encompassing the entire shoreline of Hopedale Pond, known at the time as the Upper Privilege. The Hopedale project provided Manning with "the opportunity on a small scale to do what Olmsted and Eliot did in Boston with the Muddy River development, which emerged as the nation's first regional park system in 1892." [Garner, 194] The town appropriated \$14,000 initially for the park project and \$2,500 annually thereafter, implementing each year until 1914 a Manning-designed addition or improvement. A park superintendent directed the planting work and maintenance year-round. Even in the winter, the woods were continually thinned out and brush was burnt. The work crew burgeoned to thirty to forty men during spring planting season. [Alvord, 61-62; Garner, 192-195]

The principal objective of the design and execution of the Parklands was to keep the pond and the park "as natural as possible, to refuse any touch of artificiality except in that portion where closeness to the houses forced certain yieldings to a cultivated aspect." [Alvord, 61] As described by Garner, landscaping entailed combining several properties, surveying and planning, and ground reclamation through draining, filling, and replanting. [Garner, 194] One of the first improvements was the creation, in 1899, of a bathing beach at the southern end of the park, near the intersection of Hopedale, Dutcher, and Northrop Streets. Sand dumped on the ice in the pond during the winter settled to form the beach. [Alvord, 61] The bathhouse, designed by Chapman and Frazer, was added in 1904. Near the northeastern side of the pond, a nursery was established within the boundaries of the park for the purpose of cultivating seedlings, and transplanting from the nursery took place during a period of at least three weeks each spring. Maple, ash, birch, hickory, and pine seedlings were native to the park. Tree species that were introduced included hemlock, tulip, mountain ash,

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Carolina poplar, black alder, striped maple, willows, Japanese barberry, red-osier dogwood, bittersweet, and cedars. A period account described the "three rules for planting: the trees must look as though they came there by accident, the bare places must be gradually covered, [and] picturesque trees must be set on the border of the water." [Alvord, 62] A ribbon of trails designed in 1907 wound around the irregular shoreline for more than a mile in length; by 1914, this path system of "natural-looking walks," which survives today, extended for more than four miles. Hunting was prohibited in the park, and 125 birdhouses were raised. Stone shelters were constructed; at least two survive on the Dutcher Street side of Hopedale Pond [Garner, 195; Alvord, 62ff; Malloy interview]

The view south from the shore of Hopedale Pond to the Draper plant on Freedom Street provides a striking image of large-scale industry framed by a natural, albeit designed, landscape. A period account offers the highest compliment of the park's planning and execution, as well as, indirectly, a tribute to the vision of the Drapers:

To-day Hopedale possesses, in place of an ugly mill-pond, disfigured with dead trees and unsightly dump-heaps, a park whose path plunges from her very thresholds right into cool, deep woods, whose lake surface is fit for fishing, boating, swimming, and skating in the winter, whose brooks are crossed with artistic bridges, whose gorgeous and varied forest looks as though it originated there, and whose winding paths seem the offspring of chance and idle wanderings. [Alvord, 82]

Work on the Parklands occurred during a period of significant expansion in Hopedale Village. The attention to the landscape that led to the development of the town's major open spaces in the last quarter of the 19th century carried over to the layout of the Draper Company's new worker housing neighborhoods from 1896 onward.

Owing largely to the success of the Northrop Loom, which was introduced in 1894 after seven years of testing, the company's work force expanded greatly during the period from 1886 to about 1916. There was a 40% increase in the number of workers between 1886 (500 men) and 1896 (700 men), just after the Northrop Loom became available; a 70% increase between 1896 and 1906 (1200 men); and a 42% increase between 1906 and 1916 (over 1700 men). By 1895 over one-third of the company's employees resided in Milford.

The Draper Company had to embark on a major building campaign in Hopedale to address the housing needs of this influx of new employees. Four new double house developments were constructed in Hopedale Village between 1896 and 1916: Bancroft Park (ca. 1896-1903, MHC Area A, Photos 5, 27), Lake Point Group (principally ca. 1910-1912, MHC Area B, Photo 28), Upper Jones Group (ca. 1913, MHC Area G, Photo 29), and Lower Jones Group (1913-1916, MHC Area H, Photo 30). These four subdivisions added 238 new double house units in 119 buildings to the company's housing stock through a comprehensive planning effort of site and building design executed by professional designers. In addition to the new neighborhoods of double houses, in the 1910s the company built a number of new double house units in the Dutcher Street vicinity northwest of Freedom Street. The company also developed, from 1903 to 1915, another 104 housing units at Prospect Heights in neighboring Milford, located a few hundred yards from the Hopedale town line.

Beginning in the late 1890s, the Draper Company contracted with professional landscape architects and architects to design comprehensive plans for its new worker housing projects. Earlier, the Union Row concept of the 1870s and 1880s prevailed, in which identical double houses were built in rows on flat, straight streets, according to site plans drawn by the same civil engineers who surveyed street extensions and designed the town's water, gas, and sewer lines. [Garner, 156] By contrast, the Bancroft Park subdivision and subsequent double house developments in Hopedale Village exhibited curved roads that took advantage of the hilly terrain, and considerable variation in building design.

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For the most part, the site plans for new worker housing project illustrated the concept of contour planning, in which buildings were integrated with the features of the natural landscape rather than imposed on a landscape that had been entirely cleared and leveled prior to building. According to Garner, Warren Henry Manning "persuaded the company to embrace the principles of contour planning to solve topographic problems encountered with street expansion." Such an approach also had the benefit of retaining the natural beauty of the town. [Garner, 156]

About the same time, the Draper Company adopted a policy of introducing variation into the exterior design of its new double houses. [Brown, 64] Similar houses (*i.e.*, about equal in size and finishes) would be sufficiently similar architecturally to form a visually cohesive group, yet avoid the monotony created by placing nearly identical house blocks next to one another. [Brown, 64] Garner cautions against attributing the shift in architectural design approach to any new desire on the part of the company to promote the individuality of its employees:

The departure from the earlier houses, . . . invites the notion that the Drapers considered variety in building style as important to the occupants' sense of identity or individualism. But no statements to that effect suggest such regard, at least on behalf of the company; rather, the newer houses simply followed a continuing policy of making Hopedale attractive to workers. Company houses furnished by the Drapers drew as much public praise before the Bancroft Park development as after, . . . [Garner, 213]

More likely, the change in design approach reflected the personal vision of individuals leading the Draper Company at the time these developments, particularly Bancroft Park, were constructed.

William F. Draper was president of the Draper Company during the design and construction of Bancroft Park (ca. 1896-1903). Yet, work on the development coincided with William Draper's term in Congress from 1893 to 1897, followed by his appointment as the United States ambassador to Italy from 1897 to 1900, making the extent of his direct contribution to the initial planning effort somewhat unclear. Both William F. Draper and his younger brother, Eben Sumner Draper, reportedly visited model housing developments in the United States and abroad, and were therefore well acquainted with the latest advances in the design of worker housing. [Garner, 208] At the time, Eben Draper was the company's sales agent and presumably in year-round residence in Hopedale.

The correspondence files of Milford architect Robert Allen Cook (1872-1949), who designed or managed the construction of many houses for Draper employees, indicate that George Otis Draper was the company's principal contact for the construction of worker housing in 1896. [Robert Allen Cook Papers] Then secretary of the Draper organization, George Otis Draper was a son of William F. Draper. He reportedly served as his father's representative in company matters when his father was in residence in Washington, DC or abroad. [*National Cyclopaedia of American Biography*, 1904] Joseph Burbier Bancroft, then vice president of the Draper company, also may have been involved in the decisions leading to the design and construction of Bancroft Park. Bancroft's duties at the company reportedly included management of the growing number of workers' houses. The Bancroft Park development bears his name and was constructed on land Bancroft owned in 1870 and probably later. [Hopedale inventory]

International housing congresses served as a vehicle for sharing ideas about the latest improvements in the design of worker housing. Nine congresses were held abroad between 1889 and 1910. At the Paris Exposition of 1900, the Draper Company won a silver medal in the category of model houses. Ludlow Associates Manufacturing Company in Ludlow, Massachusetts won the gold medal and Apollo Iron and Steel Company of Vandergrift, Pennsylvania won the bronze

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medal. The Draper Company won another gold medal at the seventh congress in Liege, Belgium, in 1905, and also exhibited at the 1910 Vienna congress. Finally, the company earned a gold medal in Milan in 1906, although this exposition does not appear to have been a housing congress. [Garner, 110-116, 206]

The United States did not host a housing congress during the 1889-1910 period, but did encourage the display of model housing at its 1893 World's Columbian Exposition in Chicago. The 1893 exposition initiated the City Beautiful Movement in the United States, which advocated order and harmony between building and grounds, zoning of activities, unity of expression in the built environment, and the careful planning of not only buildings but the spaces between them [Roth, 214]. These principals were applied to the development of Hopedale Village, particularly during the period from 1886 to 1916. The Draper Company won a gold medal in the category of worker housing at the 1904 St. Louis Exposition. [Garner, 206] The timing of the various awards to the Draper Company in the category of worker housing (1900-1906) suggests that Bancroft Park was the project submitted for judging.

Bancroft Park was a pivotal project in the history of the Draper Company's worker housing, and established a prototype for integrating architecture, landscape, and site planning in the worker housing developments that followed. The first fourteen double houses completed in the proposed thirty-house site were located on the inner loop (all odd-numbered addresses) and ready for occupation in 1897. The houses were built on a knoll in an elliptical arrangement facing outward, screened from the Draper plant by a berm. Trees removed during the construction reportedly were replanted. [Garner, 156-157] House construction was supervised by Milford architect Robert Allen Cook, who had already designed double houses and boardinghouses for the Draper company in the street grid on the east side of the plant. In addition to Cook, the Drapers solicited house plans from the Boston architectural firms of Chapman & Frazer, Peabody & Stearns, Edwin J. Lewis Jr., J. Williams Beal, and Walker & Kimball. [Garner, 156, 213]

By obtaining plans from a number of architects, the Draper Company ensured variety in the design and massing of these double houses. A double house at Bancroft Park cost \$4,500 to build, and encompassed between 1,500 and 1,700 square feet of first floor area. This translated into approximately 750 to 850 square feet of first floor area per unit, or a minimum of 1,500 to 1,700 square feet of total living area per unit. Each unit could accommodate families of four to seven individuals, with a parlor, dining room, and kitchen on the first floor and three bedrooms above. The smallest bedrooms measured 9 by 12½ feet, and some house plans included an additional bedroom in the attic. The houses had hot-air central heating, modern plumbing, interior trim of North Carolina pine, and beech and maple floors. Original exterior siding of cypress shingles was left unstained to weather, though wood trim was painted. [Garner, 213-216]

After supervising the construction of the first phase at Bancroft Park, Robert Allen Cook was hired by the Draper Company to prepare plans and specifications for another ten houses "at the West Pond lot" in the spring of 1900. These houses may have been the ten buildings along the western edge of Bancroft Park (even numbers 36 through 74), the "west pond" being a reference to the lower mill pond, which was not filled in until plant expansion about 1900. The Milford firm of Dillon Brothers constructed the buildings. Cook's correspondence files include a letter dated May 28, 1900 from Frank J. Dutcher, then assistant agent at the Draper Company, stating that the company does not expect Cook to supervise the construction of these houses, given the nature of the arrangement already made with the builder. [Robert Allen Cook papers]

With the design and construction of Bancroft Park, the Draper Company began to amass a collection of stock plans for employee double houses that reflected the new policy of introducing variety into the streetscape while maintaining the visual harmony of each house group. According to a period account of the company's double house construction:

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Occasional new experimental types of house plan have been customarily incorporated into each new group as built, so that, when a new group is in contemplation, there is an opportunity to select from former groups those houses which have been most successful, determining upon a definite number of each, which it is then the architect's problem to dispose upon the new plot development in such a way that, with the necessary alterations in exterior design and treatment, an harmonious and attractive group may be obtained. [Brown, 65]

The company made it a practice to require that all plans, specifications, and documents generated by its consulting architects and site planners were to be considered company property. [Robert Allen Cook papers, letter from E. D. Bancroft to Cook, May 7, 1913]

Several professionals and firms who worked on Bancroft Park were brought together again for the construction of the company's housing development at Prospect Heights (NR 1990) in Milford. Warren Henry Manning laid out the original thirty-acre tract in 1901. Construction began in 1903 with fourteen double houses and row houses, and the development was expanded with the addition of another fourteen double houses in 1909, and two more groups of brick row houses about 1913 to 1915. Peabody & Stearns designed the housing, and Robert Allen Cook supervised the construction undertaken by Dillon Brothers. Prospect Heights was the only planned development of Draper Worker housing located outside the town boundaries of Hopedale [Prospect Heights Historic District National Register nomination].

The next development of Draper Company worker housing, the Lake Point Group (a/k/a Lakeside Group, ca. 1910-1912, MHC Area B, Photo 28), made use of stock plans from the Bancroft Park development. This development initially covered ten double houses on Lake Street followed by another twenty on Progress and Soward Streets. Landscape architect and site planner was Arthur Shurtleff (later known as Arthur Shureliff), whose plan for the Lake Point Group existed as early as 1904. At the time, Warren Henry Manning was engaged in designing the site plan for new company houses at Prospect Heights in Milford. At Lake Point, Shurtleff continued the "program of site analysis in contour planning" [Garner, 157-159] established by Manning at Bancroft Park.

Robert Allen Cook supervised the construction of the Lake Point Group according to the Shurtleff plan, which involved the creation of a loop road following the shoreline of Hopedale Pond at this location. To the extent possible, the ten double houses were sited to face the pond, and a separate service road was created through the center of the development connecting back doors and back yards. Architects have been identified for all ten of the original double houses in this group, built in 1910, though the builder of this development has yet to be identified. Peabody & Stearns designed 1-2 Lake Street (MHC #350); J. Williams Beal designed 3-4 Lake Street (MHC #351), 7-8 Lake Street (MHC #353), and 15-17 Progress Street (MHC #362); Walker & Kimball designed 17-18 Lake Street (MHC #358); Edwin Lewis Jr. designed 9-10 Lake Street (MHC #354, Photo 28), 13-14 Lake Street (MHC #356), and 15-16 Lake Street (MHC #357); and Cook designed 5-6 Lake Street (MHC #352) and 11-12 Lake Street (MHC #355). Like the double houses at Bancroft Park, the Lake Point houses were three-bedroom dwellings, some of which included an additional bedroom in the attic. The Draper Company termed the houses in both groups "first class dwellings" (*i.e.*, of the greatest floor area — at 1,500 to 1,800 square feet per unit — and of the highest grade in terms of interior finishes). A double house at Lake Point averaged \$6,600 to build, and each unit rented for approximately \$4.00 per week in 1914. [Brown, 65-66]

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Construction of the Upper Jones Group (a/k/a Upper Group, ca. 1913, MHC Area G, Photo 29), ranging over Jones Road and Maple, Northrop, Oak, and Freedom Streets, continued the same approach to site planning and building design seen at Lake Point, again under the direction of Arthur Shurtleff and Robert Allen Cook. Bidders were advised to send their figures for road or cellar construction to Shurtleff, and their figures for building construction to Cook. Cook's correspondence with Shurtleff demonstrates the extent to which building design and site planning were intertwined. For example, Shurtleff urged Cook to make changes such as rethinking the design of one of the houses so it would present a flat surface to Northrop Street, and eliminating exterior wooden stairs for basement access on houses high above the grade. [Robert Allen Cook Papers, letters from Shurtleff to Cook, June 25, 1913 and October 7, 1913]

The project involved construction of fifty-six double houses, not only in the Upper Jones Group (about thirty-seven houses) but also on Dutcher Street and in the Lower Jones Group (a/k/a Lower Group, 1913-1916, MHC Area H, Photo 30) on Inman Street. Construction on Dutcher Street and Inman Street does not appear to have incorporated elements of contour planning. Instead, the double houses at these locations were set in rows on straight streets as seen in the company's pre-1896 construction. Cook was to take full charge of the construction as the general superintendent, providing plans and specifications as required to complete the work. The B. F. Smith Construction Company of Pawtucket, Rhode Island was awarded the contract to build the fifty-six double houses. Correspondence between the Draper Company and Cook in May 1913 suggests urgency on the part of the company to have this group of double houses completed. [Robert Allen Cook Papers, 1913] At the time, the company was in the midst of a strike, the first in its history [see also *The Draper Business in Hopedale* above].

Cook's correspondence with the builder in 1914 suggests that, for this building campaign, the Draper Company used double house plans prepared by the following architecture firms: J. Williams Beal, Chapman & Frazer, Walker & Kimball, Peabody & Stearns, Edwin J. Lewis Jr., and Cook himself. With this group of double houses, the company introduced two new classes of dwellings, which differed from the first-class dwellings at Bancroft Park and Lake Point principally in size and interior finishes. There were two types of second-class dwellings: the six-room house, totaling between 1,300 and 1,360 square feet of living area per unit, and the five-room house, totaling between 1,200 and 1,276 square feet of living area per unit. The plan of the six-room house was arranged so one of the first floor rooms could be used as either a dining room or a bedroom. Construction of the second-class dwellings cost about \$5,300 for buildings with the six-room plan, and \$4,800 for buildings with the five-room plan. The five-room houses were not piped for gas or provided with furnaces. Weekly rents ranged from \$2.90 to \$3.15 per family in 1916. [Brown, 66]

The third-class dwellings also offered six-room and five-room plans. Houses with six-room plans totaled about 1,357 square feet of living area per unit, rented for \$2.10 per family per week in 1916, and cost the same to build as the second-class dwellings with six-room plans. Third-class dwellings with five-room plans totaled between 1,100 and 1,162 of living area per unit, rented for \$1.85 per family per week in 1916, and cost \$4,500 to build per double house. In interior finishes, the second and third-class dwellings differ in that the second-class dwellings had woodwork that was stained and varnished, rather than left natural or painted.

A majority of Draper Company employees lived in company-built double houses or boarding houses situated close to the plant. Hopedale's 1915 resident directory has been analyzed to determine whether there was any correlation between an employee's position within the company and the location of that person's residence in company-built housing. The 1915 directory was chosen because most of the company-built housing, including the major neighborhoods of double houses, was completed by that time; some of the housing was brand new. The study focused on heads of households; it did not

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include individuals listed as boarders within a household or young adults living at home with their parents. The 1915 directory in most cases explicitly states whether an individual worked for the Draper Company versus another commercial enterprise in Hopedale. The extent to which an employee's length of tenure with the company played a role in the location of his residence is not known at this time. Company executives and managers from the Draper, Dutcher, and Bancroft families, who tended to occupy large single-family homes and mansions in the Adin Street/Hopedale Street vicinity, were excluded from this study.

This analysis of employee occupations and residences suggests some patterns. Several of the company's foremen and other individuals in supervisory positions resided on Dutcher Street. Among them were foremen of the bolt and stock department, the drilling department, the screw department, the blacksmiths, the tool and die room, the hardening and annealing department, the foundry, and the assembling room. The superintendent of the screw department resided on Dutcher Street, as did the assistant superintendents of the manufacturing department, "experimental department," and foundry. Also residing on Dutcher Street was the caretaker of the company's double houses, described in 1915 as "tenements," in addition to two of the company's traveling salesmen and at least ten draftsmen, designers, pattern makers, and engineers. Other foremen and superintendents resided on Hopedale Street (3 individuals), Prospect Street (2), Bancroft Park (2), the western end of Freedom Street (2), Lake Street (1), Union Street (1), and Northrop Street (1), among other locations. Both on Dutcher Street and elsewhere, individuals in this group occupied either double houses or single-family houses; no pattern of assignment on house type has been identified.

The Harrison Billings House, 94 Dutcher Street (ca. 1910, 1932, MHC #80) provides some indication that the Draper company upgraded the dwellings of certain employees in light of their rising positions within the company and its associated operations. According to Hopedale directories, Billings was the manager of the Grafton & Upton Railroad in 1915, at which time he resided in this house. Billings moved on to become purchasing agent for the Draper Corporation (1921 directory), works manager (1931) for the corporation, and ultimately a vice president of the Draper Corporation and president of the Grafton & Upton Railroad (1948). In 1932, the Draper Corporation reportedly remodeled the interior of this house for Billings, converting the building from a double house to a single-family house. [Hopedale Historical Commission] From the exterior, the building retains its original appearance as a double house. It is not known at this time whether there are other examples within the district of Draper-owned double houses that were converted to single-family use during the period of significance.

The company's group of double houses on Lake Street (MHC Area B, Photo 28), most with scenic views of Hopedale Pond, were about five years old in 1915. Of twenty company employees identified in the 1915 directory as Lake Street residents, about equal numbers held either administrative support positions (accountant, clerk, stenographer) or were involved in the manufacturing operations (toolmaker, screwmaker, moulder, spindle department employee). In addition, three residents were pattern makers or draftsmen, two were janitors, one was a carpenter, and one was the foreman of the spinning ring department. By contrast, many of the employees who lived in the double houses on neighboring Progress and Soward Streets were simply described in the 1915 directory as "employee," most commonly in the tool, temple, "setting up," spindle, ring, hand bobbin, or shipping departments.

In the older sections of company housing resided employees of various occupations; the 1915 directory indicates no clear correlation between employee position and place of residence. Bancroft Park (MHC Area A, Photos 5, 27), Cemetery and Hope Streets west of the plant, the street grid between Hopedale and Dutcher Streets, and the western end of Freedom Street beyond Lake Street have double houses that are among the oldest in Hopedale Village, ranging in age from about

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twenty to forty-five years in 1915. As a group, residents of these areas held a wide range of administrative or manufacturing positions with the Draper Company. Typical positions included clerks and stenographers; loom inspectors; pattern makers and draftsmen; employees of the order, cost, "setting up", gear, bobbin, shuttle, tool, and millwright departments; foundrymen, drop forgers, moulders, and machinists; carpenters, electricians, and painters; and general employees and laborers. At Bancroft Park, residents included the superintendent of the Hopedale Public Schools, and the Town Clerk and cashier.

The 1915 directory includes residents of the two newest developments of company-owned double houses: the Upper Jones Group (ca. 1913-1916, MHC Area G, Photo 29) on Maple, Oak, and upper Northrop Streets plus upper Jones Road, and the Lower Jones Group (ca. 1913-1916, MHC Area H, Photo 30) on Inman and Elm Streets and lower Jones Road. A large number of residents in these two areas were described in the directory simply as employees of the Draper Company. Specific occupations, when they appeared, included machinist, screwmaker, sheet metal worker, foundryman, shipper, moulder, blacksmith, shuttle maker, driller, spindle grinder, and timekeeper, among others. While new, the double houses in these two developments were the smallest of the 20th-century houses built by the Draper Company, and more modest in their interior finishes.

At least eight establishments took in boarders in 1915, according to the directory of that year. Of these, two were large-scale boarding houses that also were listed in the directory as hotels: Hopedale House, now numbered 37 Dutcher Street (last ¼ 19C, MHC #64, Photo 4) across from Social Street, and the Brae Burn Inn (demolished) at the eastern corner of Hopedale Street and Adin Street. Residents of the boarding houses, who tended to be unmarried employees, included machinists, moulders, foundrymen, carpenters and painters, and general employees with no area of specialization listed in the directory. The superintendent of the Draper Company's "experimental" department boarded at Hopedale House in 1915, as did the foreman of the piping department.

One neighborhood in the Hopedale Village Historic District makes a major contribution to the district's architectural history but was not developed for company-owned housing. This subdivision of single-family and two-family homes was developed principally during the first half of the 20th century, adjacent to the Milford town line and bounded by Mendon Street, Daniels Street, and Highland Street. Directories and voting lists of this period indicate that residents of the area were a mix of local businessmen and employees of the Draper family or company.

Several members of the Lapworth family resided in the neighborhood, in close proximity to the William Lapworth house, 85 Adin Street (ca. 1875/ca. 1900, MHC #4, Photos 2, 19). They include Frank A. Lapworth at 30 Mendon Street (ca. 1900, MHC #297); Clarence H. Lapworth at 33 Highland Street (ca. 1907, MHC #286, Photo 21); W. Sumner Lapworth at 25 Daniels Street (ca. 1915, MHC #274); and Winfield S. Lapworth at 25 Highland Street (ca. 1930, MHC #285). All three men worked for William Lapworth & Sons. Deed research is needed to confirm whether the Lapworths subdivided this land for residential development in the early 20th century.

In addition to the Lapworth residences, other houses in the neighborhood were associated with executives, tradesmen, and other businessmen working in Milford or Hopedale. These include the residences of William Knights, an insurance agent, at 8 Mendon Street (ca. 1900, MHC #292); Waldo Jenckes, vice-president of the Milford National Bank, at 56 Mendon Street (1911-1913, MHC #302); Victor Collier, president of the Milford National Bank, at 16 Highland Street (ca. 1915, MHC #284); J. James Lawton, president of the Avery & Woodbury Company in Milford, at 48 Mendon Street

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(ca. 1915, MHC #301); Earl Dodds, vice-president of the Milford Pink Granite Company, at 39 Highland Street (ca. 1920, MHC #288); and Edward Danforth, an eye specialist in Milford, at 38 Highland Street (ca. 1920, MHC #287). Among the Hopedale-based workers were Clarence Arnold, the postmaster, who resided at 7-9 Highland Street (ca. 1905, MHC #281, Photo 21); Edwin Clarridge, a mason, at 39 Daniels Street (ca. 1910, MHC #276); Walter Burke, clerk at the Henry Patrick Company store, at 55 Daniels Street (ca. 1915, MHC #278); and members of the Pianca family, who apparently ran a grocery from their home at 44 Mendon Street (ca. 1915, MHC #300). In the late 1940s, librarians at both the Bancroft Memorial Library (Rachel Day) and the High School (Lucy Day) resided at 17 Daniels Street (ca. 1910, MHC #273).

While some employees of the Draper plant resided in the Mendon-Daniels-Highland Streets neighborhood, at least four residents of the neighborhood worked on various estates of the Draper family during the first half of the 20th century. Deed research is needed to determine whether the Drapers owned this housing for their personal employees or the employees simply found residences that were close to the estate area on Adin Street. In 1915-1916, Charles Hallier, gardener for the George A. Draper estate (later redeveloped), resided at an unnumbered house on Highland Street. Albert Newell, a gardener and florist residing at 66 Mendon Street (ca. 1825, MHC #303), was the caretaker and superintendent of the Eben Sumner Draper estate. George Piddington, long-time gardener at the B. H. Bristow Draper estate, resided at 43 Daniels Street (ca. 1915, MHC #277). Frederick Crockett, who lived at 38 Mendon Street (ca. 1900, MHC #299), worked for many years at the Draper plant and, by the late 1940s, served as caretaker of the B. H. Bristow Draper estate. Neighborhood residents who were employed at the Draper plant included Henry Markham, a machinist, at 11 Daniels Street (ca. 1910, MHC #271); Joseph Carter, an overseer, at 31 Daniels Street (ca. 1910, MHC #275); and Eugene Tinkham, once the foreman in the order department, at 10 Highland (ca. 1910, MHC #283).

George Otis Draper departed from the practice of building a large house on Adin Street and instead chose a site at 11 Williams Street (1910, MHC #134), adjacent to the Milford town line and on a direct line with the plant via Freedom Street. His first home on the property, known as The Larches, had a castellated tower and burned in 1909. The present Colonial Revival and Craftsman-style house is one of the finest examples in Hopedale Village of the blending of these two popular styles. A son of William F. Draper, president of the Draper Corporation from 1887 to 1907, George Otis Draper was secretary of the company and represented his father's interests in company matters [see also **THE DRAPER BUSINESS IN HOPEDALE** above].

At least three extant houses on Adin Street were built in the 20th century for members of the Benjamin Helm Bristow Draper family. In the 1925 Milford and Hopedale directory, an advertisement for Dillon Brothers, contractors and builders from Milford, included a photograph of the Spanish eclectic-style house at 105 Adin Street (ca. 1920, MHC #266), labeled the B. H. Bristow Draper house. Like Eben D. Bancroft (see above), Benjamin Helm Bristow Draper (1885-1944), the son of Gov. Eben Sumner Draper, was a vice president of the Draper Corporation in the early 1920s. He served as president of the corporation from 1929 until his death in 1944. Another of the governor's sons, Eben S. Draper II (1893-1959), took over his father's property at 55 Adin Street (ca. 1925, MHC #3, Photo 26) after the senior Draper's death in 1914, and built the present English Revival-style house there. Benjamin Helm Bristow Draper Jr. (1908-1957), lived in the French Eclectic dwelling at 66 Adin Street (ca. 1930, MHC #263). In the late 1940s, the junior Draper was the company treasurer and purchasing agent.

Owing to the expansion of operations at the Draper plant, the burgeoning residential neighborhood of employee houses north of Freedom Street generated a need for new institutional buildings that were somewhat removed from the Town

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Hall vicinity. Construction of the Park Street School, 6 Park Street (1914, MHC #121) reflected the growing population in this area. Also, the Central Fire Station, 50 Dutcher Street (1915-1916, MHC #6) occupies a pivotal position in the street grid northeast of the plant, directly behind the Main Office Building on Hopedale Street and at the approximate mid-point of the town's most concentrated area of development. Milford architect Robert Allen Cook designed the fire station.

In the 1920s, two important municipal buildings were added to the town's civic core near the Town Hall. George A. Draper (1855-1923), then treasurer of the Draper Corporation, often talked about the need for a community center in Hopedale, and in 1919 decided to build one at his own expense. [*Cotton Chats*, September 1923] He commissioned Edwin J. Lewis, Jr. of Boston to design Hopedale Community House, 1 Draper Street (1923, MHC #5, Photo 8), which was built by Casper Ranger Construction Company of Holyoke. The building was intended to serve as a social and civic center for all Hopedale residents, as well as Draper Corporation employees residing in other towns. The Community House included an assembly hall, a banquet hall that doubled as a gymnasium, a kitchen, rooms for smoking and cards and billiards, a ladies' social room, the Knights of Pythias club room, and candlepin bowling lanes in the basement, all of which are extant. A board of trustees was established to run the center; many Draper Corporation executives chaired this board over the years. In addition to funding the building construction, George A. Draper provided the endowment for the Community House. He did not live to see the completion of the building, which opened in June 1923.

Like the Community House, the General William F. Draper High School, now Hopedale Junior-Senior High School, 25 Adin Street (1927, MHC #2) was constructed on the site of a former Draper estate. Princess Margaret Preston (Draper) Boncompagni (1871-1974), youngest daughter of William Franklin Draper, gave the land of the late General Draper's estate to the town to serve as a site for the new high school. The first high school, which this building replaced, was built in the 1880s on the site now occupied by Sacred Heart Church, 183 Hopedale Street (1963-1964, MHC #466).

Most of Hopedale Village's historic residences were in place by the late 1920s, leaving the Draper plant as the focus of construction in Hopedale Village from the late 1920s to the early 1950s [see *The Draper Business in Hopedale* above for more information]. One notable exception is the construction of the Thomas H. West House, 144 Freedom Street (1945, MHC #609), built for the newly elected president of the Draper Corporation. The Colonial Revival-style dwelling is prominently situated on the southwestern shore of Hopedale Pond, in one of the only sections of the shoreline that was not incorporated into the Parklands (see above). Undoubtedly aware of the major impact his residence could have on the views toward and within the Parklands, West contracted in 1944-1945 with the firm of Olmsted Associates of Brookline, Massachusetts to execute the landscape design for the property. The firm was the successor to that of renowned landscape architect Frederick Law Olmsted (1822-1903). The design plans for Olmsted Job #9692, as the West project was known, have not yet been conserved and therefore are not yet available for viewing by researchers. The extent to which the Olmsted Associates landscape plans were implemented at 144 Freedom Street is not known at this time. [FLO National Historic Site archives]

Certain open spaces in Hopedale Village served as parking lots for the Draper plant before the end of the period of significance. These include a portion of the Draper Ball Park, 161 Freedom Street (ca. 1940, MHC #917, Photo 55); the vacant lots now known as 6 Fitzgerald Drive (assessor's map/parcel #011/174-1) and 9 Fitzgerald Drive (assessor's map/parcel #011/173-1), situated under the old Hope Street Bridge (dismantled 1979, see above); and the lot now known as 52 Prospect Street, near Freedom Street (assessor's map/parcel number 011/99). The latter lot retains two of the one-story, one-bay, wood-frame garage buildings that the Draper company built on service roads throughout the village beginning in the 1890s [see **Section 7, Narrative Description** for more information]. Few of these buildings survive.

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At the end of the period of significance, two new institutional buildings were constructed at the town center: Memorial Elementary School, 54 Adin Street (1954, 1963, 2000, MHC # 440) and George Albert Draper Gymnasium, 13 Dutcher Street (1955, MHC #449). Memorial Elementary School was constructed on the site of the estate of Frances Eudora (Draper) Colburn (Mrs. Charles H.), sister of Gen. William Franklin Draper, George Albert Draper, and Gov. Eben Sumner Draper. The new elementary school succeeded but apparently did not replace the old Chapel Street school, which occupied a site on the historic school lot in the street grid northeast of the mill complex. According to the Hopedale Historical Commission, the Chapel Street school was vacant long before its demolition, which may not have occurred until the 1950s. The gymnasium encloses the northeast edge of the open space framed by the Community House and the Unitarian church. Owned and operated in conjunction with the Hopedale Community House, the gymnasium is another example of the role the Draper family played in providing community and recreation facilities for Hopedale residents and Draper Corporation employees.

DESIGNERS OF HOPEDALE

Following are profiles for select architects and landscape architects that are known to have worked in Hopedale Village and whose work survives. The designers are listed roughly in chronological order based on the date of their earliest work in Hopedale.

Fred Swasey

One of five architects listed in the 1888 Milford directory, Swasey is the designer of Hopedale Town Hall, 74 Hopedale Street (1886, MHC #12). Town Hall is the best example in Hopedale of Richardsonian Romanesque design, which was greatly influenced by the work of architect Henry Hobson Richardson (1838-1886). A Boston architectural firm that produced several buildings in this Richardson-inspired style was the firm of Henry Walker Hartwell (1833-1919). Hartwell worked in partnership with three architects in succession: Albert E. Swasey, Jr., George Tilden, and William Cummings Richardson. The firm of Hartwell & Swasey existed from 1868 to 1877, after which Albert E. Swasey resumed his own architectural practice. The connection, if any, between Albert E. Swasey and Fred Swasey has yet to be established. In the early and mid-1870s, Hartwell & Swasey designed several public buildings south of Boston, especially in the Fall River area.

Fred Swasey may have been the earliest architect commissioned by the Drapers in Hopedale. He reportedly designed other buildings for George Draper & Sons, including the company's original office building (1880, demolished for expansion of industrial complex). Also attributed to Swasey are the former Union Row double houses, moved in 1907 to their present locations: 113-115 Freedom Street (1874, MHC #154), 121-123 Freedom Street (1874, MHC #157), 129-131 Freedom Street (1874, MHC #161), and 19-21 Cemetery Street (1874, MHC #170).

[Vogel, "Hartwell and Richardson," 133; 1888 Milford directory; Garner, 136, 209]

Warren Henry Manning (1860-1938)

Landscape architect Warren Henry Manning was a Reading native whose association with the Drapers in Hopedale extended from about 1886 to 1913. He was the son of Jacob Warren Manning (1826-1904), who was considered one of the leading 19th-century practitioners of landscape horticulture in New England. The younger Manning brought a strong

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knowledge of horticulture to his position with the Brookline office of Frederick Law Olmsted, Sr., where he worked from 1888 to 1896. There Manning supervised 125 projects in twenty two states, chief among them the planting of the Biltmore Estate in Asheville, North Carolina (1888-1895) and the design of plantings for the World's Columbian Exposition in Chicago (1893). Manning also was involved in municipal park work in Boston, Buffalo, Chicago, Trenton, Rochester, and Washington, DC.

After leaving the Olmsted firm, Manning started his own practice, based at various times in Boston, Billerica, and Cambridge. He worked in partnership with his brother, J. Woodward Manning, for a brief time from 1901 to 1905. In his early years as an independent landscape architect, Manning reportedly completed projects he had initiated in the Olmsted office and secured additional work from clients he had met there. Manning was considered a pioneer in two principal areas, resource-based design and planning, and community-based participatory design. He was a charter member of the American Society of Landscape Architects (1899), and later, as president of that organization, advocated the creation of a National Park Service.

Nationally, Manning's commissions included city, park, and campus planning, as well as roadways, resorts, communities, cemeteries, and estates. He completed city plans for Athens, Georgia; Birmingham, Alabama; Harrisburg, Pennsylvania; and Warren, Arizona, and designed parks or park systems in Milwaukee, Minneapolis and St. Paul, Providence, Wilkes-Barre (Pennsylvania), Louisville (Kentucky), and Cincinnati, among other cities. Manning also completed sixty jobs for the Cleveland-Cliffs Iron Ore Company in upper Michigan, and a number of jobs for Tennessee Coal and Iron Company (Birmingham and Mobile, Alabama) and Pinehurst Resort (Asheville, North Carolina). For the Firestone Company he designed Goodyear Heights (1913) and Firestone Park (1916) near Akron, Ohio.

Manning's lasting contribution to the appearance of Hopedale Village lay in introducing the Drapers to the concept of contour planning, in which the plan of a site, particularly the placement of buildings and roads, is guided by that site's topography and seeks to maintain the site's natural beauty. Two examples of this approach are Manning's design and development of The Parklands, 162 Dutcher Street (1898-1913, MHC #900), surrounding Hopedale Pond immediately north of the Draper Company plant, and the layout of the Bancroft Park employee housing development (1896-1903) immediately west of the plant. He also designed the bluestone walkway (1906) around the Statue of Hope Fountain (1904, MHC #904) located on the south lawn of the Bancroft Memorial Library, 50 Hopedale Street (1898, MHC #10). Manning's earlier work in Hopedale dates to the period when he was associated with the Olmsted firm. He executed a grading and planting plan (1889) for the town's first high school (1887, demolished) on Hopedale Street. Manning may have landscaped the grounds of the Eben S. Draper estate at 55 Adin Street (original house 1885, current house ca. 1925, MHC #3), and probably, by 1888, landscaped the Hopedale Village Cemetery, now 2 Fitzgerald Drive (1845, 1887, MHC #800). Also for the Drapers, Manning designed the layout for Prospect Heights (1901), a brick rowhouse development of company houses in Milford.

[Grundmann, Warren H. Manning, 57-59; Birnbaum and Crowder, 82-86;
Warren Manning Papers (Iowa State University); Garner, 152-160, 191-197, 222]

Robert Allen Cook (1872-1949)

A life-long resident of Milford, Robert Allen Cook was a graduate of Milford High School. Prior to establishing his own architecture firm, he acquired architectural and construction training as a draftsman for a Milford construction company,

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through the study of architecture in Europe, and through two years of study with architecture firms in Boston. He was briefly associated with another Milford architect, Wendell T. Phillips (see below), from 1947 to 1948.

Cook's work involved not only designing buildings but also supervising their construction and selecting their interior finishes. His commissions in Milford included an addition to the Town Hall, Main Street (original building 1855, MHC #9), and design and construction of the Universalist Church. In Milford he also designed Milford High School – Milford Middle School West (1900, MHC #32), Trinity Parish House, St. Mary's School, and the First World War Memorial in Draper Park. Beyond Milford, Cook designed a high school in Woburn, The Lodge in West Upton, and a number of hospitals, residences, and fire stations, among them the Central Fire Station, Central Street, Holliston (1930, MHC #161). Cook also designed what appear to have been renovation projects on town halls in Franklin (original building 1842, MHC #335), Upton (original building 1884, MHC #1), and Holliston (original building 1855, MHC #28).

Perhaps no other architect designed as many buildings for the Drapers in Hopedale as Robert Allen Cook. His work in the town, from ca. 1894 to ca. 1916, coincides with a major period of expansion in the operations of the Draper Company. Cook designed and constructed all types of housing for the Drapers in Hopedale and Milford: additions to boardinghouses occupied by unmarried male workers, double houses rented to workers with families, and single-family dwellings for the town's industrialists. Of the three boardinghouse additions Cook designed in Hopedale Village in the late 1890s, only one is known to survive: at Hopedale House, 37 Dutcher Street (last quarter 19th century, MHC #64). Cook also superintended the construction of employee double house developments at Bancroft Park (ca. 1896-1903, MHC Area A), Lake Point Group (principally ca. 1910-1912, MHC Area B), Upper Jones Group (ca. 1913, MHC Area G), and Lower Jones Group (1913-1916, MHC Area H), in addition to designing some of the houses in all four developments. Among single-family residences, Cook designed the Adin Street house of Eben D. Bancroft (1896, demolished, site of 80 Adin Street), the Frank J. Dutcher house, 34 Adin Street (1904, MHC #256), and alterations to the George Otis Draper house, 11 Williams Street (1910, MHC #134).

According to the Robert Allen Cook Papers at the Society for the Preservation of New England Antiquities (SPNEA) in Boston, Cook also designed coal pockets, offices, hose houses, a hotel, and several other buildings for the Drapers. Two of Cook's company-built buildings are similarly styled: the Main Office Building, Hopedale Street (1910, MHC #8), and the Central Fire Station, 50 Dutcher Street (1915-1916, MHC #6). Among institutional buildings in the area, Cook designed the Hopedale Village Cemetery Tool House (1894), the original Union Evangelical Church (1906, repaired 1912 after fire, destroyed by fire 1962) near the corner of Dutcher and Peace Streets, a site now occupied by the present church at 25 Dutcher Street (1963, MHC #450). In 1908 he designed an addition to the town's first high school on Hopedale Street (1887, demolished 1987), a site now occupied by the Sacred Heart Church parking lot. In 1927, Cook reportedly designed the children's room in the Bancroft Memorial Library, 50 Hopedale Street (1898, MHC #10).

[Robert Allen Cook Papers, SPNEA; *National Cyclopedia of American Biography*, vol. 38, 414; Brown, 64-67; *MassBay Antiques*; Garner, 211; MHC MACRIS database; Mass. State Archives Public Safety Plans]

C. Howard Walker (1857-1936)/Walker & Kimball

A Boston native, C. Howard Walker trained in Boston architectural offices then toured Europe and Asia Minor before returning to Boston in 1884 to start an architectural practice. He formed a partnership in 1889 with Thomas R. Kimball

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(1862-1932), a native of Omaha, Nebraska. In addition to the Boston office, the two men established an office in Omaha in 1894, when their firm was appointed official architect of the Trans-Mississippi Exposition. The partnership was dissolved by mutual consent in 1898, and Walker continued his practice in Boston. In the 1890s, Walker & Kimball designed houses in Cambridge, Brookline, and Boston's Back Bay. During the same decade, the firm produced designs for Mount Vernon Church, Beacon Street, Boston (1891, MHC #3000), the John Boyle O'Reilly Memorial at the Fenway, Boston (1896, MHC #9274), and Longfellow School, Roslindale/Boston (1897, MHC #10712). In Hopedale, Walker & Kimball are known to have designed some of the Draper Company double houses built at Bancroft Park (ca. 1896-1903, MHC Area A), the Lake Point Group (principally ca. 1910-1912, MHC Area B), Upper Jones Group (ca. 1913, MHC Area G), and Lower Jones Group (1913-1916, MHC Area H). Dutcher Street Grammar School, 54 Dutcher Street (1897-1898, MHC #67) and Bancroft Memorial Library, 50 Hopedale Street (1898, MHC #10).

Walker had a lengthy career following the dissolution of his partnership with Kimball. He went on to form partnerships with his son, Harold D. Walker, and later Frederick S. Kingsbury. Walker's 20th-century commissions included Coolidge Corner Theater, Brookline (1906, MHC #2518), Sharon Public Library (1914, MHC #56), at least three office buildings in Boston's central business district in the 1910s, and Roslindale High School, Boston (1922, MHC #10664). He was an appointed member of the Boston Art Commission and, after 1913, Director of the Department of Design at Boston's Museum of Fine Arts.

[Withey, 623-624; MHC MACRIS database; BPL Fine Arts reference files;
Brown, 64-67; Mass. State Archives Public Safety Plans]

Edwin J. Lewis Jr. (1859-1937)

A Boston architect and a native of Roxbury, Edwin J. Lewis completed an architecture course at MIT in 1881 and then worked as a draftsman for the Boston architectural firm of Peabody & Stearns. From the 1880s through the 1910s, he designed a number of houses in Brookline, Milton, and the Ashmont Hill section of Dorchester (Boston). These houses were designed principally in the Shingle, Colonial Revival, or English Revival styles. Lewis is said to have designed more than thirty-five churches in the United States and Canada. Among them are Wollaston Unitarian Church, Quincy (1890, MHC #579), Roslindale Unitarian Church, Boston (1892, MHC #10711), Christ Church Unitarian, Dorchester/Boston (1894, MHC #5097), and Second Unitarian Church, Brookline (1916, MHC #1916). His commissions also include libraries and schools. He did not start a practice under his own name until the 1890s. According to Boston directories, he maintained offices at 9 Park Street in that city from 1895 to 1935. Lewis lectured on historical and ecclesiastical topics and was considered active in municipal reform.

In Hopedale, Lewis designed the Draper Memorial Church (Hopedale Parish Church), 51 Hopedale Street (1898, MHC #11) and the Hopedale Community House, 1 Draper Street (1923, MHC #5). He is known to have designed some of the Draper Company double houses built at Bancroft Park (ca. 1896-1903, MHC Area A), the Lake Point Group (principally ca. 1910-1912, MHC Area B), Upper Jones Group (ca. 1913, MHC Area G), and Lower Jones Group (1913-1916, MHC Area H).

[Withey, 370-371; MHC MACRIS database; BPL Fine Arts reference files;
Brown, 64-67; Garner, 214; Mass. State Archives Public Safety Plans]

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Peabody & Stearns

The firm of Robert Swain Peabody (1845-1917) and John Goddard Stearns (1843-1917) was established in Boston in 1870, and soon became one of the foremost architectural firms in New England, training many of the region's architects in the late 19th and early 20th centuries. The following description is an excerpt from a 1988 newsletter of the Boston Public Library, based on information gathered by Conservation Specialist Nancy Schrock.

"During forty-seven years of practice, the firm's commissions spanned a range of styles and building types. Their earliest works included schools and residences in the late Victorian style. During the 1880s the firm designed grand homes in the robust Romanesque Revival style and adapted the Shingle style for vacation homes for wealthy clients such as the Biddles, Carnegies, Drexels, Morgans, and Vanderbilts in Georgia, Maine, Pennsylvania, and Rhode Island. In the 1890s their work changed to the more refined neoclassicism that was initiated by the 1893 World's Columbian Exposition in Chicago for which Peabody & Stearns designed machinery Hall. Later in their career, Peabody and Stearns took on major commercial and municipal buildings. Their largest commission was the U. S. Custom House Tower in Boston, erected for the federal government in 1909-1914. The tower remained the tallest building in Boston until the 1950s."

In Hopedale, Peabody & Stearns designed some of the Draper Company double houses built at Bancroft Park (ca. 1896-1903, MHC Area A), the Lake Point Group (principally ca. 1910-1912, MHC Area B), Upper Jones Group (ca. 1913, MHC Area G), and Lower Jones Group (1913-1916, MHC Area H). The state's Public Safety records show that Peabody & Stearns designed an unnamed school house in Hopedale, possibly the Chapel Street School (demolished), in 1900 [see also *Frank Kendall* below].

["Library staff completes survey of Peabody & Stearns collection,"
Boston Public Library Newsletter, 1988;
Mass. State Archives Public Safety Plans]

J. Williams Beal (1855-1919)

A native of South Scituate, later Norwell, Massachusetts, J. Williams Beal studied architecture at MIT and spent the early years of his career in New York, where he worked for the noted architecture firms of Richard Morris Hunt and McKim, Mead & White. After travel and study for several years in Europe, Beal settled in Boston, where he started his own practice. He later formed a partnership with his two sons. The firm's most important works included several buildings in Plymouth County, among them the County Hospital and Jail, and the Executive Building and Club House for the Walk-Over Shoe Company in Brockton. The firm also designed numerous residences throughout New England.

In Hopedale, J. Williams Beal designed some of the Draper Company double houses built at Bancroft Park (ca. 1896-1903, MHC Area A), the Lake Point Group (principally ca. 1910-1912, MHC Area B), Upper Jones Group (ca. 1913, MHC Area G), and Lower Jones Group (1913-1916, MHC Area H).

[Withey, 44-45]

Arthur Asahel Shurtleff [later Shurcliff] (1870-1957)

A Boston native, landscape architect Arthur Shurtleff earned a degree from MIT in mechanical engineering and a second bachelor's degree from Harvard University in 1896. His early career (ca. 1896-1904) was spent in the Brookline office of

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Frederick Law Olmsted, after which Shurtleff established his own practice. In 1899, he also helped establish the first four-year landscape program in the United States at Harvard University. Shurtleff changed his surname to Shurcliff in 1930. He was a member, fellow, and two-term president of the American Society of Landscape Architects, a charter member of the American City Planning Institute, and an appointed member of the Boston Art Commission.

An experienced town planner, Shurtleff designed industrial towns (such as Hyde Park Village, Boston, for the American Felt Company [1910-1915]), planned communities, and campuses for colleges (Amherst College, Brown University, Wellesley College) and secondary schools (Deerfield Academy, St. Paul's, and Groton School). He also designed a number of public works, including dams, reservoirs, parks, playgrounds, and zoological gardens. For decades, Shurtleff was Chief Landscape Architect for the Metropolitan District Commission, the Boston regional parks agency. His largest commission spanned the period from 1928 to 1941 when, as Chief Landscape Architect for Colonial Williamsburg, Shurtleff designed and implemented the plan for the famed Virginia museum village. Later, he also assisted in laying out Old Sturbridge Village in Sturbridge.

In Hopedale, Shurtleff continued the contour planning approach to laying out new residential subdivisions that had been initiated by Warren Manning. Shurtleff executed the site plans for the Lake Point Group (1904, MHC Area B), and the Upper Jones Group (1914, MHC Area G), both consisting of double houses.

[Birnbaum and Crowder, 110-113; Garner, 152-160, 222;
Brown, 64-76; Robert Allen Cook Papers, SPNEA]

Frank Alexander Kendall (1865-1934)/F. A. & F. M. Kendall

Architect Frank Kendall was a life-long resident of Framingham and a graduate of Boston Latin School and Harvard College. Early in his career, he worked in the Boston offices of three noted architectural firms, those of William G. Preston; McKim Mead & White; and Peabody & Stearns (1894-1914). Upon leaving Peabody & Stearns, Kendall formed a Boston-based architectural firm with his brother, Frederic Morris Kendall, with which he was connected until his death. Frank Kendall designed commercial, industrial, residential, and school buildings, and did consulting work for other architectural firms. He also was active in the Framingham community, where his father-in-law, Alexander Rice Esty, had been an architect. Frank Kendall worked on two Framingham churches that apparently were originally designed by Esty, Park Street Baptist Church (1855, MHC #407) and St. John's Episcopal Church (1870, MHC #138).

Other known Kendall commissions include the John Eastman house, 32 Pine Street, Wellesley (1915, MHC #1087), Kendall's own house at 5 Church Street, Framingham (1880, MHC #129), and the Sargent Building, 45-52 Bromfield Street, in Boston's central business district (1912, MHC #1612). The latter building was designed while Kendall was working in the office of Peabody & Stearns. In Hopedale, Kendall designed the Park Street School, 6 Park Street (1914, MHC #121) and in 1921 did work on the Chapel Street School (ca. 1900[?], demolished). The surviving school appears to be significant as one of the first commissions Kendall received after leaving Peabody & Stearns to establish his own firm. The state's Public Safety records show that Peabody & Stearns designed an unnamed school house in Hopedale, possibly the Chapel Street School, in 1900. Kendall was with the firm at that time.

[*National Cyclopaedia of American Biography*, vol. 26, 99; Withey, 339;
MHC MACRIS database; BPL Fine Arts reference files;
Mass. State Archives Public Safety Plans]

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C. R. Whitcher

More information is needed on the architectural firm of C. R. Whitcher of Manchester, New Hampshire. The firm had at least two commissions in Hopedale: General Draper High School, now Hopedale Junior-Senior High School, 25 Adin Street (1927, MHC #2) and the Colonial Revival-style renovations to Hopedale House, 37 Dutcher Street (original building last quarter 19th century, MHC #64). Hopedale House was originally built as a boardinghouse for Draper company employees; the Draper Corporation still owned the building at the time the renovations were made in the mid-1930s.

[Mass. State Archives Public Safety Plans]

Rich & Tucker Associates Inc.

Howard Leonard Rich (b. 1905) was one principal of this Boston-based architectural firm, which was incorporated in 1958 but apparently formed earlier. Born in Newton, Rich was educated at Wesleyan University and in 1929 received an architecture degree from MIT. It appears he started his own firm after working (1929-1938) as a draftsman and designer for Adden, Parker, Clinch & Crimp of Boston. No information has been located to date on the other principal of the firm, Tucker. Rich & Tucker apparently specialized in schools and libraries. In Hopedale, the firm designed Memorial Elementary School, 54 Adin Street (1954, 1963, MHC #440), George Albert Draper Gymnasium, 13 Dutcher Street (1955, MHC #449), and a 1963 addition to General Draper High School, now Hopedale Junior-Senior High School, 25 Adin Street (original building 1927, MHC #2). Elsewhere, the firm designed high schools for the towns of Chelmsford (1959) and Danvers (1961), a junior high in Braintree (1961), arts centers for Wheaton College, Norton (1961) and Thayer Academy, Braintree (1965, MHC #103), and renovations to public libraries in Stoneham (original building 1904, MHC #28) and Danvers (original building 1892, MHC #220).

[*American Architects Directory*, 583; MHC MACRIS database;
BPL Fine Arts reference files; Mass. State Archives Public Safety Plans]

Wendell T. Phillips

More research is needed on the career of Wendell T. Phillips of Milford. Commissions identified to date suggest that his architectural practice existed from at least 1915 to 1963, and focused on churches, schools, cemetery buildings, and other parish buildings for the Roman Catholic archdioceses in Massachusetts. In Hopedale, Phillips designed the present Sacred Heart Church, 183 Hopedale Street (1963-1964, MHC #466), as well as the renovation project that converted the town's original high school building for use as the first church of the Sacred Heart parish. The high school-turned-church building (1887, remodeled 1935, demolished 1987) was located immediately northwest of the present church; the site is now a church parking lot. Phillips is known to have also designed buildings for Roman Catholic parishes in Taunton, North Attleborough, Lancaster, Longmeadow, Willimansett (Chicopee), and Springfield.

Phillips was briefly associated with Robert Allen Cook (see above) in 1947-1948. His work includes at least two buildings in Milford that Cook also worked on: Milford High School – Milford Middle School West, School Street (original building 1900, MHC #32) and Milford Town Hall, Main Street (original building 1855, MHC #9). Both projects likely involved either renovations or an addition to the original building. Phillips also had a renovation or addition project at the Milford State Armory, Pearl Street (original building 1912, MHC #38).

[*National Cyclopaedia of American Biography*, vol. 38, 414 (entry for Robert Allen Cook);
MHC MACRIS database; BPL Fine Arts reference files;
Mass. State Archives Public Safety Plans]

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THE DRAPER CORPORATION AND HOPEDALE VILLAGE SINCE 1955

The largest building constructed in Hopedale Village is the Draper Corporation's Thomas West Foundry, 1 Fitzgerald Drive (ca. 1960, MHC #604). Situated at the rear of the Draper plant, the foundry is a stand-alone building that housed the manufacture of automotive parts in the 1960s [Gannett and Hammond interviews] and currently houses a wholesale lumber operation. Fitzgerald Drive was and continues to be a private road associated with the Draper plant, providing direct vehicular access to the plant from Mendon Street (State Route 16) to the south. The road was named for Ted Fitzgerald, a Draper Corporation director who was killed in 1960 in a plane crash at Logan Airport in Boston. [Gannett and Hammond]

In 1967, Rockwell International was the successful bidder in acquiring the Draper Corporation and ownership of the Grafton & Upton Railroad. Rockwell kept the Hopedale plant running as its "Draper Division" with the manufacture of textile equipment and automatic looms. Though there was a brief rebound in business in the late 1960s and early 1970s, the plant failed to continue to generate profits. [Garner, 126-127] The Draper Corporation built only 7,000 looms in the 1970s; these units were made for export to Southeast Asia. By 1976, continued decline led to the closing of the main office in Hopedale, consolidation of operations in one section of the plant, and the announcement that Rockwell-owned land in Hopedale would be sold. The plant was closed in 1980. [Annual Town Reports, 1975-1980; Garner, 127]

The interests of the Draper Corporation and the infrastructure of the town of Hopedale were intertwined for over a century. As Rockwell International sought to divest itself of its ties to Hopedale in the late 1970s, the separation of the company's interests from those of the town proved cumbersome for all parties involved. For example, after protracted discussions, in 1975 Rockwell International transferred its sewer system to the town. Nearly every house in Hopedale Village had been connected to the Draper-built system as early as 1897. [Annual Town Reports, 1975; Garner, 152] In 1976, the town needed to hire a heating engineer to design independent heating systems for town-owned buildings (Town Hall, Town Barn on Depot Street, Bancroft Memorial Library, Fire Station, and Hopedale Junior-Senior High School) that were on the company's steam heating system. Dutcher Street School closed at the end of the 1978-1979 school year, due partly to the condition of the building, declining school enrollment, and the decision by Rockwell International to terminate heat to the building. Rockwell transferred ownership of the Red Shop to the town of Hopedale in 1975. [Annual Town Reports, 1975-1980]

The Hopedale depot on the Grafton & Upton Railroad closed in December 1977 when Rockwell International stopped providing heat to several railroad buildings. In November 1978, the holdings of the railroad, including buildings, were sold to Torco Inc. of Worcester, a division of Central New England Consolidated, which leased railroad piggyback haulers. Owned in 1999 by the Lucey family of Worcester, the railroad tracks at the former north and south yards at the Draper plant survive. The connection between the Draper plant and the Milford yard, however, has been severed since the mid-1980s due to blacktop on the tracks at the grade crossing on Route 16 (Mendon Street). [Hopper, 16-21]

Though the Draper Division of Rockwell International withdrew from Hopedale about 1980, the business still exists, and is considered the only surviving American manufacturer of looms. The company retained its 400,000-square foot foundry and warehouse in Spartanburg, South Carolina, and in the mid-1960s employed almost 1,500 people there in the manufacture of textile machinery parts. Later, the company manufactured automotive parts (see also above). The Spartanburg site was closed briefly in the mid-1990s. In 1996, Texmaco, the largest manufacturer of textile machinery in Indonesia, acquired the Draper Corporation. Originally a textile producer, the company branched out into textile

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machinery, and its production includes air-jet, water-jet, and rapier looms. Texmaco's acquisition of Draper marked the Indonesian company's entry into the American market for manufacturing textile machinery, and Texmaco currently markets its products under the Draper brand name. At the time of the acquisition, Draper employed about fifty people in Spartanburg and another fifty people in Kernersville, North Carolina, where the company's headquarters, distribution center, and assembly warehouse were located. [*Spartanburg Herald-Journal* (August 20, 1996), p. A-1; *Greensboro (NC) News & Record* (August 21, 1996), p. B-5; Texmaco web site]

Archaeological Significance

Since patterns of ancient Native American settlement in Hopedale and the interior Blackstone River Basin are poorly understood, any surviving sites could be significant. Several sites have been identified in these areas, however, most lack information pertaining to content, internal configuration, cultural affiliations and integrity. Systematic cultural resource assessments in the area since the 1970's have contributed more intrasite information on archaeological resources in the area, particularly in upland zones characteristic of Hopedale. As a result of recent research, it is evident that upland zones played an important role in the ancient Native subsistence and settlement patterns of the region. Ancient sites found in the district may help document the internal composition of upland sites and their local and regional importance. Native sites in this area may play an important role in land use patterns based in more coastal areas to the south, east and northeast or to the north and west in the Worcester Plateau area. Ancient Native American sites in this area may also contain information that could help clarify or test the importance of river drainage basins to Native settlement and subsistence models. The Hopedale Village Historic District lies in the Blackstone River drainage near its border with the Charles River that drains generally northeast to Boston Harbor and the Concord and Sudbury drainage that drains northerly to the Merrimack River. Ancient Native sites in the district locale may contain data that enable a study of the extent to which these drainages influenced the social, cultural and economic systems of people who inhabited the area.

Historic archaeological resources described above have the potential to contribute important information on the social, cultural and economic transformation of Hopedale Village from an area characterized by dispersed farmsteads to its settlement as a utopian community then planned industrial village. Additional historical research combined with archaeological survey and testing can help document the early settlement of the village in the 18th century during a poorly documented period of village history. Documentary evidence and structural remains from residential buildings, barns and outbuildings can help document the Jones farm and other potential farmsteads that may be located in the area. Structural evidence and artifacts may exist that document architectural details of the Jones farmhouse and changes to the structure through its use as the centerpiece of the utopian Hopedale Community. Detailed analysis of the contents of occupational related features (trash pits, privies, wells) may also contribute important information on the lifestyles of inhabitants in Hopedale village. Important information may exist that documents the prosperity of the Jones Farm inhabitants, the extent that self-sufficiency may have characterized their lives and whether some level of manufacturing may have supplemented agricultural incomes during the 18th and early 19th centuries. Occupational related features and residential structures associated with the Hopedale Community utopian settlement may contain important information that identifies utopian lifestyles and how they differed from life in the village before and after its brief history. Information from occupational related features can survive around extant structures as well as archaeological sites. Structural evidence at potential industrial sites established during the third quarter of the 19th century may also contribute detailed information on the early growth of industry and the Draper Corporation in the village. No evidence or examples from this period survive at their original sites. This information combined with analysis of occupational related features may contribute

(continued)

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important details relating to the production of textile machinery during the 19th century and related foundry and machine technologies during that period. Archaeological survivals may also exist from textile manufacturing and foundry operations built in the 1930's and demolished in 2000-2001, however, documentation for these resources should be greater with less research potential. Structural evidence from extant water-power resources in the district and archaeological remains of water-power features may provide information on changes in the use of water-power facilities during the 19th and 20th centuries and the construction of these facilities. Structural evidence and archaeological features associated with company owned housing may also contribute important social, cultural and economic information relating to the lives of Draper Corporation workers and the influence of socio-economic and marital status on company owned housing conditions. Information from workers housing may contribute important information for comparison with similar resources from the sites of company owner homes. The locations and analysis of the contents from unmarked and documented graves at the Hopedale Village Cemetery (1845) may contribute important information on the evolution of the cemetery from a rural graveyard to formally landscaped cemetery. The location of unmarked graves can help document the boundaries of the cemetery and the way the village treated less fortunate members of the community including paupers and other indigent persons. Gravestones, skeletal remains and funerary artifacts may also contribute important information relating to the physical and socio-economic characteristics of the village inhabitants and groups of ethnic immigrants.

(end)

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Hopedale Village HD
Name of Property

Worcester, MA
County, State

10. Geographical Data

Acreage of Property approx. 804 acres

UTM References See continuation sheet.

(Place additional UTM references on a continuation sheet.)

1. 19	288710	4669210
Zone	Easting	Northing
2. 19	289010	4668330
Zone	Easting	Northing

3. 19	289420	4668580
Zone	Easting	Northing
4. 19	290060	4668100
Zone	Easting	Northing

☒ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Kathleen Kennedy Broomer, consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date April 2002

street & number 220 Morrissey Boulevard telephone 671-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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Hopedale (Worcester Co.), Massachusetts

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10. Geographical Data

UTM References

	Zone	Easting	Northing
E	19	290380	4667900
F	19	290200	4667790
G	19	290710	4667310
H	19	290900	4667340
I	19	291160	4667040
J	19	290850	4667760
K	19	290330	4666730
L	19	290560	4666360
M	19	290450	4666320
N	19	290060	4666460
O	19	289210	4667140
P	19	288870	4667300
Q	19	288520	4667940
R	19	288060	4667920
S	19	288780	4668540

Verbal Boundary Description

The boundary of the Hopedale Village Historic District is shown on the accompanying detail of the Town of Hopedale Assessors Atlas, map numbers 2 through 14, inclusive. Ten properties on the district's eastern border have their principal buildings located in Hopedale, with Hopedale street addresses, but include land that is situated in the adjacent town of Milford. These properties are shown on maps 10 and 13 of the Hopedale Assessors Atlas and maps 49 and 51 of the accompanying Town of Milford assessors' maps. The district encompasses approximately 800 acres in Hopedale and approximately four acres in Milford.

Boundary Justification

The Hopedale Village Historic District is Hopedale's residential, institutional, and industrial core and encompasses the largest concentration of historic resources in the town. The district also includes five historic landscapes, in their entirety, that are significant for their associations with the village and their contribution to its setting: the Parklands (approximately 280 acres), Hopedale Village Cemetery (approximately twenty-four acres), the Town Park (approximately six acres), Adin Ballou Memorial Park (approximately one-half acre), and the residential designed landscape at 55 Adin Street (approximately twenty-two acres). The district boundary excludes areas of residential buildings immediately north, south, east, and west that are of contemporary construction or have sustained greater alteration, resulting in a loss of architectural and historic integrity.

(end)

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Photographs

Historic Name: Hopedale Village Historic District
Location: Hopedale, Massachusetts
Photographer: K. K. Broomer
Date: 2000-2001
Location of Negatives: Hopedale Historical Commission, Hopedale, Massachusetts

Note: The first twelve photographs are 8x10s. The remaining photographs are 4x6s.

Photo #	View
1	Adin Ballou House, 64 Dutcher Street. View S.
2	101 Adin Street (foreground, original garage for B. H. Bristow Draper House at 105 Adin Street) and William Lapworth House, 85 Adin Street. View SE.
3	Union Row (a/k/a "Seven Sisters") double houses (left to right): 113-115, 117-119, 121-123, 125-127, 129-131, 133-135 Freedom Street [Note: Seventh house in the historic grouping is currently located on Cemetery Street]. View NW.
4	Hopedale House – Draper Company Boarding House, 37 Dutcher Street. View NE.
5	Bancroft Park double houses (left to right): 36-38, 40-42, 44-46, and 48-50 Bancroft Park. View W.
6	Hopedale Town Hall, 74 Hopedale Street. View S from Draper Street.
7	View E from railroad right-of-way toward Depot Street. Left to right: Town Barn, 7 Depot Street; Hopedale Town Hall, 74 Hopedale Street; Grafton & Upton Railroad Passenger Station, 8 Depot Street
8	View NE from intersection of Adin and Hopedale Streets, showing Hopedale Community House, 43 Hope Street (left) and Draper Memorial Church/Hopedale Unitarian Church, 51 Hopedale Street.
9	Hopedale Utopian Community Mechanic Shop/Red Shop, 12 Hopedale Street. View W.
10	Freedom Street elevation of Draper plant, showing (foreground to background) Carpenter Shop (ca. 1901), Machine Shop (ca. 1892), North Connecting Shop (ca. 1892), and Erecting Shop (ca. 1941). View E.

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- 11 Hopedale Village Cemetery, 2 Fitzgerald Drive. View N.
- 12 The Parklands, 162 Dutcher Street. View NW from Hopedale Street end, including bath house and bathing beach.
- 13 66 Mendon Street. View S.
- 14 Ballou Park, 43 Hopedale Street. View NE.
- 15 View NW on Hopedale Street vicinity Adin Street: 82 Hopedale, 80 Hopedale (Post Office), and 74 Hopedale (Town Hall), left to right.
- 16 Warren Dutcher House, 14 Adin Street. View NE.
- 17 John Moore House, 170 Hopedale Street. View S.
- 18 Charles Roper House, 50 Freedom Street. View W.
- 19 William Lathrop House, 85 Adin Street. View SW.
- 20 View SE on Prospect Street: 20, 22, and 28-30 (left to right).
- 21 View SE on Highland Street: 7-9, 15, 25, and 33 (foreground to background).
- 22 View NW on Hopedale Street: 166, 164, 160 (left to right).
- 23 View SE on Daniels Street: 32, 34, 38, and 38 (left to right)
- 24 Waldo Jenckes House, 56 Mendon Street. View S.
- 25 Frank Dutcher House, 34 Adin Street. View NE.
- 26 Eben S. Draper II House, 55 Adin Street. View S.
- 27 View SE on Bancroft Park: 3-5, 7-9, 11-13 (foreground to background).
- 28 View W from Hopedale Street across Hopedale Pond toward Lake Point: 9-10 Lake Street.
- 29 Upper Jones Group, view N on Oak Street: 14-16, 18-20, 22-24 (foreground to background).
- 30 Lower Jones Group, view SE on Inman Street: 51-49, 47-45, 43-41 (left to right).

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- 31 View N on Dutcher Street: 76-78, 80-82, 84-86, 88-90 (left to right).
- 32 Carriage house at Charles Roper house, 50 Freedom Street. View NW.
- 33 Carriage house at 55 Adin Street. View NE from Mendon Street.
- 34 Unitarian Church, 51 Hopedale Street, and Town Hall, 74 Hopedale Street.
View S from lawn of Hopedale Community House, 43 Hope Street.
- 35 Bancroft Memorial Library, 50 Hopedale Street. View W.
- 36 Dutcher Street Grammar School, 54 Dutcher Street.
- 37 U. S. Post Office, 80 Hopedale Street (left) and Town Hall, 74 Hopedale Street
(right).
- 38 Hopedale Pond dam, Freedom Street. View SW.
- 39 Draper Corporation Erecting Shop, 24 Hopedale Street. View S.
- 40 Draper Company Main Office Building, 25 Hopedale Street. View N.
- 41 Hope Street Wooden Bridge, west abutment, Hope Street. View N.
- 42 Hopedale Coal & Ice Company, office at 32 Cemetery Street (left) and storage
garage at 24 Hope Street (right). View NE.
- 43 Hopedale Coal & Ice Company, storage garage at 24 Hope Street (left) and
storage buildings at 4 Fitzgerald Drive (right). View NE.
- 44 Hopedale Village Cemetery, 2 Fitzgerald Drive, gates at Cemetery Street
entrance. View NE.
- 45 Hopedale Village Cemetery, 2 Fitzgerald Drive, tool house. View W.
- 46 Hopedale Village Cemetery, 2 Fitzgerald Drive, Gen. William F. Draper Tomb.
View NE.
- 47 Hopedale Village Cemetery, 2 Fitzgerald Drive, Veterans War Memorial. View
SE.
- 48 The Parklands, 162 Dutcher Street, detail of bath house. View NW.
- 49 The Parklands, 162 Dutcher Street, with Nature Trail Monument. View W.

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- 50 Town Park, 65 Dutcher Street. View S from Northrop Street.
- 51 Adin Ballou House, 64 Dutcher Street, framed by stone wall entrance to Hopedale Town Park at tennis courts. View SW.
- 52 Eben S. Draper II House, 55 Adin Street, granite curb wall and lamp posts at entrance. View SW.
- 53 Eben S. Draper II House, 55 Adin Street, stone bridge (left) and carriage house (right). View N from Mendon Street.
- 54 Stone steps from Eben D. Bancroft estate, formerly located at 80 Adin Street. View NW.
- 55 Draper Ball Park, 161 Freedom Street. View W.
- 56 View NW into Draper plant from Hopedale Street, before demolition of South Shop (shown) and foundry (not visible in photo).
- 57 View NW into Draper plant from Hopedale Street, after demolition of South Shop and foundry.
- 58 View SE into Draper plant from Bancroft Park at Freedom Street, showing partial demolition of Pattern Safe and surviving Iron Shed.

(end)

Hopedale Village Historic District
Hopedale, Massachusetts

Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
<i>Note: for industrial resources associated with the Draper Plant (Draper Corp. factory complex), see 4 Bancroft Park, 85 Freedom Street, 24 Hopedale Street, and Fitzgerald Drive.</i>							
<i>Additional notes appear at the end of this data sheet.</i>							
011/086	1	W.W. Dutcher House	14 Adin Street	1868	Second Empire	B	C
			stone wall	late 19C	N/A	St	C
011/087	439/A		24 Adin Street	ca. 1990s	Not researched	B	NC
			stone wall	late 19C	N/A	St	C
011/084	2	Gen. Draper High School	25 Adin Street	1927/2001	Colonial Revival	B	C
011/088	246	Frank J. Dutcher House	34 Adin Street	ca. 1904	English Revival	B	C
		(Adin Manor)	stone gate posts/wall	ca. 1904	N/A	St	C
011/083	257		35 Adin Street	ca. 1875	Victorian Eclectic	B	C
			granite curb wall	late 19C	N/A	St	C
011/089	258	Lumson House	36 Adin Street	ca. 1890	Colonial Revival	B	C
			garage	1920s	No style	B	C
011/082	259	F.E. Smith House	37 Adin Street	ca. 1880	Queen Anne, Shingle	B	C
			garage	ca. 1920s	No style	B	C
011/081	260	D. Westcott House	41 Adin Street	ca. 1890	Colonial Revival	B	C
			carriage shed	ca. 1890	Colonial Revival	B	C
011/090	261	W. Welch House	42 Adin Street	ca. 1880	Queen Anne, Shingle	B	C
			granite curb wall	late 19C	N/A	B	C
011/091	262		46 Adin Street	ca. 1885	Victorian Eclectic	B	C
			barn	ca. 1885	Victorian Eclectic	B	C
			granite curb wall	late 19C	N/A	St	C
010/001	440	Memorial Elem. School	54 Adin Street	1954, 1963, ca. 2000	Postwar Contemporary	B	C
			granite curb wall	late 19C	N/A	St	C
010/050	3	Eben S. Draper II House	55 Adin Street	ca. 1925	English Revival	B	C
		(The Ledges)	granite curb wall	late 19C	N/A	St	C
			lamp posts	1 st ½ 20 th C.	N/A	2St	2C
			carriage house	ca. 1900	English Revival	B	C
			stone arch bridge	ca. 1900	N/A	St	C

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
			landscape w/pond	ca. 1900	N/A	Si	C
			stone/stucco wall	ca. 1900	N/A	St	C
			(Mendon St. side)				
010/002	263	Benj. H.B. Draper Jr. H.	66 Adin Street	ca. 1930	French Eclectic	B	C
			stone wall	early 20C	N/A	St	C
010/003	441		70 Adin Street	1 st ½ 20C	Colonial Revival	B	C
010/002-1	578/B		74 Adin Street	late 20C	Contemp. Colonial	B	NC
	C		pool	ca. 1990	N/A	St	NC
	D		pool house	ca. 1990	N/A	B	NC
			stone wall	early 20C	N/A	St	C
010/004	442/E		80 Adin Street	ca. 1990s	--	B	NC
			stone wall/steps	ca. 1900	N/A	St	C
			(from E. D. Bancroft estate; demo. 1940s)				
010/049	4	William Lapworth House	85 Adin Street	ca. 1875	Ital., Queen Anne	B	C
				ca. 1900	Colonial Revival		
			carriage house	late 19C	Queen Anne	B	C
			granite/iron fence	late 19C	N/A	St	C
010/048	264	(orig. garage 105 Adin St.)	101 Adin Street	ca. 1910s	Craftsman	B	C
010/024	265		102 Adin Street	ca. 1915	Colonial Revival	B	C
	F		garage	1920s	altered	B	NC
010/047	V	undeveloped parcel	103 Adin Street	N/A	N/A	--	Vacant
010/045	266	Benj.H.B. Draper House (The Crossways)	105 Adin Street	1920	Craftsman	B	C
			office	1910s	Craftsman	B	C
			stucco wall	ca. 1910s	---	St	C
010/025	267		106 Adin Street	ca. 1900	Queen Anne, Shingle	B	C
			garage	ca. 1920s		B	C
010/046	V	undeveloped parcel	107 Adin Street	N/A	N/A	--	Vacant
010/026	268		110 Adin Street	ca. 1930	Craftsman/4-square	B	C
			garage	ca. 1930	Craftsman	B	C
010/028	269		116 Adin Street	ca. 1900	Colonial Revival	B	C
			garage	ca. 1920s	No style	B	C
010/029	270	(also 051/044 in Milford)	118 Adin Street	ca. 1930	English Revival	B	C

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
N/A	916	Hopedale-Milford Boundary Marker	Adin Street	late 19C	--	O	C
008/212, 212-1	320	Draper Co. Double House 1, 71 Bancroft Park		ca. 1896-7	English Revival	B	C
008/218	321	Draper Co. Double House 3-5 Bancroft Park		ca. 1896-7	English Revival	B	C
008/210	21	<i>Draper Plant (portion)</i> Draper Co. No. 2 Hose House	4 Bancroft Park	ca. 1900	Utilitarian	B	C
008/211	579/G	(garage for 8-10 Bancroft) 6 Bancroft Park		ca. 1980	--	B	NC
008/217	322	Draper Co. Double House 7-9 Bancroft Park		ca. 1896-7	Dutch Colonial	B	C
011/205, 204	323	Draper Co. Double House 8-10 Bancroft Park		ca. 1898-1903	English Revival	B	C
011/187-1, 187	324	Draper Co. Double House 11-13 Bancroft Park		ca. 1896-7	English Revival	B	C
011/202	325	Draper Co. Double House 12-14 Bancroft Park		ca. 1893-1903	Dutch Colonial	B	C
011/203	V	undeveloped parcel 12R Bancroft Park		N/A	N/A	--	Vacant
011/186-1, 186	326	Draper Co. Double House 15-17 Bancroft Park		ca. 1896-7	Dutch Colonial	B	C
011/201, 200	327	Draper Co. Double House 16-18 Bancroft Park		ca. 1898-1903	Colonial Revival	B	C
011/185	328	Draper Co. Double House 19-21 Bancroft Park		ca. 1896-7	Colonial Revival	B	C
011/198, 197	329	Draper Co. Double House 20-22 Bancroft Park		ca. 1898-1903	English Revival	B	C
011/184-1, 184	330	Draper Co. Double House 23-25 Bancroft Park		ca. 1896-7	English Revival	B	C
011/198, 197	331	Draper Co. Double House 24-26 Bancroft Park		ca. 1898-1903	Dutch Colonial	B	C
	H	(garage at #24)		ca. 1970	--	B	NC
	I	(garage at #26)		ca. 1970	--	B	NC
011/194-1, 2	332	Draper Co. Double House 28-30 Bancroft Park		ca. 1898-1903	English Revival	B	C
011/182, 183	333	Draper Co. Double House 36-38 Bancroft Park		ca. 1898-1903	English Revival	B	C
012/195	334	Draper Co. Double House 40-42 Bancroft Park		ca. 1898-1903	Dutch Colonial	B	C
012/195-1	580	(garage for #40) 40R Bancroft Park		ca. 1940	No style	B	C
011/193	335	Draper Co. Double House 43-45 Bancroft Park		ca. 1896-7	Dutch Colonial	B	C
012/194	336	Draper Co. Double House 44-46 Bancroft Park		ca. 1898-1903	English Revival	B	C
012/194-1	V	undeveloped parcel 44R Bancroft Park		N/A	N/A	--	Vacant
012/192, 191	337	Draper Co. Double House 47-49 Bancroft Park		ca. 1896-7	Colonial Revival	B	C
012/193, 192	338	Draper Co. Double House 48-50 Bancroft Park		ca. 1898-1903	Colonial Revival	B	C
	J	(garage at #48)		ca. 1980	--	B	NC

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011/190, 189	339	Draper Co. Double House	51-53 Bancroft Park	ca. 1896-7	English Revival	B	C
012/191, 191-1	340	Draper Co. Double House	52-54 Bancroft Park	ca. 1898-1903	Colonial Revival	B	C
011/188-1, 188	341	Draper Co. Double House	55-57 Bancroft Park	ca. 1896-7	Colonial Revival	B	C
012/190	342	Draper Co. Double House	56-58 Bancroft Park	ca. 1898-1903	English Revival	B	C
008/216	343	Draper Co. Double House	59-61 Bancroft Park	ca. 1896-7	English Revival	B	C
008/227, 226	344	Draper Co. Double House	60-62 Bancroft Park	ca. 1898-1903	Colonial Revival	B	C
008/215	345	Draper Co. Double House	63-65 Bancroft Park	ca. 1896-7	Colonial Revival	B	C
008/225	346	Draper Co. Double House	64-66 Bancroft Park	ca. 1898-1903	English Revival	B	C
008/225-1	V	undeveloped parcel	64-66 Bancroft Park	N/A	N/A	--	Vacant
008/213	347	Draper Co. Double House	67-69 Bancroft Park	ca. 1896-7	Dutch Colonial	B	C
008/224	348	Draper Co. Double House	68-70 Bancroft Park	ca. 1898-1903	Dutch Colonial	B	C
008/224-1	V	undeveloped parcel	68-70 Bancroft Park	N/A	N/A	--	Vacant
		Draper Co. Double House	71 Bancroft Park				
		<i>(see 1 Bancroft Park for listing)</i>					
008/223, 222	349	Draper Co. Double House	72-74 Bancroft Park	ca. 1898-1903	Colonial Revival	B	C
			(garage at #74)	ca. 1920s	No style	B	C
008/223-1	V	undeveloped parcel	72 Bancroft Park	N/A	N/A	--	Vacant
008/220	443		76 Bancroft Park	early 1940s	Bungalow	B	C
008/007	581/K		3 Beech Street	ca. 1970	No style	B	NC
011/220	163	Draper&Sons Dble. Hse.	1-3 Cemetery Street	ca. 1890	No style	B	C
011/206, 207	164	Draper&Sons Dble. Hse.	2-4 Cemetery Street	ca. 1890	No style	B	C
011/219	165	Draper&Sons Dble. Hse.	5-7 Cemetery Street	ca. 1890	No style	B	C
011/208	166	Draper&Sons Dble. Hse.	6-8 Cemetery Street	ca. 1885	No style	B	C
	L		(garage at #8)	ca. 1920s	altered	B	NC
011/218	167	Draper&Sons Dble. Hse.	9-11 Cemetery Street	ca. 1890	No style	B	C
011/209	168	Draper&Sons Dble. Hse.	10-12 Cemetery Street	ca. 1885	No style	B	C
	M		(garage at #10)	ca. 1920s	altered	B	NC
011/210	V	undeveloped parcel	10R Cemetery Street	N/A	N/A	--	Vacant
011/211	169	Draper&Sons Dble. Hse.	14 Cemetery Street	ca. 1880	No style	B	C
			2 garages	ca. 1920s	No style	2B	2C

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011/217	170	Homestead Temple/ Draper&Sons Dble.Hse.	19-21 Cemetery Street	ca. 1874	No style	B	C
011/216, 215	171	Draper Co. Double House	23-25 Cemetery Street	ca. 1905	No style	B	C
011/214	172	Draper Co. Double House	27-29 Cemetery Street	ca. 1905	No style	B	C
011/175	173	Hopedale Coal & Ice Co./ Hopedale Stable Co. Office (see also 24 Hope Street, 4 Fitzgerald Drive) Hopedale Cemetery (see Fitzgerald Drive for listing)	32 Cemetery Street Cemetery Street	ca. 1900	modified Queen Anne	B	C
011/111-1	582/N		1 Centennial Street	ca. 1990	Contemporary garrison	B	NC
011/111-4	583/O		2 Centennial Street	ca. 1990	Contemporary garrison	B	NC
011/111-2	584/P		3 Centennial Street	ca. 1990	Contemporary Colonial	B	NC
011/111-3	585/Q		4 Centennial Street	ca. 1990	Contemporary raised ranch	B	NC
011/111-5	V	undeveloped parcel	Centennial Street	N/A	N/A	--	Vacant
010/030 (also 051/008 in Milford)	271	Henry Markham House	11 Daniels Street (a/k/a 3-5 Daniels Street)	ca. 1910	Colonial Revival	B	C
			garage	ca. 1920s	No style	B	C
013/308 (also 051/008A in Milford)	272		13 Daniels Street	ca. 1905	Craftsman/Bungalow	B	C
013/037	273	Eugene Goldsmith Hse.	17 Daniels Street	ca. 1910	Dutch Colonial	B	C
	R		garage	ca. 1960	--	B	NC
013/036	274	W. Sumner Lapworth H.	25 Daniels Street	ca. 1915	Colonial Revival	B	C
			garage	ca. 1915	No style	B	C
013/035	275	Joseph A. Carter House	31 Daniels Street	ca. 1910	Col. Rev./4-square	B	C
			garage	ca. 1920s	Craftsman	B	C
013/006 (also 051/005 in Milford)	444	George F. Tinney House	32 Daniels Street	ca. 1910	Col. Rev./Craftsman	B	C
013/007 (also 051/004 in Milford)	445	Robert C. Hixon House	34 Daniels Street	ca. 1910	Col. Rev./Craftsman	B	C
013/008 (also 051/003 in Milford)	446	Elbert W. Marso house	36 Daniels Street	ca. 1910	Col. Rev./Craftsman	B	C

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013/009 (also 051/002 in Milford)	586/S	Gaffney House	38 Daniels Street	ca. 1920s	altered Dutch Colonial	B	NC
013/033	276	Edwin F. Clarridge Hse.	39 Daniels Street garage	ca. 1910 ca. 1910	Col. Rev./4-square No style	B B	C C
013/017	277	Geo. Piddington House	43 Daniels Street garage	ca. 1915 ca. 1920s	Colonial Revival No style	B B	C C
013/054 (also 051/001 in Milford)	587	Clara Kasuba House	54 Daniels Street garage	ca. 1920s ca. 1920s	Craftsman No style	B B	C C
013/016	278	Walter E. Burke House	55 Daniels Street	ca. 1915	Col. Rev./4-square	B	C
008/013	588/T U		2 Dennett Street garage	ca. 1960 ca. 1960	Garrison Colonial No style	B B	NC NC
008/036	115		3 Dennett Street	ca. 1925	Craftsman/Bungalow	B	C
008/014	116		4 Dennett Street garage	ca. 1920 ca. 1920	Dutch Colonial No style	B B	C C
008/035	117		5 Dennett Street garage	ca. 1910 ca. 1910	Colonial Revival No style	B B	C C
008/015	118	Greenwood House	6 Dennett Street garage	ca. 1898 ca. 1900	Queen Anne No style	B B	C C
008/034	119		9 Dennett Street garage	ca. 1915 ca. 1920	Craftsman/Bungalow No style	B B	C C
011/064-1	589/V W	Highway Dept. Salt Shed	4 Depot Street highway shed	ca. 1970 ca. 1970	No style No style	B B	NC NC
011/065	590		5 Depot Street	ca. 1890	No style	B	C
011/064	591/X Y	Hopedale Town Barn	7 Depot Street highway storehouse	ca. 1970 ca. 1970	No style No style	B B	NC NC
<i>Grafton & Upton Railroad</i>							
011/063	27	Passenger Sta./Freight House	8 Depot Street	ca. 1889	No style	B	C
011/063-1	28	Locomotive House	12 Depot Street	ca. 1920	No style	B	C
		Storage Shed		ca. 1920	No style	B	C
N/A	909	Railroad Tracks	Depot/Freedom Streets	ca. 1889	N/A	St	C

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011/063	V	undeveloped parcel	16 Depot Street	N/A	N/A	--	Vacant
011/062	592		20 Depot Street	late 19C	No style	B	C
			barn	late 19C	No style	B	C
011/066	593/Z		25 Depot Street	ca. 1970	No style	B	NC
011/069	902	Hopedale-Upton Marker	Dutcher Street	ca. 1915	N/A	O	C
011/013	449	Draper Mem. Gymnasium	13 Dutcher Street	1955	Postwar Traditional	B	C
011/168	51		15 Dutcher Street	ca. 1860	Greek Revival	B	C
011/142	52	G.W. Stacy House	16 Dutcher Street (<i>aka 48 Hope St.</i>)	ca. 1830	altered/No style	B	C
			garage	ca. 1920s	Craftsman	B	C
011/167	53		17 Dutcher Street	ca. 1873	Greek Revival	B	C
			garage	1940	No style	B	C
011/144	54		18 Dutcher Street	ca. 1871	Greek Revival	B	C
			garage	early 20C	--	B	C
011/166	55	Draper&Sons Dble. Hse.	19-21 Dutcher Street	ca. 1875	Victorian eclectic	B	C
011/135, 135-1	56		24-26 Dutcher Street	ca. 1885	Dutch Colonial	B	C
011/162	450/AA	Union Evangelical Ch.	25 Dutcher Street	1963	Postwar Contemporary	B	NC
	AB		outbuilding	ca. 1970	--	B	NC
011/161	57		27 Dutcher Street	ca. 1883	No style	B	C
			office	ca. 1900	No style	B	C
011/136	58		28 Dutcher Street	ca. 1885	No style	B	C
	AC		garage	ca. 1900	altered	B	NC
011/160	59		29 Dutcher Street	ca. 1870	Victorian Eclectic	B	C
011/125	60		32 Dutcher Street	ca. 1905	Col. Rev./4-square	B	C
011/159	61	A.B. Edmands House	33 Dutcher Street	ca. 1870	Victorian eclectic	B	C
			barn	ca. 1870	No style	B	C
011/126	62		34 Dutcher Street	ca. 1910	Col.Rev./4-square	B	C
011/158	63		35 Dutcher Street	ca. 1890	Victorian eclectic	B	C
			garage	ca. 1920s	No style	B	C
011/157	64	Hopedale House/Draper Co. Boarding House	37 Dutcher Street	late 19C	Colonial Revival	B	C
			granite curb wall	late 19C	N/A	St	C
			retaining wall	late 19C	N/A	St	C

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011/156	65	Johnson House	47 Dutcher Street	ca. 1859	Greek Revival	B	C
			barn	ca. 1859	Greek Revival	B	C
011/156-1	V	undeveloped parcel	Dutcher Street	N/A	N/A	--	Vacant
011/155, 155-2	66	Draper&Sons Dble. Hse.	49-51 Dutcher Street	ca. 1875	Victorian eclectic	B	C
011/117	6	Central Fire Station	50 Dutcher Street	1914-5	Renaissance Revival	B	C
011/118	V	parking lot	52 Dutcher Street	N/A	N/A	--	Vacant
008/135	451/AD		53-55 Dutcher Street	ca. 1970s	--	B	NC
011/098	67	Dutcher St. Grammar Sch.	54 Dutcher Street	1898	Chateausque	B	C
008/122	319, AE, AF, AG		56-58 Dutcher Street	2000	Altered Col. Rev.	B	NC
			2 garages	ca. 1960	--	2B	2NC
008/123, 124	68	Draper Co. Double House	60-62 Dutcher Street	ca. 1910	English Revival	B	C
			garage at #60	ca. 1920	No style	B	C
008/125	7	Adin Ballou House	64 Dutcher Street	1843	Greek Revival	B	C
			garage	ca. 1920	No style	B	C
008/029	911	<i>Hopedale Town Park</i>	65 Dutcher Street	ca. 1890	--	Si	C
	903	Hopedale Bandstand	bandstand	ca. 1906	Craftsman	B	C
			storage shed	ca. 1906	Craftsman	B	C
			stone walls	ca. 1906	--	St	C
	AH		garage	ca. 1970	--	B	NC
			3 tennis courts	mid-20C	--	3St	3C
	AI, AJ		2 baseball dugouts	ca. 1980	--	2St	2NC
008/126	69		66 Dutcher Street	ca. 1910	Dutch Colonial	B	C
			garage	ca. 1910	No style	B	C
008/127	70		68 Dutcher Street	ca. 1910	Colonial Revival	B	C
			garage	ca. 1910	No style	B	C
008/113	V	undeveloped parcel	70 Dutcher Street	N/A	N/A	--	Vacant
008/046	71		75 Dutcher Street	ca. 1910	English Revival	B	C
008/049, 049-1	72	Draper Co. Double House	76-78 Dutcher Street	ca. 1910	Dutch Colonial	B	C
008/045, 044	73	Draper Co. Double House	77-79 Dutcher Street	ca. 1910	Dutch Colonial	B	C
008/050, 051	74	Draper Co. Double House	80-82 Dutcher Street	ca. 1910	English Revival	B	C
008/043	75	Draper Co. Double House	81-83 Dutcher Street	ca. 1910	English Revival	B	C

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008/052	76	Draper Co. Double House	84-86 Dutcher Street	ca. 1910	English Revival	B	C
008/042	77	Draper Co. Double House	87-89 Dutcher Street	ca. 1910	English Revival	B	C
008/053	78	Draper Co. Double House	88-90 Dutcher Street	ca. 1910	English Revival	B	C
008/041	79		91 Dutcher Street	ca. 1890	Col.Rev./4-square	B	C
			garage	ca. 1920	No style	B	C
008/040	81		93 Dutcher Street	ca. 1880	Colonial Revival	B	C
			garage	ca. 1920	No style	B	C
008/054	80	Harrison Billings House	94 Dutcher Street	ca. 1910, 1932	Queen Anne	B	C
088/055, 055-1	82	Draper Co. Double House	96-98 Dutcher Street	ca. 1910	English Revival	B	C
			garage at #98	ca. 1920	No style	B	C
008/039	83	G. Whitney House	97 Dutcher Street	ca. 1880	Victorian eclectic	B	C
			barn/garage	ca. 1880	Victorian eclectic	B	C
008/056	84	Draper Co. Double House	100-102 Dutcher Street	ca. 1910	Dutch Colonial	B	C
008/038	85	A.W. Frail House	101 Dutcher Street	ca. 1880	Victorian eclectic	B	C
			garage	ca. 1920	No style	B	C
008/037	86	G.E. Metcalf House	103 Dutcher Street	ca. 1890	Col.Rev./4-square	B	C
			garage	ca. 1920s	No style	B	C
			stone wall	ca. 1890	N/A	St	C
008/012	87	W. R. Dennett House	105 Dutcher Street	ca. 1880	Victorian eclectic	B	C
008/057	88		106 Dutcher Street	ca. 1910	Craftsman	B	C
008/058	89		108 Dutcher Street	ca. 1902	Col.Rev./4-square	B	C
008/059	452/AK		110 Dutcher Street	late 19C, 1970s	altered/No style	B	NC
008/011	90		111 Dutcher Street	ca. 1880	Victorian eclectic	B	C
008/060	91		112 Dutcher Street	ca. 1890	Victorian eclectic	B	C
			garage	ca. 1920s	No style	B	C
008/010	92		113 Dutcher Street	ca. 1920	Craftsman	B	C
008/061	453/AL		114 Dutcher Street	ca. 1960	Postwar Trad./cape	B	NC
	AM		garage	ca. 1960	--	B	NC
008/009	93		115 Dutcher Street	ca. 1910	Victorian eclectic	B	C
008/008	94	Draper Co. Double House	117-119 Dutcher Street	ca. 1910	Dutch Colonial	B	C

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008/062	95		120 Dutcher Street	ca. 1920	Col.Rev./4-square	B	C
			garage	ca. 1920s	No style	B	C
			office	ca. 1920s	No style	B	C
008/064	96		122 Dutcher Street	ca. 1920s	Col.Rev./4-square	B	C
			garage	ca. 1920s	No style	B	C
008/112-1, 112	97	Draper Co. Double House	123-125 Dutcher Street	ca. 1910	Dutch Colonial	B	C
008/111	98	Draper Co. Double House	127-129 Dutcher Street	ca. 1910	Dutch Colonial	B	C
008/065	594/BU		128 Dutcher Street	ca. 1970s	Garrison colonial	B	NC
008/066	595/AN		130 Dutcher Street	ca. 1960	Postwar Trad./ranch	B	NC
008/110, 109	99	Draper Co. Double House	131-133 Dutcher Street	ca. 1910	Dutch Colonial	B	C
	AO		garage at #133	ca. 1960	--	B	NC
008/067	596/AP		134 Dutcher Street	ca. 1970s	Garrison colonial	B	NC
008/108-1, 108	100	Draper Co. Double House	135-137 Dutcher Street	ca. 1910	Colonial Revival	B	C
			garage at #137	ca. 1920	No style	B	C
008/107-1	597/AQ		139 Dutcher Street	ca. 1990	Contemporary cape	B	NC
008/068	598/AR		140 Dutcher Street	ca. 1960	Postwar tradit. Cape	B	NC
008/107	599/AS		141 Dutcher Street	ca. 1980	Contemporary cape	B	NC
	AT		garage	2000	--	B	NC
008/069	101		142 Dutcher Street	ca. 1910	Craftsman	B	C
			office	ca. 1910	No style	B	C
008/070	102		146 Dutcher Street	ca. 1920	Craftsman/Bungalow	B	C
			garage	ca. 1920	Craftsman	B	C
008/106	600/AU		161 Dutcher Street	ca. 1980	Raised ranch	B	NC
	AV		pool	ca. 1980	N/A	St	NC
008/071	900	<i>The Parklands</i>	162 Dutcher Street	1898-1913	N/A	Si	C
		(landscape w/trails and pond)					
		Parklands-Bath House		1904	Craftsman	B	C
		Parklands – Garage		1 st half 20C	No style	B	C
	AW	Nature Trail Monument		1996	N/A	O	NC
008/105	601/AX		163 Dutcher Street	ca. 1970s	Raised ranch	B	NC
008/104	103	Draper Co. Double House	165-167 Dutcher Street	ca. 1910	English Revival	B	C

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
008/072	602/AY		168 Dutcher Street	ca. 1960	Postwar trad./Ranch	B	NC
008/103-1, 103	104	Draper Co. Double House	169-171 Dutcher Street	ca. 1910	English Revival	B	C
008/073	105		170 Dutcher Street	ca. 1910	English Revival	B	C
			garage	ca. 1910	No style	B	C
008/102, 101	106	Draper Co. Double House	173-175 Dutcher Street	ca. 1910	Colonial Revival	B	C
008/100, 099	107	Draper Co. Double House	177-179 Dutcher Street	ca. 1905	English Revival	B	C
008/074	108		178 Dutcher Street	ca. 1910	Col.Rev./4-square	B	C
			garage	ca. 1910	No style	B	C
005/008	109		180 Dutcher Street	ca. 1920	Colonial Revival	B	C
			summer cottage	ca. 1940	No style	B	C
005/007, 006	110	Draper Co. Double House	183-185 Dutcher Street	ca. 1900	English Revival	B	C
005/009	603		184 Dutcher Street	ca. 1920	Craftsman	B	C
005/005	111		187 Dutcher Street	ca. 1905	Col. Rev./4-square	B	C
			garage	ca. 1920s	No style	B	C
005/010	112		190 Dutcher Street	ca. 1902	Queen Anne/Col. Revival	B	C
			garage	ca. 1920s	No style	B	C
008/088, 089	424	Draper Corp. Double Hse.	5 Elm Street	ca. 1916	Dutch Colonial	B	C
		(corner double house)	and 26 Inman Street				
008/087, 086	425	Draper Corp. Double Hse.	6 Elm Street	ca. 1916	Dutch Colonial	B	C
		(corner double house)	and 32 Inman Street				
			garage (32 Inman Street)	ca. 1920	No style	B	C
011/174	604/AZ	<i>Draper Plant (portion)</i>	1 Fitzgerald Drive	ca. 1960	No style	B	NC
		Draper Corp. Thomas West Foundry					
011/172, 172-1	800	<i>Hopedale Village Cemetery</i>	2 Fitzgerald Drive	1845, 1887	--	Si	C
		wrought iron/granite gates at Cemetery Street entrance		ca. 1887	--	O	C
		cemetery tool house		1894	Victorian eclectic	B	C
	BC, BD	concrete block garages (2)		ca. 1970	--	2B	2NC
	BA	granite slab sign at Fitzgerald Drive entrance		ca. 1990	--	O	NC
	BB	Hopedale Veterans War Memorial		1994	--	O	NC

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
011/176	175	Hopedale Coal & Ice Co.	4 Fitzgerald Drive (see also 32 Cemetery Street, 24 Hope Street)				
		garage/auto storage building		ca. 1916	Utilitarian	B	C
		fuel oil tank storage buildings (2)		ca. 1916	Utilitarian	2B	2C
		Draper Plant (portions)					
011/174-1		(former Draper Corp. parking lot)	6 Fitzgerald Drive				
	905	Draper Corp. Oil Tank Berm		ca. 1941	N/A	St	C
	25	Draper Corp. Oil Pump House		ca. 1941	N/A	St	C
	910	Bridge over Railroad		ca. 1920	N/A	St	C
011/173	24	Draper Corp. Paint Storage/ Garage Building	7 Fitzgerald Drive	ca. 1930, 1950	No style	B	C
011/173-1	V	undeveloped parcel-- former Draper Corp. parking lot	9 Fitzgerald Drive	N/A	N/A	--	Vacant
011/173-2	V	undeveloped parcel	11 Fitzgerald Drive	N/A	N/A	--	Vacant
007/108	381	Draper Co. Double House	14-16 Freedom Street	ca. 1913	Colonial Revival	B	C
007/116	382	Draper Co. Double House	18-20 Freedom Street	ca. 1913	English Revival	B	C
	BE	garage at #20		ca. 1980	--	B	NC
007/090	605/BF		21 Freedom Street	ca. 1960	No style	B	NC
007/103	383	Draper Co. Double House	24 Freedom Street	ca. 1913	English Revival	B	C
007/191	135		25 Freedom Street	ca. 1925	Craftsman/Bungalow	B	C
		garage		ca. 1925	No style	B	C
007/092	V	undeveloped parcel	27 Freedom Street	N/A	N/A	--	Vacant
007/102	384	Draper Co. Double House	28-30 Freedom Street	ca. 1913	English Revival	B	C
007/093	136		29 Freedom Street	ca. 1925	Craftsman/Bungalow	B	C
007/094	137		31 Freedom Street	ca. 1925	Craftsman/Bungalow	B	C
	BG	pool		late 20C	--	St	NC
		stone wall		late 19C	N/A	St	C
007/100	454		32 Freedom Street	ca. 1920s	Col. Rev., English Rev.	B	C
		garage		ca. 1920s	No style	B	C

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
007/099	455/BH		36 Freedom Street	ca. 1960	Postwar Traditional	B	NC
			stone wall	late 19C	N/A	St	C
007/096	456/BI	C. Victor Pepper House	37 Freedom Street	1960	Postwar Traditional/Cape	B	NC
			stone wall	late 19C	N/A	St	C
007/098-1	V	undeveloped parcel	44 Freedom Street	N/A	N/A	--	Vacant
007/098	138	Charles F. Roper House	50 Freedom Street	ca. 1890	Shingle style	B	C
			carriage house	ca. 1890	Shingle style	B	C
			stone wall	ca. 1890	N/A	St	C
007/097	V	undeveloped parcel	51 Freedom Street	N/A	N/A	--	Vacant
008/130	139	E.A. Darling House	54 Freedom Street	ca. 1893	Queen Anne	B	C
			garage	ca. 1940	No style	B	C
008/129	140	H.L. Patrick Duplex	56-58 Freedom Street	ca. 1880	No style	B	C
			garage at #58	ca. 1920s	Craftsman	B	C
008/132	141	H.F. Searles House	61 Freedom Street	ca. 1895	Colonial Revival	B	C
008/128	142	G.C. Williams House	62 Freedom Street	ca. 1890	Victorian eclectic	B	C
			garage	ca. 1920s	No style	B	C
008/133, 134	143	Draper&Sons Dble.Hse.	63-65 Freedom Street	ca. 1860	No style	B	C
008/121	144	Draper&Sons Dble.Hse.	72-74 Freedom Street	ca. 1885	Dutch Colonial	B	C
008/120	145	Draper&Sons Dble.Hse.	76-78 Freedom Street	ca. 1885	No style	B	C
N/A	906	Draper&Sons Pond Dam	Freedom Street	ca. 1875	N/A	St	C
008/140-1		<i>Draper Plant (portion)</i>	85 Freedom Street				
	22	Oil House		ca. 1903	No style	B	C
	33	Blacksmith Shop		ca. 1892	No style	B	C
	35	Carpenter Shop		ca. 1901	No style	B	C
	36	Dry Storage and Roughing Room		ca. 1930	No style	B	C
	48	Steel Storage		1951	No style	B	C
	49/BJ	Storage Building #1		ca. 1970	No style	B	NC
	50/BK	Storage Building #2		ca. 1970	No style	B	NC
008/183-1, 183	146	Draper&Sons Dble.Hse.	90-92 Freedom Street	ca. 1885	No style	B	C
008/182, 181	147	Draper&Sons Dble.Hse.	94-96 Freedom Street	ca. 1885	No style	B	C

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
008/180, 179	148	Draper&Sons Dble.Hse.	98-100 Freedom Street	ca. 1885	No style	B	C
008/178	149	Draper & Sons Housing	102 Freedom Street	ca. 1890	Victorian eclectic	B	C
008/177, 176	150	Draper Co. Double House	104-106 Freedom Street	ca. 1904	English Revival	B	C
			garage at #106	ca. 1940	No style	B	C
008/105	V	undeveloped parcel	105 Freedom Street	N/A	N/A	--	Vacant
008/175	151	Draper&Sons Housing	108 Freedom Street	ca. 1890	Victorian eclectic	B	C
008/142	152	Draper&Sons Dble. Hse./ Union Row	109-111 Freedom Street	ca. 1889	No style	B	C
008/158	153	Draper&Sons Dble.Hse.	110-112 Freedom Street	ca. 1885	Colonial Revival	B	C
008/144	154	Draper&Sons Dble.Hse./ Union Row	113-115 Freedom Street	ca. 1874	No style	B	C
	BL		garage at #115	ca. 1990	--	B	NC
008/157	155/BM	Draper Corp. Housing	116 Freedom Street	ca. 1920	Alt. Bungalow	B	NC
008/145	156	Draper&Sons Dble.Hse./ Union Row	117-119 Freedom Street	1889	No style	B	C
	BN		garage at #117	ca. 1980	--	B	NC
008/156-1, 156	158	Draper&Sons Dble. Hse.	120-122 Freedom Street	ca. 1870	No style	B	C
008/146	157	Draper&Sons Dble.Hse./ Union Row	121-123 Freedom Street	1874	No style	B	C
008/155	159	Draper&Sons Dble.Hse.	124-126 Freedom Street	ca. 1870	No style	B	C
008/147	160	Draper&Sons Dble.Hse./ Union Row	125-127 Freedom Street	1889	No style	B	C
008/148	161	Draper&SonsDble.Hse./ Union Row	129-131 Freedom Street	1874	No style	B	C
008/149, 150	162	Draper&Sons Dble.Hse./ Union Row	133-135 Freedom Street	1889	No style	B	C
008/151	606/BO		137 Freedom Street	ca. 1980	Contemporary cape	B	NC
008/154	607/BP		138 Freedom Street	ca. 1990s	Garrison colonial	B	NC
	BQ		stone wall	ca. 1990s	--	St	NC
008/153	608/BR		142 Freedom Street	ca. 1980	Contemporary cape	B	NC
			stone wall	ca. 1950	--	St	C
008/152	609	Thomas H. West House	144 Freedom Street	1945	Colonial Revival	B	C
			garage	mid20C	--	B	C
			landscape	1945	N/A	Si	C

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009/005	917	Draper Ball Park (former Draper Corp. parking lot)	161 Freedom Street	ca. 1940	--	Si	C
013/025	282	Tinkham-Sheldon House	6-8 Highland Street garage	ca. 1915 ca. 1930	Craftsman/Bungalow No style	B	C
013/024	281	Shippee-Arnold House	7-9 Highland Street garage	ca. 1905 ca. 1970	Col.Rev./4-square --	B	C
013/026	283	Eugene Tinkham House	10 Highland Street garage	ca. 1910 ca. 1960	Col.Rev./4-square --	B	C
013/023	457		15 Highland Street	ca. 1950	Postwar Trad./Cape	B	C
013/027	284	Victor Collier House	16 Highland Street	ca. 1915	Col.Rev./4-square	B	C
013/028	458	John Ripley House	18 Highland Street	ca. 1940s	Garrison colonial	B	C
013/022	285	Winfield Lapworth House	25 Highland Street garage	ca. 1920 ca. 1920s	Colonial Revival No style	B	C
013/021	286	Clarence H. Lapworth H.	33 Highland Street garage	ca. 1907 ca. 1980	Col.Rev./4-square --	B	C
013/029	287	Edward P. Danforth Hse.	38 Highland Street garage	ca. 1920s ca. 1920	Dutch Colonial Craftsman	B	C
013/019	288	Earl Dodds House	39 Highland Street stone wall	ca. 1920 ca. 1920	N/A 20C eclectic	St	C
013/031	289		40 Highland Street garage stone gateposts	ca. 1920 ca. 1920 ca. 1920	No style N/A	B	C
013/018	459/BW		43 Highland Street stone retaining wall	ca. 1950 ca. 1950 early 20C	Streamlined Moderne No style N/A	B	C
013/032	290	Luther Bradbury House	46 Highland Street summer house	ca. 1990 ca. 1920s ca. 1930	Not researched Dutch Colonial No style	B	C
011/180	207	Draper Co. Double House	5-7 Hope Street	ca. 1905	Dutch Colonial	B	C
011/221	208	Draper Co. Double House	8-10 Hope Street	ca. 1905	Dutch Colonial	B	C
011/179	209	Draper Co. Double House	9-11 Hope Street	ca. 1905	Colonial Revival	B	C
011/223, 224	210	Draper Co. Double House	12-14 Hope Street	ca. 1905	English Revival	B	C

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
011/178-2, 178-1	211	Draper Co. Double House	13-15 Hope Street	ca. 1905	Colonial Revival	B	C
011/225	212	Draper Co. Double House	16-18 Hope Street	ca. 1905	Dutch Colonial	B	C
011/177	213	Draper Co. Double House	17-19 Hope Street	ca. 1905	Dutch Colonial	B	C
011/175	174	Hopedale Coal & Ice Co.	24 Hope Street	ca. 1910	Utilitarian	B	C
		(see also 32 Cemetery Street, 4 Fitzgerald Drive)					
		storage garage		early 20C	Utilitarian	B	C
		storage garage		1940s	Utilitarian	B	C
		fuel oil tank shed		1940s	Utilitarian	B	C
N/A	918	Hope Street Wooden Bridge – West Abutment	Hope Street	ca. 1901	--	St	C
011/085	5	Hopedale Community H.	43 Hope Street	1923	Colonial Revival	B	C
011/114	214	Draper Co. Variety Store	44 Hope Street	ca. 1900	Colonial Revival	B	C
			48 Hope Street (see 16 Dutcher Street)				
011/169	215		54 Hope Street	ca. 1860	Greek Revival	B	C
011/112	216/BX		55 Hope Street	ca. 1960	Postwar Traditional	B	NC
	BY		garage	ca. 1960	No style	B	NC
008/115	217	Draper&Sons Dble.Hse.	1-3 Hopedale Street	ca. 1874	Greek Revival	B	C
			stone wall	late 19C	N/A	St	C
008/116	218	Draper Co. Double House	5-7 Hopedale Street	ca. 1885	No style	B	C
			stone wall	late 19C	N/A	St	C
008/117	219		9 Hopedale Street	ca. 1871	Greek Revival	B	C
			stone wall	late 19C	N/A	St	C
008/118	610		11 Hopedale Street	ca. 1940s	Postwar Trad. Cottage	B	C
008/139	8	Hopedale Utopian Community	12 Hopedale Street	ca. 1843	Greek Revival	B	C
		Mechanic Shop / "Red Shop"					
008/119	611/BZ		13 Hopedale Street	ca. 1970	Contemporary	B	NC
011/097	V	undeveloped parcel/	23 Hopedale Street	N/A	N/A	--	Vacant
		no principal building	stone wall	19 th C	N/A	St	C

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008/140		<i>Draper Plant (portion)</i>	24 Hopedale Street				
	23	No. 1 Hose House		ca. 1900	No style	B	C
	19	Erecting Shop		ca. 1941	No style	B	C
	30	Machine Shop		ca. 1892	No style	B	C
	31	North Connecting Shop		ca. 1892	No style	B	C
	32	Center Connecting Shop		ca. 1892	No style	B	C
	34	Power Plant		ca. 1900	No style	B	C
	37	Sheet Metal Shop		ca. 1941	No style	B	C
	38	Truck Dock		ca. 1941	No style	B	C
	39	Pattern Safe (<i>demolished 2001</i>)		ca. 1897			
	40	Sand Shed (<i>demolished 2000</i>)		ca. 1931			
	41	Foundry (<i>demolished 2000</i>)		ca. 1903			
	42	Iron Shed		ca. 1902, 1931	No style	B	C
	43	Brass Foundry (<i>demolished 2000</i>)		ca. 1931			
	44	Flask Storage (<i>demolished 2000</i>)		ca. 1931			
	45	Wooden Temple Shop		ca. 1892	No style	B	C
	46	South Shop (<i>demolished 2001</i>)					
	47	Addition No. 24		ca. 1941	No style	B	C
	907	Hopedale Pond Dam Raceway		ca. 1875	N/A	St	C
	908	Tailrace		ca. 1895	N/A	St	C
011/016	9	Draper Co. Main Office	B.25 Hopedale Street	1910, 1998	Renaissance Revival	B	C
011/119	220	Draper Co. Housing	27-29 Hopedale Street	ca. 1905	Colonial Revival	B	C
011/120	221		31 Hopedale Street	ca. 1875	Victorian eclectic	B	C
011/121	460		33-35 Hopedale Street	early 20C	No style	B	C
011/132	222		41 Hopedale Street	ca. 1905	Colonial Revival	B	C
011/133	912	A. Ballou Mem. Park	43 Hopedale Street	ca. 1900	N/A	Si	C
	901	Ballou Memorial Statue	statue	1900	N/A	O	C
	913	Old House Memorial	monument	ca. 1900	N/A	O	C
011/141	223	Ebenezer D. Draper Hse.	45-47 Hopedale Street	ca. 1843	Greek Revival	B	C
		garage		ca. 1900	No style	B	C
011/096	224	Joseph B. Bancroft House	46-48 Hopedale Street	ca. 1870, ca. 1910	Italianate, Col. Rev.	B	C
		barn		ca. 1870	Italianate	B	C

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011/115	225	Day House	granite wall	ca. 1870	Victorian eclectic	St	C
			49 Hopedale Street	ca. 1890	Colonial Revival	B	C
			barn/carriage house	ca. 1890	Colonial Revival	B	C
			stone wall	ca. 1890	N/A	St	C
011/095	10	Bancroft Mem. Library	50 Hopedale Street	1898	Romanesque Revival	B	C
	904	Statue of Hope Fountain	statue/fountain	1904	N/A	O	C
011/095-1	CA		shed	ca. 1977	--	B	NC
011/069	11	Draper Mem. Church/ Hopedale Unitarian Church	51 Hopedale Street	1898, 1998	Victorian Gothic	B	C
011/093	461/CB	(noncontrib. Office bldg.)	54 Hopedale Street	1980s	Not researched	B	NC
	919	Hope St. Wooden Bridge- East Abutment	stone retaining wall	ca. 1901	N/A	St	C
011/092	226	Harrison Block	56-60 Hopedale Street	1889	Victorian eclectic	B	C
011/067	462/CC	Hopedale Police Dept.	70 Hopedale Street	ca. 1981-2	No style	B	NC
011/061	12	Hopedale Town Hall	74 Hopedale Street	1886	Richards. Romanesque	B	C
011/060	463/CD	U.S. Post Office	80 Hopedale Street	1964	Postwar Traditional	B	NC
011/059	13	A. Cook House	82 Hopedale Street	ca. 1851	Victorian eclectic	B	C
			barn	3 rd ¼ 19C	Victorian eclectic	B	C
011/070	V	parking lot	83 Hopedale Street	N/A	N/A	--	Vacant
N/A	920	H.L. Patrick Water. Trough	Hopedale Street	late 19C	N/A	O	C
N/A	921	Hopedale Mile Marker	Hopedale Street	early 20C	N/A	O	C
011/058	227	G. Hatch House	86 Hopedale Street	ca. 1876	Victorian eclectic	B	C
			barn	3 rd ¼ 19C	No style	B	C
011/071	228		87 Hopedale Street	ca. 1860	Victorian eclectic	B	C
			barn	ca. 1860	No style	B	C
011/057	229	Hatch-Northrop House	90 Hopedale Street	ca. 1860	alt. Gr. Rev., Queen Anne	B	C
			barn	3 rd ¼ 19C	No style	B	C
011/072	230	J.D. Cotterell House	93 Hopedale Street	ca. 1860	Greek Revival	B	C
011/056	231	Stevens-Gray House	94 Hopedale Street	ca. 1883	Greek Revival	B	C
011/055	232		96 Hopedale Street	ca. 1850	Italianate	B	C
011/054	464/CE	Hopedale Housing Auth.	98-120 Hopedale Street	ca. 1960s	Postwar Traditional	12B	12NC
011/073	233		99 Hopedale Street	ca. 1920	Craftsman/Bungalow	B	C
			studio/office	ca. 1920s	No style	B	C

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011/074-1	234 CF	Chapman House	107 Hopedale Street	ca. 1868	Second Empire	B	C
			garage	late 20C	No style	B	NC
			office	1 st ½ 20C	No style	B	C
			pergola	ca. 1920s	Craftsman	St	C
			granite curb wall w/gate posts	late 19 th C	N/A	St	C
011/074-2	V	undeveloped parcel	Hopedale Street	N/A	N/A	--	Vacant
011/053	235	Bickford House	124 Hopedale Street	ca. 1865	Italianate	B	C
011/075	236		125 Hopedale Street	ca. 1875	Italianate	B	C
			garage	ca. 1920	--	B	C
011/019	237		138 Hopedale Street	ca. 1880	Victorian eclectic	B	C
			garage	2 nd ¼ 20 th C	--	B	C
011/017	238		140 Hopedale Street	ca. 1915	Craftsman/Bungalow	B	C
			garage	ca. 1915	--	B	C
011/011	239		141 Hopedale Street	ca. 1920	Craftsman/Bungalow	B	C
			garage	ca. 1920	--	B	C
011/016	240		144 Hopedale Street	ca. 1870	Victorian eclectic	B	C
			barn	ca. 1870	--	B	C
011/013	241		145-147 Hopedale Street	ca. 1900	Colonial Revival	B	C
011/015	612/CG		148 Hopedale Street	ca. 1960s	Postwar Tradit./Ranch	B	NC
011/014	242	Gaffney House	149 Hopedale Street	ca. 1875	Victorian eclectic	B	C
			barn	ca. 1875	Victorian eclectic	B	C
			garage	ca. 1920	--	B	C
014/022	243		153 Hopedale Street	ca. 1875	Queen Anne	B	C
014/023	244	Utopian Comm. House	155 Hopedale Street	ca. 1850	Greek Revival	B	C
			garage	early 20C	--	B	C
N/A	914	Grafton&Upton RR Bridge	over Hopedale Street	ca. 1890	--	St	C
014/176	245		160 Hopedale Street	ca. 1920	Craftsman/Bungalow	B	C
014/175	246		164 Hopedale Street	ca. 1920	Colonial Revival	B	C
			garage	2 nd ¼ 20C	--	B	C
014/174	247		166 Hopedale Street	ca. 1920	Colonial Revival	B	C
014/173	248	J. Moore House	170 Hopedale Street	ca. 1885	Victorian eclectic	B	C
			barn	4 th ¼ 19C	--	B	C

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014/172	465		176 Hopedale Street	ca. 1950	Postwar Trad./Cape	B	C
			garage	ca. 1950	--	B	C
014/161	V	undeveloped parcel	176R Hopedale Street	N/A	N/A	--	Vacant
014/171	249		178 Hopedale Street	ca. 1915	Col.Rev./4-square	B	C
014/169	250		184 Hopedale Street	ca. 1920	Col.Rev./4-square	B	C
			garage	ca. 1920	--	B	C
014/024	466/CH	Sacred Heart Church	187 Hopedale Street	1963-4, 1991	Contemporary	B	NC
	915/CI	(w/Parish Center addition)	marker	1987	--	O	NC
	251		rectory	ca. 1895	Colonial Revival	B	C
			2 garages	ca. 1920s	--	2B	2C
014/167	252		188 Hopedale Street	ca. 1920	Craftsman/Bungalow	B	C
			garage	ca. 1920	--	B	C
014/145	253		190 Hopedale Street	ca. 1905	Victorian eclectic	B	C
			garage on map	1920s	--	B	C
014/025	254		191 Hopedale Street	ca. 1900	Queen Anne	B	C
			garage	2 nd 1/4 20C	--	B	C
008/005	415	Draper Corp. Dble.Hse.	1-3 Inman Street	ca. 1916	Dutch Colonial	B	C
008/098, 097	416	Draper Corp. Dble.Hse.	2-4 Inman Street	ca. 1916	Dutch Colonial	B	C
008/004	417	Draper Corp. Dble.Hse.	5-7 Inman Street	ca. 1916	Dutch Colonial	B	C
008/096, 095	418	Draper Corp. Dble.Hse.	6-8 Inman Street	ca. 1916	English Revival	B	C
008/003	419	Draper Corp. Dble.Hse.	9-11 Inman Street	ca. 1916	Dutch Colonial	B	C
008/094, 093	420	Draper Corp. Dble.Hse.	10-12 Inman Street	ca. 1916	Colonial Revival	B	C
008/092	421	Draper Corp. Dble.Hse.	14-16 Inman Street	ca. 1916	English Revival	B	C
008/091	422	Draper Corp. Dble.Hse.	18-20 Inman Street	ca. 1916	English Revival	B	C
008/090	423	Draper Corp. Dble.Hse.	22-24 Inman Street	ca. 1916	English Revival	B	C
		Draper Corp. Dble.Hse.	26 Inman Street				
		<i>(see 5 Elm Street for listing)</i>					
		Draper Corp. Dble.Hse.	32 Inman Street				
		<i>(see 6 Elm Street for listing)</i>					
007/013, 012	426	Draper Corp. Dble.Hse.	33-35 Inman Street	ca. 1916	English Revival	B	C
008/085, 084	427	Draper Corp. Dble.Hse.	34-36 Inman Street	ca. 1916	English Revival	B	C
007/011	428	Draper Co. Double House	37-39 Inman Street	ca. 1913	Colonial Revival	B	C

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Hopedale, Massachusetts***

Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
008/083, 082	429	Draper Corp. Dble.Hse.	38-40 Inman Street	ca. 1916	English Revival	B	C
007/010, 009	430	Draper Co. Double House	41-43 Inman Street	ca. 1913	Colonial Revival	B	C
008/081	431	Draper Corp. Dble.Hse.	42-44 Inman Street	ca. 1916	English Revival	B	C
007/008, 007	432	Draper Co. Double House	45-47 Inman Street	ca. 1913	Colonial Revival	B	C
008/080-1, 080	433	Draper Corp. Dble.Hse.	46-48 Inman Street	ca. 1916	English Revival	B	C
007/006, 005	434	Draper Co. Double House	49-51 Inman Street	ca. 1913	English Revival	B	C
008/079, 078	435	Draper Corp. Dble.Hse.	50-52 Inman Street	ca. 1916	English Revival	B	C
007/125, 125-1	385	Draper Co. Double House	99-101 Jones Road	ca. 1913	Colonial Revival	B	C
007/062, 062-1	386	Draper Co. Double House	105-107 Jones Road	ca. 1913	English Revival	B	C
007/123	387	Draper Co. Double House	106-108 Jones Road	ca. 1913	English Revival	B	C
		CJ	garage at #108	ca. 1970s	--	B	NC
007/63	388	Draper Co. Double House	109-111 Jones Road	ca. 1913	Colonial Revival	B	C
007/111, 111-1	389	Draper Co. Double House	112-114 Jones Road	ca. 1913	English Revival	B	C
007/135, 134	390	Draper Co. Double House	113-115 Jones Road	ca. 1913	Dutch Colonial	B	C
007/112, 113	391	Draper Co. Double House	116-118 Jones Road	ca. 1913	English Revival	B	C
007/133	392	Draper Co. Double House	117-119 Jones Road	ca. 1913	English Revival	B	C
007/114	393	Draper Co. Double House	120-122 Jones Road	ca. 1913	Dutch Colonial	B	C
007/131	394	Draper Co. Double House	121-123 Jones Road	ca. 1913	Dutch Colonial	B	C
007/115	395	Draper Co. Double House	124-126 Jones Road	ca. 1913	Colonial Revival	B	C
007/083	396	Draper Co. Double House	125-127 Jones Road	ca. 1913	English Revival	B	C
008/190	350	Draper Co. Double House	1-2 Lake Street	1910	English Revival	B	C
008/190-1, 190-2	351	Draper Co. Double House	3-4 Lake Street	1910	Colonial Revival	B	C
008/191, 191-1	352	Draper Co. Double House	5-6 Lake Street	1910	Colonial Revival	B	C
008/196, 196-1	353	Draper Co. Double House	7-8 Lake Street	1910	Colonial Revival	B	C
008/197, 197-1	354	Draper Co. Double House	9-10 Lake Street	1910	English Revival	B	C
008/198, 198-1	355	Draper Co. Double House	11-12 Lake Street	1910	English Revival	B	C
008/199, 200	356	Draper Co. Double House	13-14 Lake Street	1910	English Revival	B	C
008/201, 201-1	357	Draper Co. Double House	15-16 Lake Street	1910	English Revival	B	C
008/192	358	Draper Co. Double House	17-18 Lake Street	1910	English Revival	B	C
008/194	467/CK		19 Lake Street	ca. 1970s	Not researched	B	NC
008/193	613/CL	Hopedale Storage Co.	20 Lake Street/Progress Court	ca. 1970s	Not researched	8B	8NC

***Hopedale Village Historic District
Hopedale, Massachusetts***

Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
008/195	V	undeveloped parcel	21 Lake Street	N/A	N/A	--	Vacant
008/075, 076	436	Draper Co. Double House	2-4 Lower Jones Road	ca. 1913	English Revival	B	C
008/077	437	Draper Co. Double House	3-5 Lower Jones Road	ca. 1913	English Revival	B	C
007/001	438	Draper Co. Double House	6-8 Lower Jones Road	ca. 1913	Dutch Colonial	B	C
007/117	397	Draper Co. Double House	2-4 Maple Street	ca. 1913	Dutch Colonial	B	C
007/109	398	Draper Co. Double House	5-7 Maple Street	ca. 1913	English Revival	B	C
007/118, 118-1	399	Draper Co. Double House	6-8 Maple Street	ca. 1913	Colonial Revival	B	C
007/110, 110-1	400	Draper Co. Double House	9-11 Maple Street	ca. 1913	Dutch Colonial	B	C
007/119, 120	401	Draper Co. Double House	10-12 Maple Street	ca. 1913	Colonial Revival	B	C
007/121	402	Draper Co. Double House	14-16 Maple Street	ca. 1913	Dutch Colonial	B	C
007/122	403	Draper Co. Double House	18-20 Maple Street	ca. 1913	Dutch Colonial	B	C
010/031	291/CM	<i>(also 051/009 in Milford)</i> William W. Knights Hse.	2-4 Mendon Street	ca. 1905	alt. Colonial Revival	B	NC
	CN		garage/office	ca. 1905	altered	B	NC
010/032	292	William W. Knights Hse.	8 Mendon Street	ca. 1900	Colonial Revival	B	C
			garage	ca. 1920	No style	B	C
010/033	293		10 Mendon Street	ca. 1905	Craftsman	B	C
			garage	ca. 1920	No style	B	C
010/034	294		12-14 Mendon Street	ca. 1910	Dutch Colonial	B	C
			stone wall	early 20C	N/A	St	C
010/035	295		24 Mendon Street	ca. 1900	Dutch Colonial	B	C
			garage	2 nd ¼ 20C	No style	B	C
			stone wall	early 20C	N/A	St	C
010/036	296		28 Mendon Street	ca. 1900	English Revival	B	C
			garage	ca. 1930	No style	B	C
			stone wall	early 20C	N/A	St	C
010/037	297	Frank Lapworth House	30 Mendon Street	ea. 1900	Colonial Revival	B	C
			garage	ca. 1920	Craftsman	B	C
			stone wall	early 20C	N/A	St	C
010/038	298		32-34 Mendon Street	ca. 1900	Queen Anne	B	C
			stone wall	early 20C	N/A	St	C

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Hopedale, Massachusetts***

Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
010/039	299	Crockett House	38 Mendon Street	ca. 1900	Colonial Revival	B	C
			garage	ca. 1920s	No style	B	C
010/040	300	Pianca House	44 Mendon Street	ca. 1915	Colonial Revival	B	C
			garage	ca. 1915	No style	B	C
010/044	468/CO		45 Mendon Street	ca. 1970s	Not researched	B	NC
010/041	301	Sturdy-Lawton House	48 Mendon Street	ca. 1915	Dutch Colonial	B	C
			garage	ca. 1915	Dutch Colonial	B	C
011/050-1	V	undeveloped parcel	55 Mendon Street	N/A	N/A	--	Vacant
010/042	302	Waldo W. Jenckes H.	56 Mendon Street	1911-13	Craftsman	B	C
			garage	1911-13	Craftsman	B	C
			stone wall	early 20C	N/A	St	C
013/002	V	undeveloped parcel	adjacent to 56 Mendon Street	N/A	N/A	--	Vacant
011/001	303	Herring-Newell House	66 Mendon Street	ca. 1825	Greek Revival	B	C
011/080-4	614/CP		75 Mendon Street	ca. 1990	Neo-Tudor	B	NC
011/080-1	V	undeveloped parcel	81 Mendon Street	N/A	N/A	--	Vacant
011/080	304		83 Mendon Street	ca. 1910	Craftsman/Bungalow	B	C
			garage	ca. 1910	--	B	C
011/079	305	A. Morin House	99 Mendon Street	ca. 1875	Victorian eclectic	B	C
			garage	ca. 1920	--	B	C
011/078	615		103 Mendon Street	ca. 1920	Colonial Revival	B	C
011/077	306/CQ	J.M. French House	105-107 Mendon Street	ca. 1875	altered Italianate	B	NC
011/009	307	G.W. Caldecott House	106 Mendon Street	ca. 1875	Italianate	B	C
			barn	ca. 1875	--	B	C
011/010	308		112 Mendon Street	ca. 1874	Victorian eclectic	B	C
011/076	469/CR		113 Mendon Street	ca. 1970s	Not researched	B	NC
011/019	309	P.Cook House (2-family)	114-116 Mendon Street	ca. 1820	Federal	B	C
011/052	470/CS		115 Mendon Street	ca. 1970s	Not researched	B	NC
011/051	310		119-121 Mendon Street	ca. 1850	Greek Revival	B	C
011/020	311		122-124 Mendon Street	ca. 1885,	Greek Rev., Italianate	B	C
			barn	ca. 1885	--	B	C
			concrete wall	ca. 1920	--	St	C
011/050	312		125 Mendon Street	ca. 1850	Victorian eclectic	B	C

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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
011/021	471/CT		126 Mendon Street	ca. 1960	Postwar Contemporary	B	NC
011/049	313		127-129 Mendon Street	ca. 1870	Italianate	B	C
011/026	314	(store)	130 Mendon Street	ca. 1920	Col.Rev., 4-square	B	C
011/048	315	G.W. Ross House	131-133 Mendon Street	ca. 1875	Victorian eclectic	B	C
011/047	472/CU		135 Mendon Street	ca. 1960	Postwar trad./Cape	B	NC
	CV		garage	ca. 1960	--	B	NC
011/046	616/CW		137 Mendon Street	ca. 1960	Postwar trad./Cape	B	NC
	CX		garage	ca. 1960	--	B	NC
011/027	CY		138 Mendon Street	ca. 1920s	alt. Craftsman	B	NC
011/045	316		139 Mendon Street	ca. 1895	Queen Anne	B	C
011/032	317		140 Mendon Street	ca. 1920	Col.Rev./4-square	B	C
011/033	474		142-144 Mendon Street	early 20C	Colonial Revival	B	C
			garage	early 20C	--	B	C
008/047	127		1 Northrop Street	ca. 1910	Craftsman	B	C
			garage	ca. 1910	No style	B	C
008/048	128		2 Northrop Street	1898	Victorian eclectic	B	C
008/030	129	F.H. Buxton House	10 Northrop Street	ca. 1895	Colonial Revival	B	C
			garage	ca. 1920	No style	B	C
008/027	130	Joseph Northrop House	14 Northrop Street	ca. 1895	Shingle style	B	C
			garage	ca. 1920	No style	B	C
			stone wall	ca. 1900	N/A	St	C
008/028	131		16 Northrop Street	ca. 1910	Col.Rev./4-square	B	C
			garage	ca. 1910	Colonial Revival	B	C
007/075, 075-1	132	Draper Co. Double House	18-20 Northrop Street	1914	English Revival	B	C
007/076, 077	133	Draper Co. Double House	24-26 Northrop Street	1914	English Revival	B	C
	CZ		garage at #24	ca. 1970	--	B	NC
007/074	475/DA		25 Northrop Street	ca. 1970	Postwar trad./Cape	B	NC
	DB		garage	ca. 1980	--	B	NC
007/078	V	undeveloped parcel	26 Northrop Street (adjacent)	N/A	N/A	--	Vacant
007/073	476/DC		27 Northrop Street	ca. 1970	Not researched	B	NC
007/072	617/DD		29 Northrop Street	ca. 1980	Neo-Tudor	B	NC

Hopedale Village Historic District
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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
007/071	477/DE		31 Northrop Street	ca. 1970	Raised Ranch	B	NC
077/080	V	undeveloped parcel	34 Northrop Street	N/A	N/A	--	Vacant
007/070	404	Draper Co. Double House	35-37 Northrop Street	ca. 1913	English Revival	B	C
007/105, 104	405	Draper Co. Double House	41-43 Northrop Street	ca. 1913	Colonial Revival	B	C
	DF		garage at #41	ca. 1970	--	B	NC
007/082	406	Draper Co. Double House	44-46 Northrop Street	ca. 1913	Dutch Colonial	B	C
007/106	618		6 Oak Street	early 20C	No style	B	C
007/107	619/DG		7 Oak Street	ca. 1960	Postwar trad./Cape	B	NC
007/107-1	V	undeveloped parcel	7 Oak Street	N/A	N/A	--	Vacant
007/068	407	Draper Co. Double House	14-16 Oak Street	ca. 1913	English Revival	B	C
007/081	408	Draper Co. Double House	15-17 Oak Street	ca. 1913	English Revival	B	C
007/066	409	Draper Co. Double House	18-20 Oak Street	ca. 1913	Colonial Revival	B	C
007/130-1, 130	410	Draper Co. Double House	19-21 Oak Street	ca. 1913	Dutch Colonial	B	C
	DH		garage at #21	ca. 1960	--	B	NC
007/065, 064	411	Draper Co. Double House	22-24 Oak Street	ca. 1913	Dutch Colonial	B	C
007/129, 128	412	Draper Co. Double House	23-25 Oak Street	ca. 1913	English Revival	B	C
007/127-1, 127	413	Draper Co. Double House	27-29 Oak Street	ca. 1913	Dutch Colonial	B	C
007/126	414	Draper Co. Double House	31-33 Oak Street	ca. 1913	Dutch Colonial	B	C
008/031	120		2 Park Street	ca. 1910	Col.Rev./4-square	B	C
008/026	620/DI		5 Park Street	ca. 1990	Contemporary	B	NC
			stone wall	ca. 1900	N/A	St	C
008/032	121	Park Street School	6 Park Street	1914	Colonial Revival	B	C
008/025	122		7 Park Street	1898	Victorian eclectic	B	C
	DJ		carriage house	ca. 1900	altered	B	NC
008/024	478/DK		8 Park Street	ca. 1960	Contemporary	B	NC
	DL		garage	ca. 1980	--	B	NC
008/023	479		9 Park Street	ca. 1950	Contemporary	B	C
			garage	ca. 1950	No style	B	C
008/022	123		11 Park Street	ca. 1910	Queen Anne	B	C
			garage	ca. 1920	No style	B	C

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Hopedale, Massachusetts*

Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
008/033	124		14 Park Street	ca. 1910	Craftsman/Bungalow	B	C
			garage	ca. 1910	No style	B	C
008/021	125		15 Park Street	ca. 1905	Victorian eclectic	B	C
	DM		garage	ca. 1980	--	B	NC
008/020	126		17 Park Street	ca. 1905	Colonial Revival	B	C
			garage	ca. 1920	No style	B	C
011/145	203	Edw. Sutton Stimpson H.	5 Peace Street	ca. 1860s	Greek Rev., Gothic Rev.	B	C
			garage	ca. 1920s	Craftsman	B	C
011/134, 134-1	204	Draper&Sons Dble.Hse.	6-8 Peace Street	ca. 1882	Victorian eclectic	B	C
011/171	205	Draper Co. Double House	17-19 Peace Street	ca. 1905	Colonial Revival	B	C
011/170-1, 170	206	Draper Co. Double House	21-23 Peace Street	ca. 1905	Dutch Colonial	B	C
008/164	359	Draper Co. Double House	6-8 Progress Street	ca. 1910-12	Dutch Colonial	B	C
008/164, 165	360	Draper Co. Double House	10-12 Progress Street	ca. 1910-12	Dutch Colonial	B	C
008/166	361	Draper Co. Double House	14-16 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/202	362	Draper Co. Double House	15-17 Progress Street	1910	Colonial Revival	B	C
008/203, 203-1	363	Draper Co. Double House	19-21 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/204-2, 204-1	364	Draper Co. Double House	23-25 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/167, 168	365	Draper Co. Double House	26-28 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/205	366	Draper Co. Double House	27-29 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/169	367	Draper Co. Double House	30-32 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/170	368	Draper Co. Double House	34-36 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/206	369	Draper Co. Double House	35-37 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/171	370	Draper Co. Double House	38-40 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/207	371	Draper Co. Double House	39-41 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/172, 173	372	Draper Co. Double House	42-44 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/208	373	Draper Co. Double House	43-45 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/174	374	Draper Co. Double House	46 Progress Street	ca. 1910-12	Colonial Revival	B	C
008/209	621/DN		49 Progress Street	ca. 1960	Postwar Traditional	B	NC
	DO		stone wall	ca. 1980s	--	St	NC

***Hopedale Village Historic District
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Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
011/111	176/DP		8 Prospect Street	ca. 1960	Postwar Traditional (cape)	B	NC
	DQ		garage	ca. 1960	--	B	NC
011/110	177		10 Prospect Street	ca. 1905	Victorian eclectic	B	C
011/109	178		12 Prospect Street	ca. 1905	Victorian eclectic	B	C
	DR		garage	ca. 1980s	--	B	NC
011/108	179		16 Prospect Street	ca. 1910	Col.Rev./4-square	B	C
			garage	ca. 1920	No style	B	C
011/107	180		18 Prospect Street	ca. 1885	Victorian eclectic	B	C
011/106	181		20 Prospect Street	ca. 1885	Victorian eclectic	B	C
			garage	ca. 1940	No style	B	C
011/105	182		22 Prospect Street	ca. 1898	Victorian eclectic	B	C
011/104	183		28-30 Prospect Street	ca. 1900	Colonial Revival	B	C
011/149, 149-1	184		31-33 Prospect Street	ca. 1890	Victorian eclectic	B	C
011/103, 102	185	Draper&Sons Dbl. Hse.	32-34 Prospect Street	ca. 1875	Victorian eclectic	B	C
011/101-1	V	undeveloped parcel	Prospect Street	N/A	N/A	--	Vacant
011/150	186	Draper Co. Double House	35-37 Prospect Street	ca. 1885	Victorian eclectic	B	C
011/101, 100	187	Draper&Sons Dbl. Hse.	36-38 Prospect Street	ca. 1875	Victorian eclectic	B	C
011/151	188	Draper Co. Double House	39-41 Prospect Street	ca. 1885	Victorian eclectic	B	C
011/152	V	undeveloped parcel	49 Prospect Street	N/A	N/A	--	Vacant
011/099	V	former Draper Co parking lot	52 Prospect Street	N/A	N/A	--	Vacant
	622, 623		garages behind 32-34 Prospect	ca. 1920s	No style	2B	2C
011/153, 153-1	624/DS		55-57 Prospect Street	ca. 1970	Contemporary Duplex	B	NC
011/154	189		59-61 Prospect Street	ca. 1895	Colonial Revival	B	C
			garage at #61	ca. 1920	No style	B	C
011/130	190		1 Social Street	ca. 1920	No style	B	C
011/129, 129-1	191	Draper&Sons Dble.Hse.	3-5 Social Street	ca. 1875	Victorian eclectic	B	C
011/128	192	A.J. Spoffler House	7-9 Social Street	ca. 1865	Greek Revival	B	C
011/127	625/DT	(garage for 7-9 Social St.)	11 Social Street	ca. 1970	--	B	NC
008/162	375	Draper&Sons Dble.Hse.	1-3 Soward Street	ca. 1895	Colonial Revival	B	C
008/185, 186	376	Draper Co. Double House	2-4 Soward Street	ca. 1910-12	Colonial Revival	B	C
008/161-1, 161	377	Draper&Sons Dble.Hse.	5-7 Soward Street	ca. 1895	Colonial Revival	B	C

*Hopedale Village Historic District
Hopedale, Massachusetts*

Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
008/187, 188	378	Draper Co. Double House	6-8 Soward Street	ca. 1910-12	Colonial Revival	B	C
008/160, 159	379	Draper Co. Double House	9-11 Soward Street	ca. 1910-12	Colonial Revival	B	C
008/189, 189-1	380	Draper Co. Double House	10-12 Soward Street	ca. 1910-12	Colonial Revival	B	C
011/131	193/DU DV	Wilmarth House	1 Union Street brick retaining wall	ca. 1850, 1956 late 1950s	Greek Rev., contemporary N/A	B St	NC NC
011/122	194	Draper Co. Double House	2-4 Union Street	ca. 1905	Colonial Revival	B	C
011/140	195		3 Union Street	ca. 1905	Classical Revival	B	C
011/139	196		5 Union Street garage	ca. 1888 ca. 1920	Victorian eclectic No style	B B	C C
011/138, 137	198	Draper Co. Double House	7-9 Union Street garage at #7	ca. 1905 ca. 1920s	English Revival No style	B B	C C
011/124	199	Draper&Sons Dble.Hse.	8-10 Union Street	ca. 1860	No style	B	C
011/146	15	Draper&Sons Dble.Hse.	12-14 Union Street	ca. 1875	Stick style	B	C
011/164	200	Draper Co. Double House	15-17 Union Street	ca. 1905	Colonial Revival	B	C
011/147, 147-1	14	Draper Co. Double House	16-18 Union Street	ca. 1885	Victorian eclectic	B	C
011/163	201	T. Osgood House	19 Union Street garage	ca. 1880 ca. 1920	Queen Anne No style	B B	C C
011/148	202	Draper&Sons Dble.Hse.	20 Union Street garage	ca. 1874 ca. 1930	No style No style	B B	C C
007/089	626/DW		3 Williams Street stone wall	ca. 1960 1 st half 20C	Postwar cape N/A	B St	NC C
007/088	627/DX		3A Williams Street	ca. 1970	Contemporary cape	B	NC
007/088-1	V	undeveloped parcel	adjacent to 3 Williams Street	N/A	N/A	--	Vacant
007/086-1	V	undeveloped parcel	adjacent to 9 Williams Street	N/A	N/A	--	Vacant
007/086	628/DY		9 Williams Street	ca. 1990	Contemporary Colonial	B	NC
010/051	134	Geo. Otis Draper House	11 Williams Street	ca. 1910	Col.Rev./Craftsman	B	C
(also 049/394 in Milford)			garage	ca. 1910	English Revival	B	C
	DZ		gazebo/pool house	late 20C	--	B	NC
	EA		pool	late 20C	--	St	NC

<i>Hopedale Village Historic District Hopedale, Massachusetts</i>							
Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
<i>Key: B=building, Si=site, St=structure, O=object C=contributing NC=noncontributing V=vacant lot/no principal building</i>							

Notes:

Assessor's Numbers – When two assessor's numbers are listed for a double house, the first number in the column corresponds to the first address and the second number corresponds to the second address.

Milford Assessor's Number – Some properties in the district are located partially in Milford. In such cases, Milford map/block number are included.

MHC#/Map Code – All properties have an assigned MHC number. Per National Register requirements, noncontributing resources also are indicated by letter codes on the Hopedale assessor's maps.

Historic Names – For buildings associated with the Draper business, pre-1896 resources are associated with Draper & sons, 1896-1915 resources are associated with the Draper Company, and resources from 1916 and later are associated with the Draper Corporation.

Number of resources within district

	<i>Contributing</i>	<i>Noncontributing</i>
Buildings	572	138
Sites	7	
Structures	60	7
Objects	7	4
Total	646	149
Vacant/undeveloped lots		35

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Hopedale Village Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 4/29/02 DATE OF PENDING LIST: 5/16/02
DATE OF 16TH DAY: 6/01/02 DATE OF 45TH DAY: 6/13/02
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000635

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 6.12.02 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in the
National Register

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

(Page 18 of 29)

**Hopedale Village Historic District
Hopedale, Massachusetts**

Assessors# (map/block)	MHC# Map Code	Historic Name	Street Address	Date	Style/Form	Type	Status
011/115	225	Day House	granite wall	ca. 1870	Victorian eclectic	St	C
			49 Hopedale Street	ca. 1890	Colonial Revival	B	C
			barn/carriage house	ca. 1890	Colonial Revival	B	C
			stone wall	ca. 1890	N/A	St	C
011/095	10	Bancroft Mem. Library	50 Hopedale Street	1898	Romanesque Revival	B	C
		Statue of Hope Fountain	statue/fountain	1904	N/A	O	C
		Hope St. Wooden Bridge-East Abutment		ca. 1901	N/A	St	C
011/095-1	CA		shed	ca. 1977	--	B	NC
011/069	11	Draper Mem. Church/ Hopedale Unitarian Church	51 Hopedale Street	1898, 1998	Victorian Gothic	B	C
011/093	461/CB	(noncontrib. Office bldg.)	54 Hopedale Street	1980s	Not researched	B	NC
011/092	226	Harrison Block	56-60 Hopedale Street	1889	Victorian eclectic	B	C
011/067	462/CC	Hopedale Police Dept.	70 Hopedale Street	ca. 1981-2	No style	B	NC
011/061	12	Hopedale Town Hall	74 Hopedale Street	1886	Richards. Romanesque	B	C
011/060	463/CD	U.S. Post Office	80 Hopedale Street	1964	Postwar Traditional	B	NC
011/059	13	A. Cook House	82 Hopedale Street	ca. 1851	Victorian eclectic	B	C
			barn	3 rd ¼ 19C	Victorian eclectic	B	C
011/070	V	parking lot	83 Hopedale Street	N/A	N/A	--	Vacant
N/A	920	H.L. Patrick Water. Trough	Hopedale Street	late 19C	N/A	O	C
N/A	921	Hopedale Mile Marker	Hopedale Street	early 20C	N/A	O	C
011/058	227	G. Hatch House	86 Hopedale Street	ca. 1876	Victorian eclectic	B	C
			barn	3 rd ¼ 19C	No style	B	C
011/071	228		87 Hopedale Street	ca. 1860	Victorian eclectic	B	C
			barn	ca. 1860	No style	B	C
011/057	229	Hatch-Northrop House	90 Hopedale Street	ca. 1860	alt. Gr. Rev., Queen Anne	B	C
			barn	3 rd ¼ 19C	No style	B	C
011/072	230	J.D. Cotterell House	93 Hopedale Street	ca. 1860	Greek Revival	B	C
011/056	231	Stevens-Gray House	94 Hopedale Street	ca. 1883	Greek Revival	B	C
011/055	232		96 Hopedale Street	ca. 1850	Italianate	B	C
011/054	464/CE	Hopedale Housing Auth.	98-120 Hopedale Street	ca. 1960s	Postwar Traditional	12B	12NC
011/073	233		99 Hopedale Street	ca. 1920	Craftsman/Bungalow	B	C
			studio/office	ca. 1920s	No style	B	C

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY Hopedale Village Historic District
NAME:

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Worcester

DATE RECEIVED: 4/28/11 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/13/11
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 02000635

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA

REVIEWER

DISCIPLINE

TELEPHONE

DATE

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



Adin Ballou House, 64 Butler Street. View S.
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

Kk Broomer

2001

Neg: Hopedale Hist. Comm.

Photo 1

III/1A



101 Adin Street and 85 Adin Street (background). View SE.

Hopedale Village Historic District

Hopedale, Worcester Co., Mass.

KK Broomer

2000

Neg: Hopedale Hist. Commission

Photo 2

III/18



Union Row (left tonight): 113-115, 117-119, 121-123, 125-127, 129-131, 133-135 Freedom St
View NW

Hopedale Village Hist. District
Hopedale, Worcester Co., Mass.

KK Broomer

2000

Neg: Hopedale Hist. Commission

Photo 3

III/4



Hopedale House, 37 Dutcher Street

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Bronner

2000

Neg: Hopedale Hist. Comm.

Photo 4

I/12



Bancroft Park: 36-38, 40-42, 44-46, 48-50

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2000

Neg: Hopedale Hist. Comm.

Photo 5



← ONE WAY

Town Hall, 74 Hopedale Street. View SW from Draper Street.

Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Brommer

2001

Neg. Hopedale Hist. Comm.



Town Barn, 7 Depot St; Town Hall, 74 Hopedale St; Grafton & Upton R.R. Station, 8 Depot

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass

K.K. Broomer

2000

Neg: Hopedale Hist. Comm.

Photo 7



Leijon bako a förtiden
May Powers Provost Ch. Earth

Community House, 43 Hope St and Unitarian Church, 51 Hopedale - View NE

Hopedale Village Hist. Dist.
Hopedale, Worcester Co, Mass

KK Broomer

2001

Neg: Hopedale Hist Comm

Photo 8

IW/19



Hopedale Utopian Community Mechanic Shop / Red Shop, 12 Hopedale St
View W

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.



Freedom & elevation - Draper Plant

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2000

Neg: Hopedale Hist. Comm.

Photo 10



Hopedale Village Cemetery, 2 Fitzgerald Drive - View N.

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2000

Neg: Hopedale Hist. Comm.

Photo 11

II/SA



The Parklands, view NW from Hopedale St - bath house, beach

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Brommer

2000

Neg: Hopedale Hist. Comm.

Photo 12

#122A



Hopedale Village Historic District
66 Mendon Street
Hopedale, Worcester Co., Mass

BC-12/2000L70J876 0411 H-2

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View S

I/23

Photo 13



Ballou Park, 43 Hopedale Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

Vilho NE

III/21

Photo 14



View NW on Hopedale Street vic. Adin Street
82 Hopedale, 80 Hopedale (Post office),
74 Hopedale (Town Hall)

Hopedale Village Historic District
Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.



14 Adin Street
Hopedale Village Historic District
Hopedale, Worcester Co., Mass.

KK Broomer
2001
Neg: Hopedale Hist. Comm.

View NE

III/12

Photo 16



170 Hopedale Street
Hopedale Village Historic District
Hopedale, Worcester Co., Mass.

KK Broomer
2001
Neg: Hopedale Hist. Comm.

View S



50 Freedom Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

2001/2001/2001 0015-12

KK Broomer

2001

Neg: Hopedale Hist. Comm.

View W



85 Adin Street

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

BC-12/2008[55]876 0411 H N

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View SW

I/18

Photo 19



Prospect Street

left to right: 20, 22, 28-30
Hopedale Village Hist Dist
Hopedale, Worcester Co., Mass.

KRBroomer

2001

Neg: Hopedale Hist. Comm.

view SE



Highland Street

7-9, 15, 25, 33 (foreground to background)

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

view SE



166, 164, 160 Hopedale Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

View NW



32, 34, 36, 38 Daniels Street
Hopedale Village Historic District
Hopedale, Worcester Co., Mass.

BC-12/20000671876 0411 H-2

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View SE

I/22

Photo 23



56 Mendon Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Portner

2001

Neg: Hopedale Hist. Comm.

VHS

II/16

Photo 24



34 Adin Street
Hopedale Village Historic District
Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

View NE

III/10

Photo 25



55 Adin Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000[47]876 0411 N H

KK Broomer
2000
Neg: Hopedale Hist. Comm.

View S

I/15

PUR 26



Bancroft Park

foreground to background, 3-5, 7-9, 11-13

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

View SE



9-10 Lake Street from Hopedale Street, across pond
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/26600620875 0411 H-2

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View W

II/20A

Photo 28



Upper Jones Group
Oak Street, foreground to background -
14-16, 18-20, 22-24

Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Broomer
2001

Neg: Hopedale Hist Comm.

View N

III/5

Photo 29



Lower Jones Group

Inman Street, left to right: 51-49, 47-45, 43-41

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

VIEW SE

III/25

Photo 30



Dutcher Street double houses - left to right -
portion of 76-78, 80-82, 84-86, 88-90

Hopedale Village Hist. Dist.

BC-12/2000[31]876 0411 N N

Hopedale, Worcester Co., Mass.

KK Broomer
2000

Neg: Hopedale Hist. Comm.

View N

I/10

Photo 31



Caenage house, Charles Roper house, 50 Freedom St
Hopedale Village Hist Dist
Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

View NW

Roll IV

Photo 32



55 Adin Street - carriage house
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000[64]876 0411 N-2

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View NE (from Mendon St.)

I/21

Photo 33



Unitarian Church, 51 Hopedale St (left)
Town Hall, 74 Hopedale St (right)
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Broomer

2001

Neg: Hopedale Hist. Comm.

View S



Bancroft Memorial Library 50 Hopedale Street
Hopedale Village Hist. ~~to~~ Dist.
Hopedale, Worcester Co., Mass

KK Broomer

2001

Neg: Hopedale Hist. Comm.

VIEW NW

III/20

Photo 35



Dutcher Street School, 84 Dutcher Street
Hopedale Village Hist. ~~Area~~ District
Hopedale, Worcester Co., Mass.

BC-12/2880[44]876 0411 N N

KK Broomer

2000

Neg: Hopedale Hist. Comm.

Vilw S

I/14

Photo 36



U.S. Post office, 80 Hopedale St (left)
Town Hall 74 Hopedale St (right)

Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Brommer

2001

Neg: Hopedale Hist. Comm.



Draper plant, dam, Hopedale Pond - vic. Freedom Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000[50]875 0411 N-2

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View SE

IF/17A

Photo 30



Draper Corp. Erecting Shop, 24 Hopedale Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000[15]876 0411 H-2

KKibroomer

2000

Neg: Hopedale Hist. Comm.

View S



Draper Co. Main Office Bldg, 25 Hopedale Street
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000(17)876 0411 N 1

KKBroomer

2000

Neg: Hopedale Hist. Comm.

View N

I/4

Photo 40



Hope Street Wooden Bridge, West Abutment
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000[07]875 0411 N-1

KK Broome

2000

Neg: Hopedale Hist. Comm.

View N

II/2A

Photo 41



Hopedale Coal & Ice Co.

32 Cemetery St (left) - office

24 Hope St (right) - storage garage

BC-12/2000(37)875 0411 N N

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View NE

II/12A

Photo 42



Hopedale Coal & Ice Co.

left 24 Hope Street storage garage

right 4 Fitzgerald Drive (3 storage bldgs)

BC-12/2000[34]875 0411 N-1

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Broomer

2000

Neg: Hopedale Hist. Comm.

VIEW NE

II/IIA

Photo 43



Hopedale Village Cemetery, gates at Cemetery St entrance
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000(32)875 0411 N-1

KK Broomer
2000
Neg: Hopedale Hist. Comm.

View NE

I/10A

Photo 44



Hopedale Village Cemetery tool house, 2 Fitzgerald Drive
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000(19)875 0411 N-1

KK Broomer
2000

Neg: Hopedale Hist. Comm.

View W

II/6A

Photo 45



Hopedale Village Cemetery, Ben WF Draper Tomb,
2 Fitzgerald Drive

Hopedale Village Hist. Dist.

BC-12/20081263875 0411 N-1

Hopedale, Worcester Co, Mass.

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View NE

II/8A

Photo 46



General American War

Walter ...
Katherine ...

World War I

...

**Repeal
Veterans' War Memorial**

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World War I

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Hopedale Village Cemetery, Veterans War Memorial,
2 Fitzgerald Drive
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KK Broomer
2000
Neg: Hopedale Hist. Comm.

VIEWSE

II/9A

Photo 47



The Parklands, 162 Dutcher Street, Bath House
Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

BC-12/2000[74]875 0411 N-2

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View NW

II/24A

Photo 48



The Parklands, 162 Dutcher Street, with
Hopedale Parklands Nature Trail Monument
Hopedale Village Hist Dist
BC-12/26001723875 0411 H-2
Hopedale, Worcester Co, Mass.

KK Broomer

2000

Neg: Hopedale Hist Comm

View W



Town Park, 65 Dutcher street
Hopedale village Hist. Dist.
Hopedale, Worcester co., Mass.

KK Broomer
2001

Neg: Hopedale Hist. Comm.

View S from Northrup street.



64 Dutcher Street (Adin Ballou House) framed by
stone wall entrance to Hopedale Town Park

Hopedale Village Hist Dist

Hopedale, Worcester Co., Mass.

KK Broome

2000

Neg: Hopedale Hist Comm.

View SW



55 Adin Street - granite curb wall
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.
BC-12/2000L490876 0411 N N

KK Broomer
2000
Neg: Hopedale Hist. Comm.

View SW

I/16

Photo 52



55 Adin Street - stone bridge
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.
BC-12/2000[58]876 0411 N-2

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View N (from Meadon St.)

I/19

Photo #53



80 Adin Street - stone steps from ED Bancroft Estate
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2600(52)876 0411 NH

KK Broamer

2000

Neg: Hopedale Hist. Comm.

View NW

I/17

PLATE 54



Draper Ball Park ~~Draper Ball Park~~ 161 Freedom St
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

BC-12/2000.43J875 0411 N-1

KK Broomer

2000

Neg: Hopedale Hist. Comm.

View W

II/14A

Photo 55



View NW into Draper plant ~~and~~ from Hopedale St,
before demo of South Shop and foundry

BC-12/2686[04]876.0411 H-2

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

KK Brommer

2001

Neg: Hopedale Hist. Comm.



View NW into Draper plant from Hopedale St,
after demolition of south shop and foundry

BM-66/2661124J064 0411 J-1
Hopedale Village Hist. Dist.
Hopedale, Worcester Co., Mass.

KKBroomer

2001

Neg. Hopedale Hist. Comm.



view SE from Bancroft Park / Freedom St
partial view of Patten Sale

BM-06/28011167064 0411 N-3

Hopedale Village Hist. Dist.

Hopedale, Worcester Co., Mass.

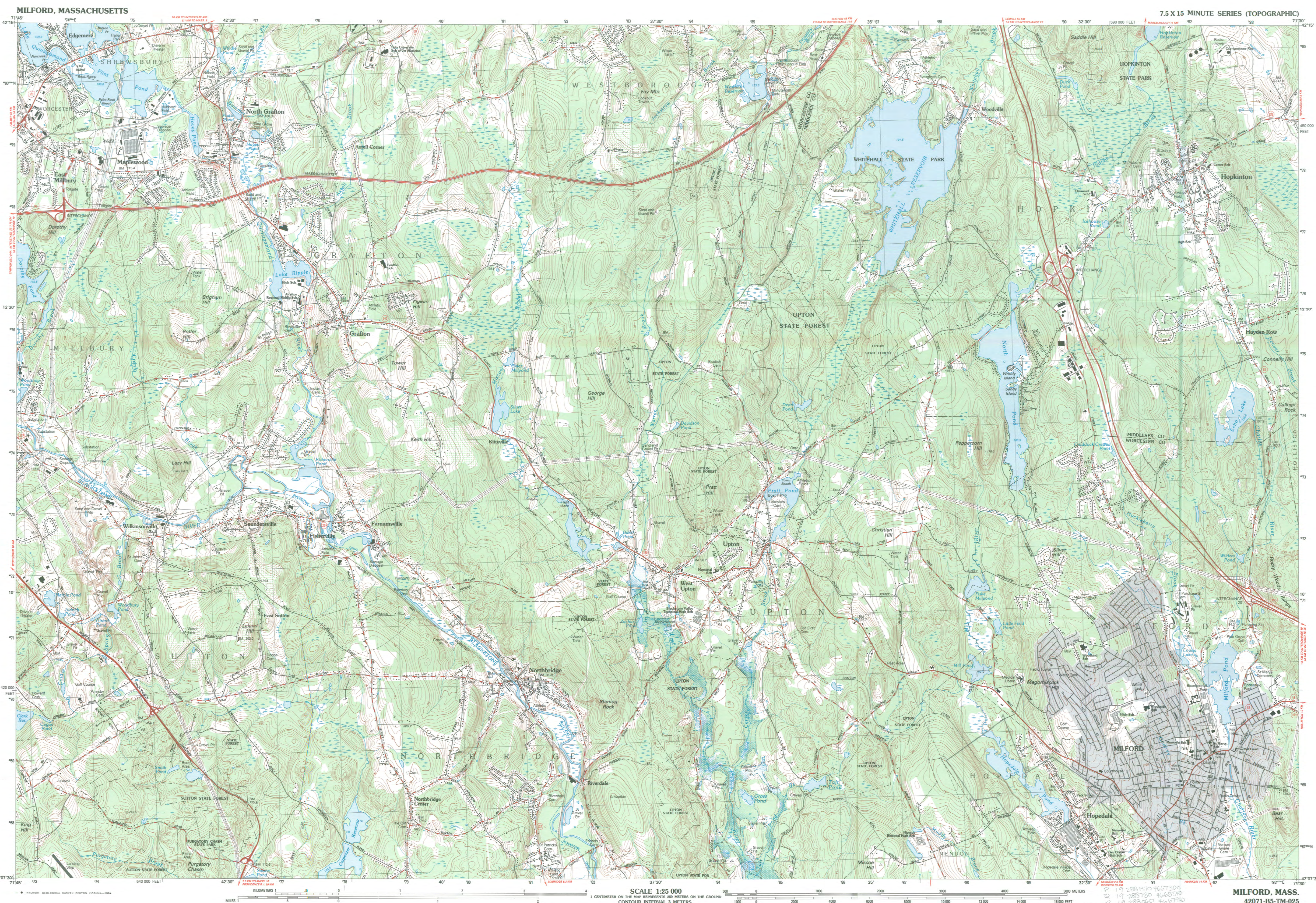
KK Brommer

2001

Neg: Hopedale Hist Comm

Rd 114

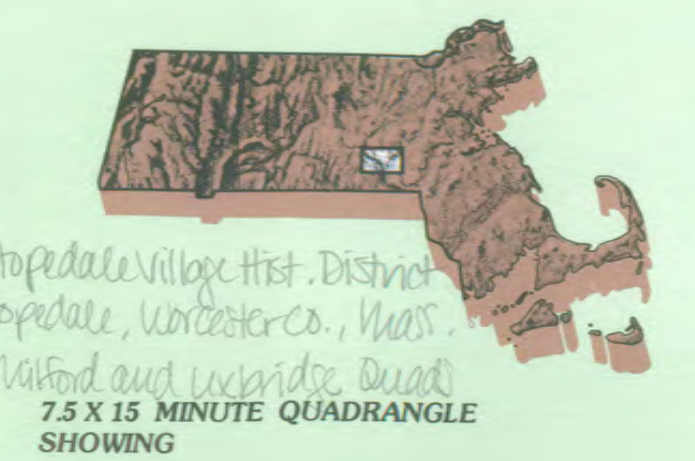
Photo 58



Milford

MASSACHUSETTS

1:25 000-scale metric
topographic map



- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works
Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey
Compiled by photogrammetric methods from aerial photographs taken 1980. Field checked 1981. Map edited 1982
Supersedes Milford and Grafton 1:25,000-scale maps dated 1968 and 1969

Projection and 1000-meter grid, zone 19: Universal Transverse Mercator
10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone. 1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 40 meters west as shown by dashed corner ticks
There may be private inholdings within the boundaries of the National or State reservations shown on this map
CONTOUR INTERVAL 3 METERS
NATIONAL GEODETIC VERTICAL DATUM OF 1929
CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM		ADJOINING MAPS		
Meters	Feet			1	2	3
1	3.2808			4	5	6
2	6.5617			7	8	9
3	9.8425			10	11	12
4	13.1234			13	14	15
5	16.4042			16	17	18
6	19.6850			19	20	21
7	22.9658			22	23	24
8	26.2467			25	26	27
9	29.5275			28	29	30
10	32.8084			31	32	33
To convert meters to feet multiply by 3.2808		UTM grid convergence (CM) and 1983 magnetic declination (MM) at center of map. Diagram is approximate.		1 Worcester North 2 Milford North 3 Framingham 4 Framingham South 5 Needham 6 Needham South 7 Uxbridge 8 Franklin		
To convert feet to meters multiply by 0.3048						

FOR SALE BY U.S. GEOLOGICAL SURVEY
DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092

Topographic Map Symbols

- Primary highway, hard surface
- Secondary highway, hard surface
- Light-duty road, hard or improved surface
- Unimproved road, trail
- Route marker: Interstate; U.S.; State
- Railroad: standard gauge; narrow gauge
- Bridge: drawbridge
- Fourbridge: overpass; underpass
- Build-up area: only selected landmark buildings shown
- House: barn; church; school; large structure
- Boundary:
 - National, with monument
 - State
 - County, parish
 - Civil township, precinct, district
 - Incorporated city, village, town
 - National or State reservation; small park
 - Land grant with monument; found section corner
 - U.S. public lands survey: range, township, section
 - Range, township, section line: location approximate
 - Fence or field line
 - Power transmission line, located tower
 - Dam; dam with lock
 - Cemetery, grave
 - Campground; picnic area; U.S. location monument
 - Windmill; water well; spring
 - Mine shaft; prospect; adit or cave
 - Control: historical station; vertical station; spot elevation
 - Contours: index; intermediate; supplementary; depression
 - Distorted surface: strip mine, lava; sand
 - Bathymetric contour: index; intermediate
 - Personal lake and stream; intermittent lake and stream
 - Rapids, large and small; falls, large and small
 - Submerged marsh; marsh, swamp
 - Land subject to controlled inundation; woodland
 - Sand; mangrove
 - Orchard; vineyard

A pamphlet describing topographic maps is available on request



Uxbridge MASS.—R. I.

1:25 000-scale metric
topographic map



Hopedale Village Hist. Soc.
Hopedale, Worcester Co., Mass.
Wilford and Winge Co.

7.5 X 15 MINUTE QUADRANGLE
SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names



GEOLOGICAL SURVEY

1982

Produced by the United States Geological Survey
in cooperation with Massachusetts Department
of Public Works

Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey
Compiled by photogrammetric methods from aerial photographs
taken 1980. Field checked 1981. Map edited 1982
This area also covered by 7.5-minute, 1:24,000-scale
maps: Uxbridge and Blackstone dated 1969

Projection and 1000-meter grid, zone 19: Universal
Transverse Mercator. 10,000-foot grid ticks based on
Massachusetts coordinate system, mainland zone,
and Rhode Island coordinate system, 1927 North
American Datum

To place on the predicted North American Datum 1983
move the projection lines 6 meters south and 40 meters
west as shown by dashed corner ticks

There may be private inholdings within the boundaries of
the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1929

CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS

FOR SALE BY U.S. GEOLOGICAL SURVEY
P.O. BOX 25286, DENVER, COLORADO 80225

CONVERSION TABLE	DECLINATION DIAGRAM	ADJOINING MAPS																															
<table><tr><th>Meters</th><th>Feet</th></tr><tr><td>1</td><td>3.2808</td></tr><tr><td>2</td><td>6.5617</td></tr><tr><td>3</td><td>9.8425</td></tr><tr><td>4</td><td>13.1234</td></tr><tr><td>5</td><td>16.4042</td></tr><tr><td>6</td><td>19.6850</td></tr><tr><td>7</td><td>22.9658</td></tr><tr><td>8</td><td>26.2467</td></tr><tr><td>9</td><td>29.5275</td></tr><tr><td>10</td><td>32.8084</td></tr></table>	Meters	Feet	1	3.2808	2	6.5617	3	9.8425	4	13.1234	5	16.4042	6	19.6850	7	22.9658	8	26.2467	9	29.5275	10	32.8084	UTM grid convergence (0.0001 m) at center of map declination (m) at center of map Diagram is approximate	<table><tr><td>1</td><td>2</td><td>3</td></tr><tr><td>4</td><td>5</td><td>6</td></tr><tr><td>7</td><td>8</td><td>9</td></tr></table> 1 Worcester South 2 Milford 3 Middlefield 4 Milford 5 Franklin 6 Thompson (7.5') 7 Chepachet (7.5') 8 Andover 9 Andover	1	2	3	4	5	6	7	8	9
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ISBN 0-607-23420-2

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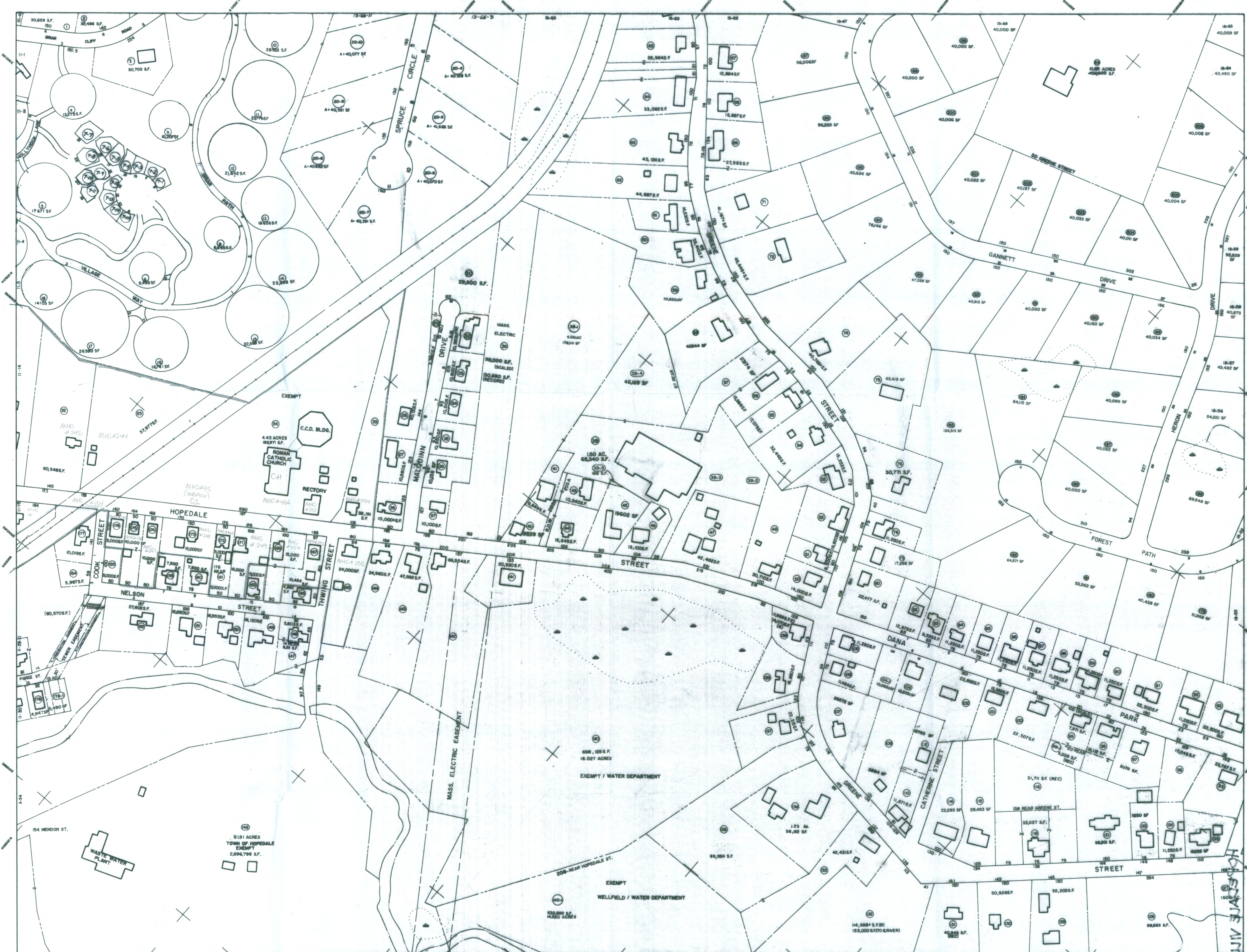
Topographic Map Symbols

- Primary highway, hard surface
Secondary highway, hard surface
Light-duty road, hard or improved surface
Unimproved road; trail
Route marker: Interstate; U. S. State
Railroad: standard gauge; narrow gauge
Bridge: drawbridge
Footbridge; overpass; underpass
Built-up area: only selected landmark buildings shown
House; barn; church; school; large structure
Boundary
National, with monument
State
County, parish
Civil township, precinct, district
Incorporated city, village, town
National or State reservation; small park
Land grant with monument; bound section corner
U. S. public lands survey: range, township, section
Range, township, section line: location approximate
Fence or field line
Power transmission line, located tower
Dam; dam with lock
Cemetery; grave
Campground; picnic area; U. S. location monument
Wellhead; water well; spring
Mine shaft; prospect; adit or cave
Control: horizontal station; vertical station; spot elevation
Contours: index, intermediate, supplementary; depression
Distorted surface: strip mine, lava, sand
Bathymetric contours: index, intermediate
Perennial lake and stream; intermittent lake and stream
Rapids, large and small; falls, large and small
Submerged marsh; marsh, swamp
Land subject to controlled inundation; woodland
Scrub; mangrove
Orchard; vineyard

A pamphlet describing topographic maps is available on request

UXBRIDGE, MASS.—R. I.
42071-A5-TM-025

1982



GUERRIERE & HALNON INC.
ENGINEERING AND LAND SURVEYING
333 WEST STREET MILFORD, MA.

PHOTOGRAMMETRY BY
LOCKWOOD
SUPPORT SERVICES INC.
ROCHESTER N.Y. 716-342-5810

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TOWN OF HOPEDALE MASSACHUSETTS ASSESSORS ATLAS SEPTEMBER OF 1987

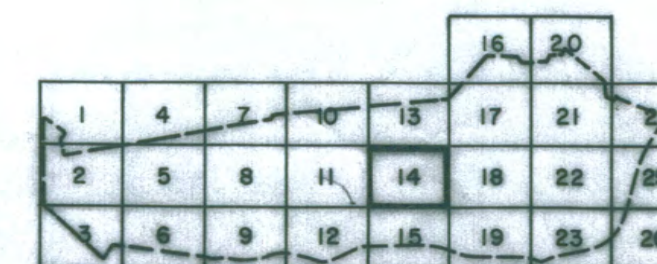
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10-3-97		
12-1-97		
3-23-99		
4-20-99		



SCALE OF INDEX: 1"=8000'



SHEET NO.

14



TOWN OF HOPEDALE

HOPEDALE VILLAGE H.D.



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TOWN OF HOPEDALE

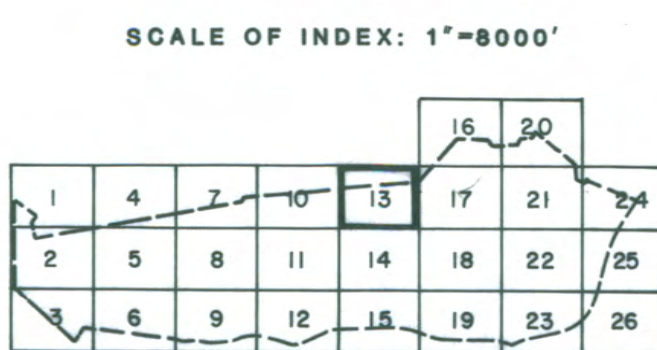
MASSACHUSETTS

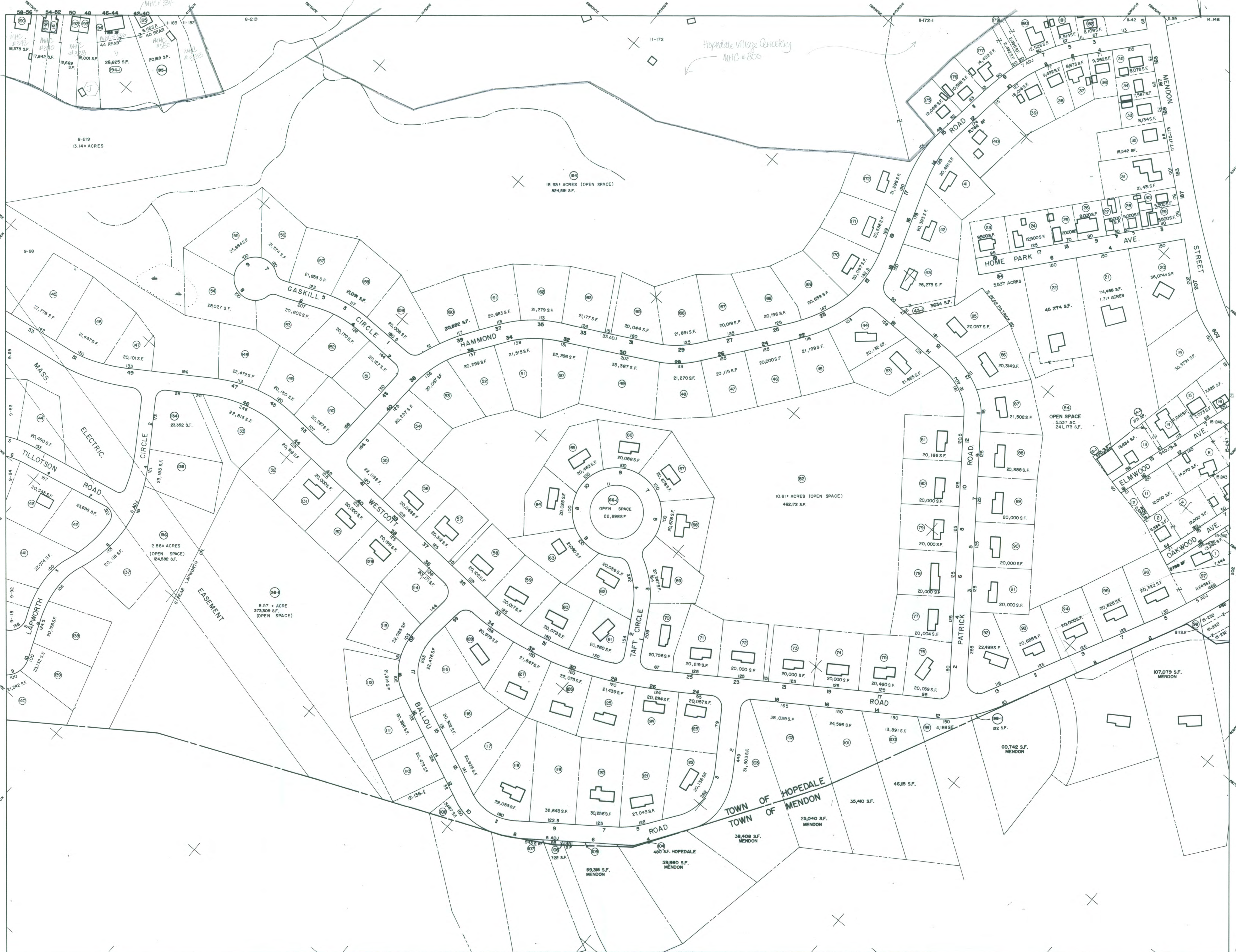
ASSESSORS ATLAS

SEPTEMBER OF 1987



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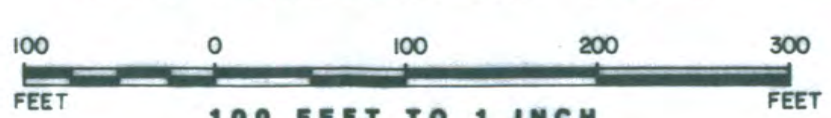


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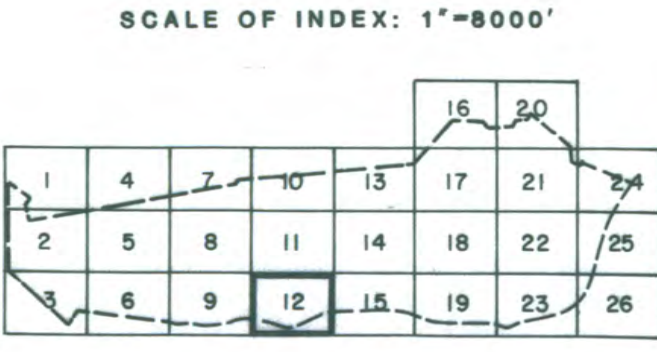
PHOTOGRAMMETRY BY
LOCKWOOD
SUPPORT SERVICES INC.
ROCHESTER N.Y. 716-342-5810

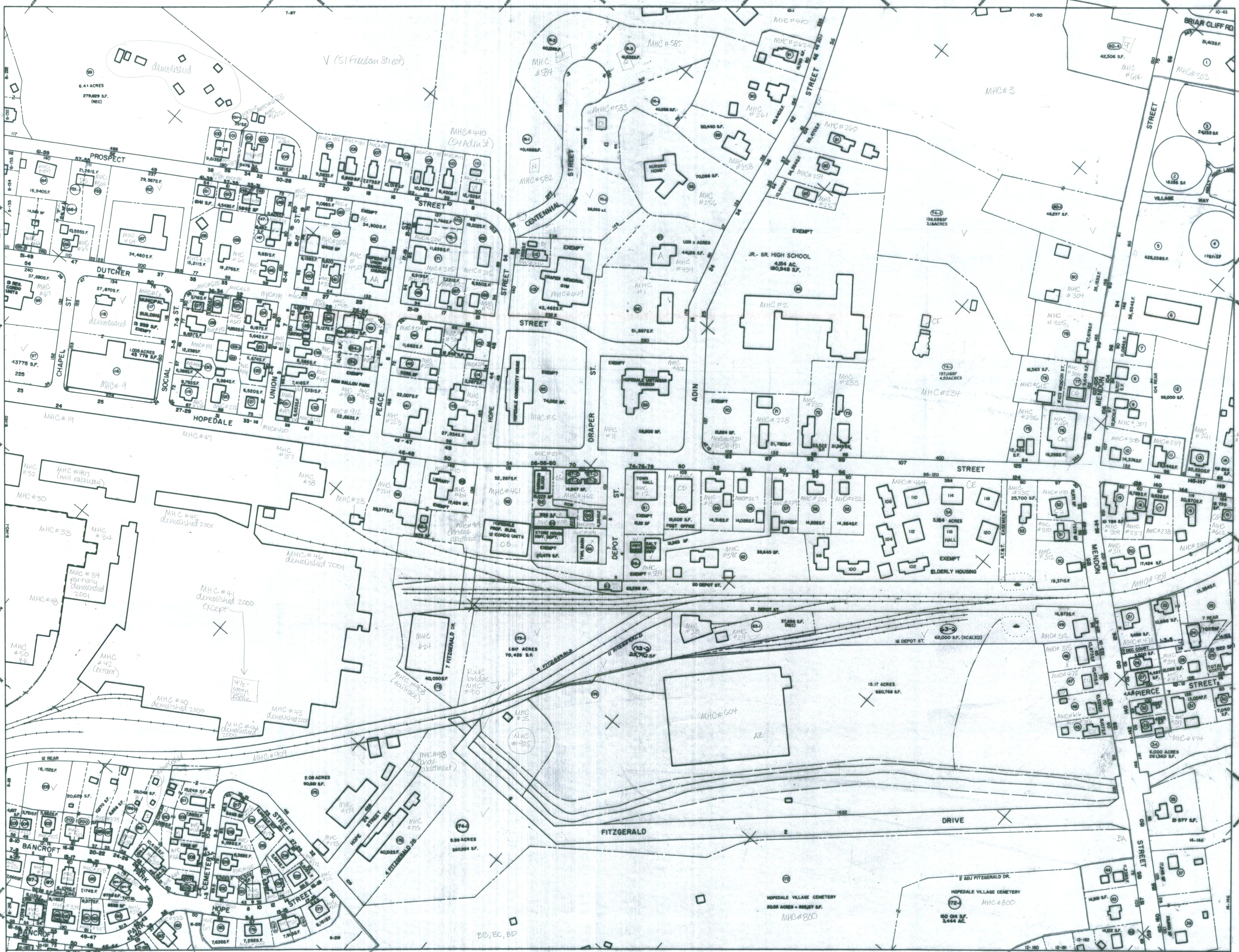
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TOWN OF HOPEDALE MASSACHUSETTS ASSESSORS ATLAS SEPTEMBER OF 1987



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TOWN OF HOPEDALE

MASSACHUSETTS

ASSESSORS ATLAS

SEPTEMBER OF 1987

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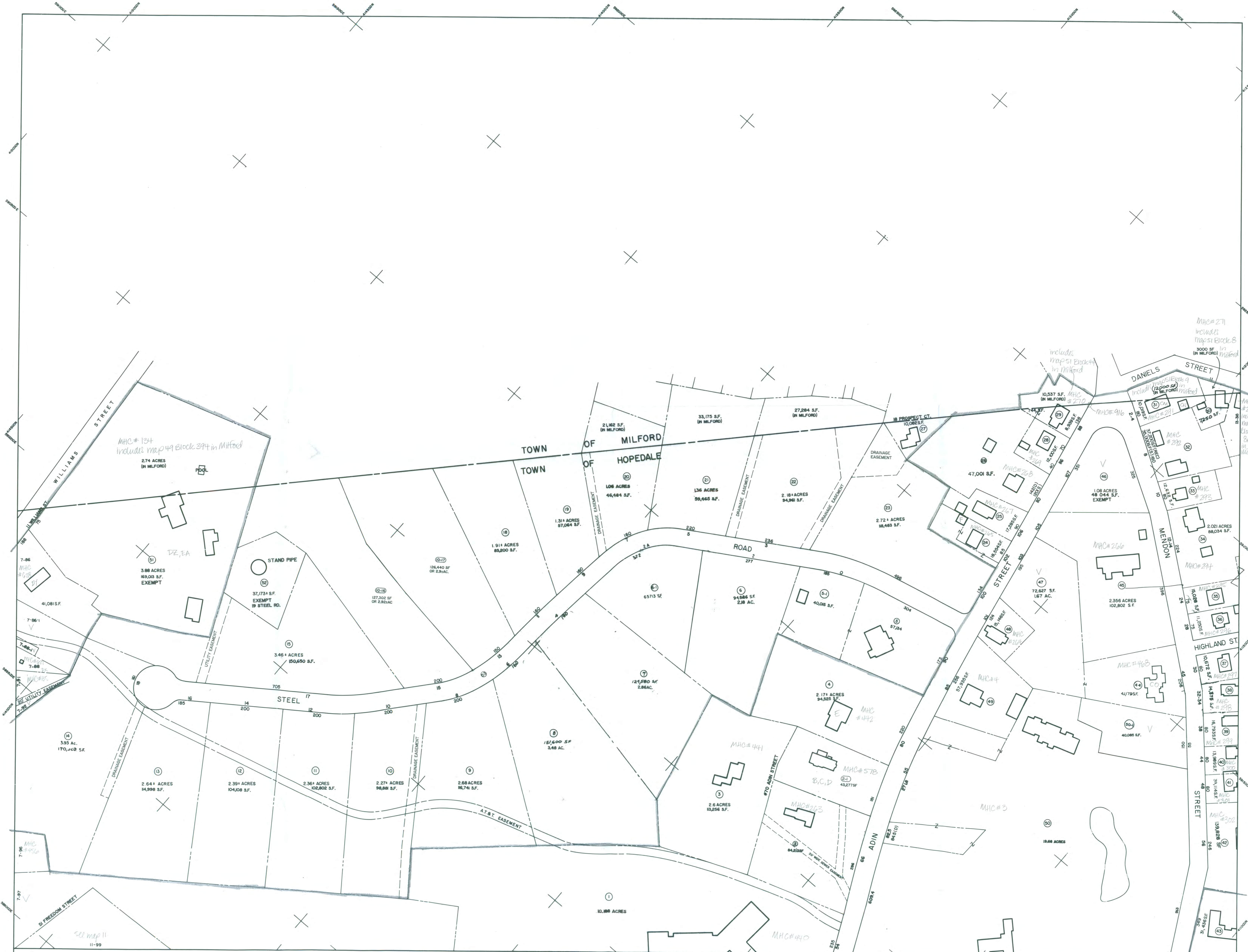
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SCALE OF INDEX: 1"=800'

1	4	7	10	13	17	21	25
2	5	8	11	14	18	22	26
3	6	9	12	15	19	23	27

SHEET NO.



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TOWN OF HOPEDALE

MASSACHUSETTS

ASSESSORS ATLAS

SEPTEMBER OF 1987

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REVISION DATES

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SCALE OF INDEX: 1"=8000'



SHEET NO.
10



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TOWN OF HOPEDALE MASSACHUSETTS ASSESSORS ATLAS SEPTEMBER OF 1987

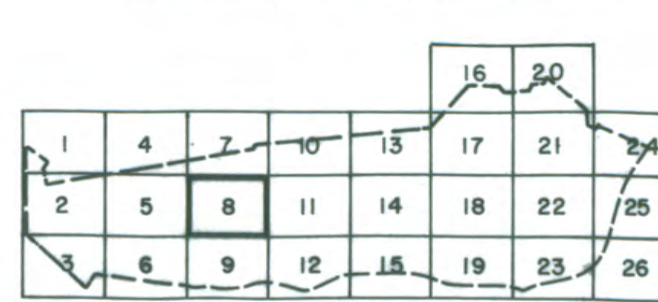
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SCALE OF INDEX: 1"=8000'



SHEET NO.

8

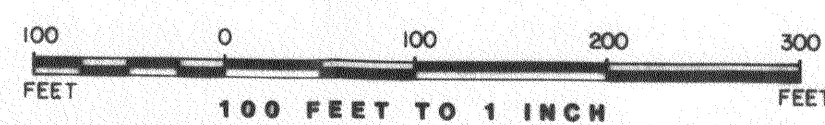


GUERRIERE & HALNON INC.
ENGINEERING AND LAND SURVEYING
333 WEST STREET MILFORD, MA.

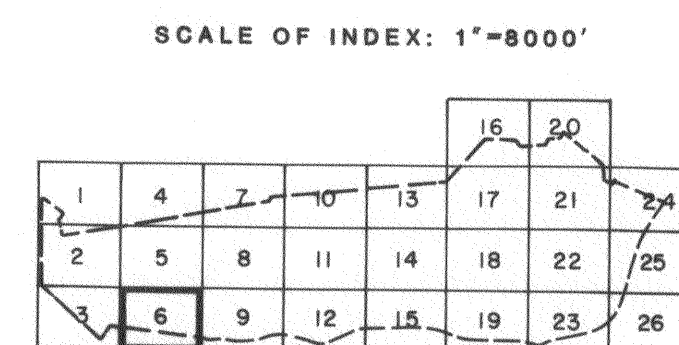
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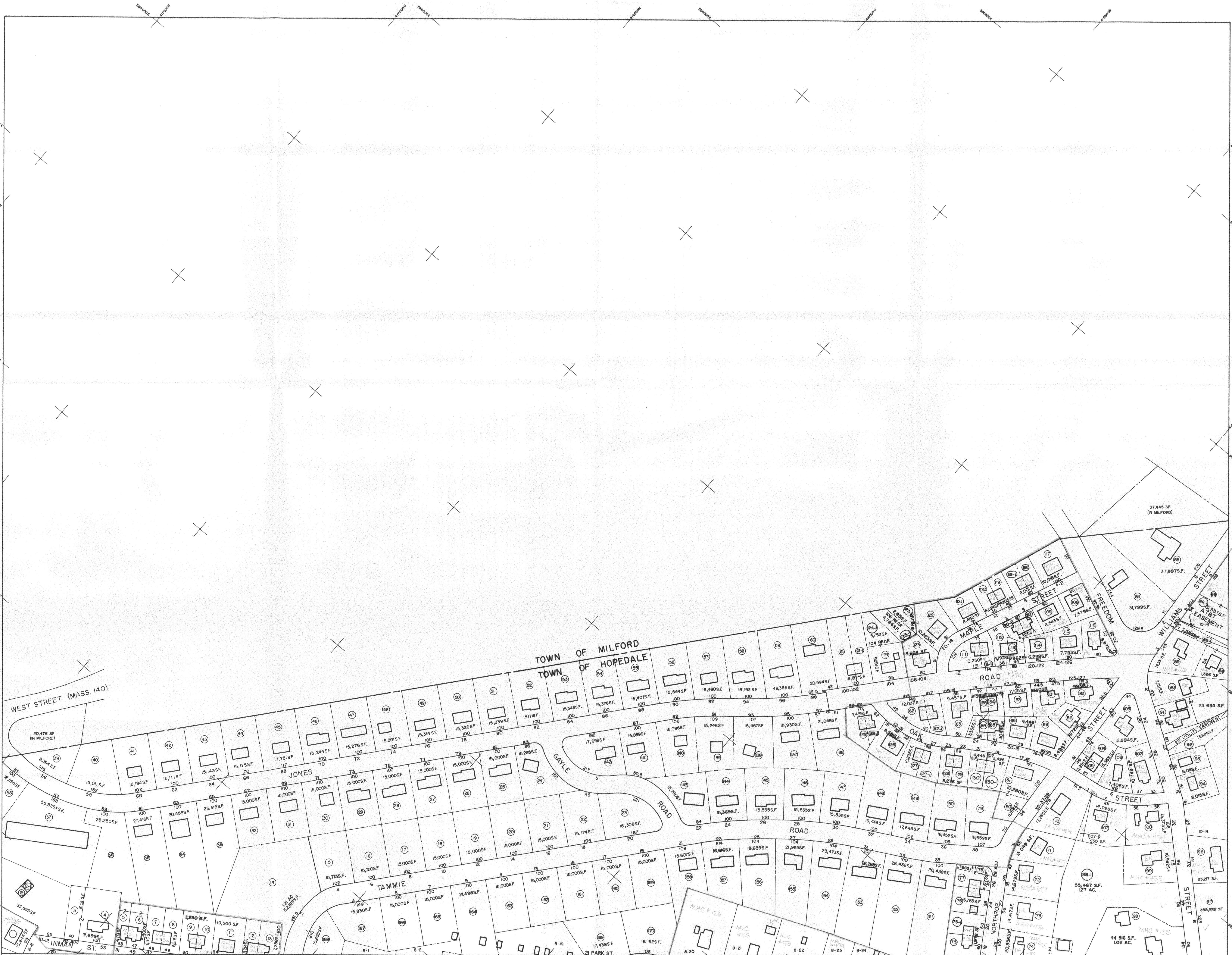
TOWN OF HOPEDALE MASSACHUSETTS ASSESSORS ATLAS SEPTEMBER OF 1987



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SHEET NO.
6



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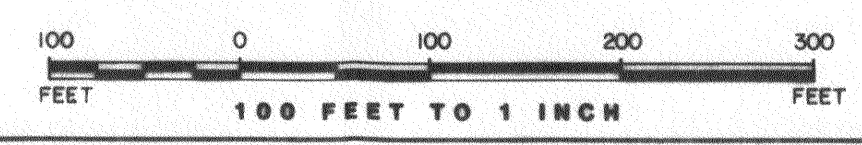
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TOWN OF HOPEDALE

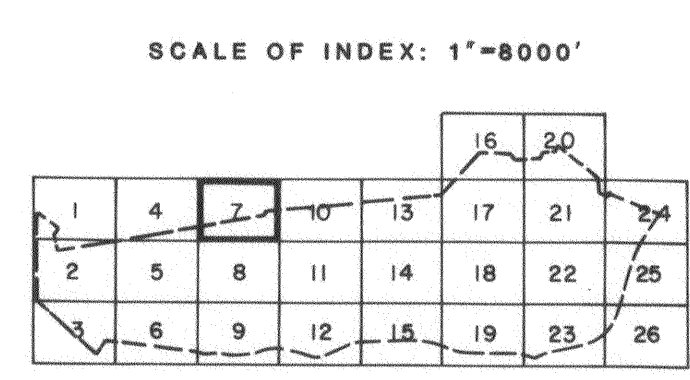
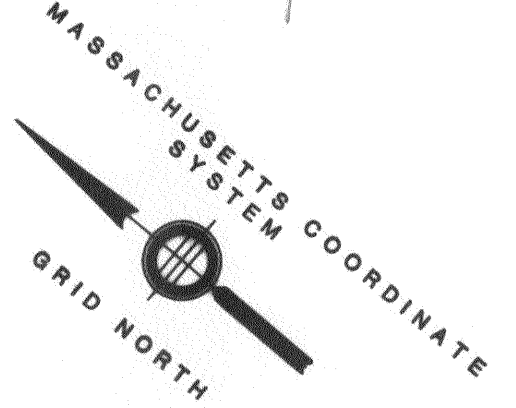
MASSACHUSETTS

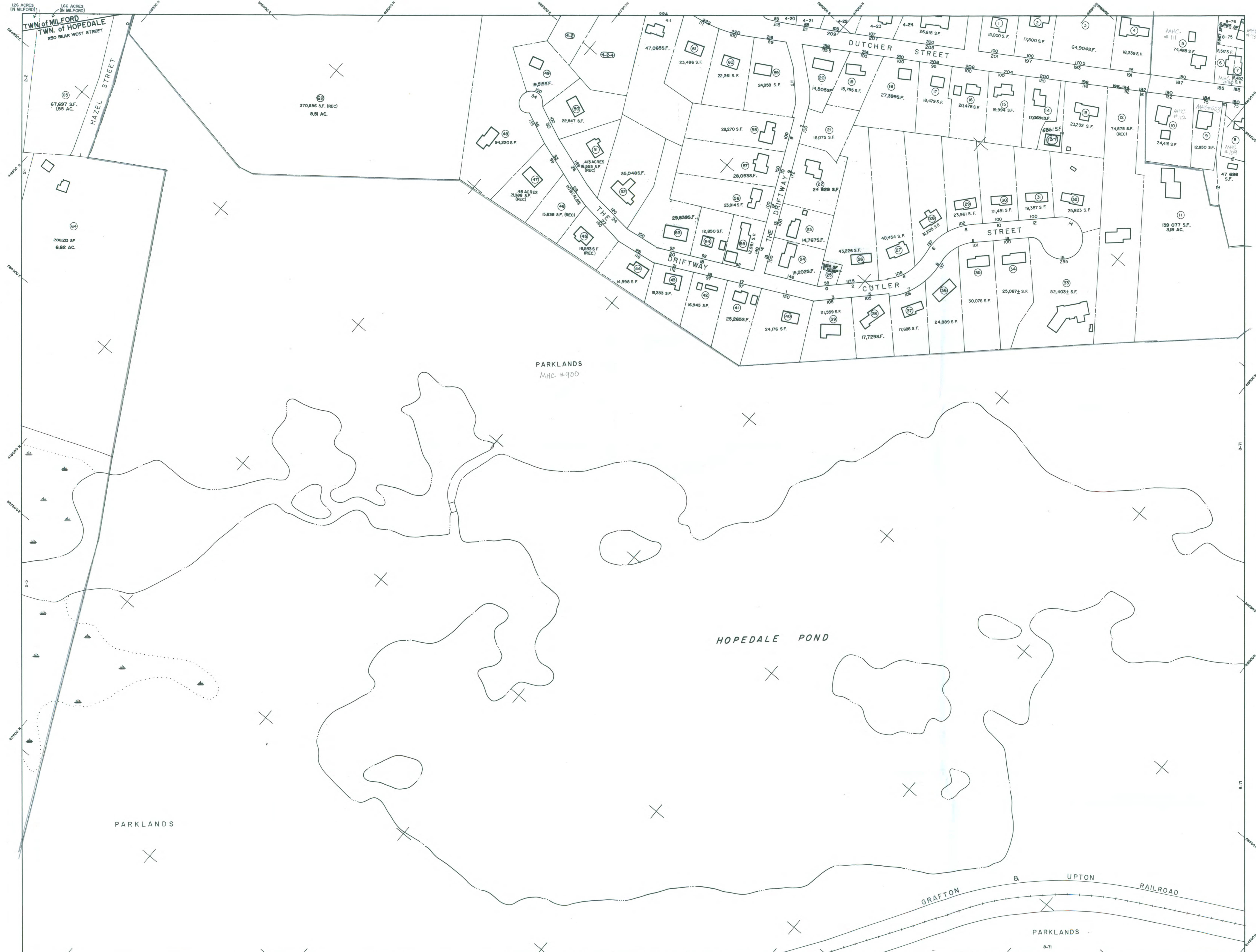
ASSESSORS ATLAS

SEPTEMBER OF 1987



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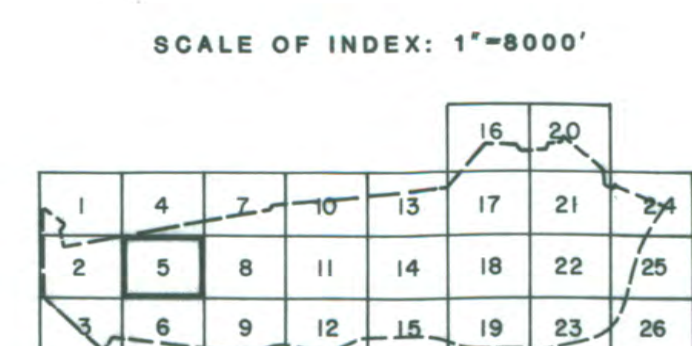
GUERRIERE & HALNON INC.
ENGINEERING AND LAND SURVEYING
333 WEST STREET MILFORD, MA.

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TOWN OF HOPEDALE
MASSACHUSETTS
ASSESSORS ATLAS
SEPTEMBER OF 1987



REVISION DATES			
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SHEET NO.
5



GUERRIERE & HALNON INC.
ENGINEERING AND LAND SURVEYING
333 WEST STREET MILFORD, MA.

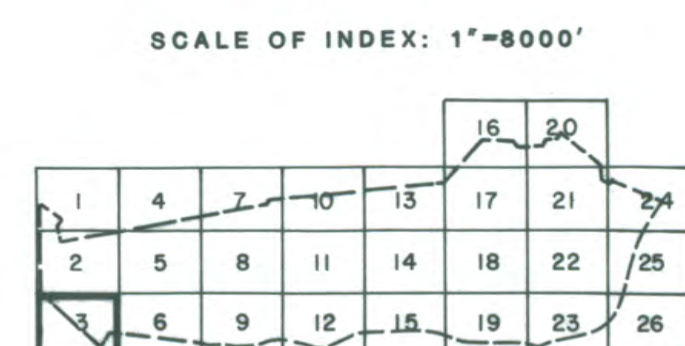
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TOWN OF HOPEDALE MASSACHUSETTS ASSESSORS ATLAS SEPTEMBER OF 1987



REVISION DATES	
DATE	CHECK'D BY
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7-1-93	



SHEET NO.
3



GUERRIERE & HALNON INC.
ENGINEERING AND LAND SURVEYING
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HOPEDALE VILLAGE HISTORIC DISTRICT
HOPEDALE, WORCESTER COUNTY, MASS.
JUNE 2001
ASSESSORS MAPS 2 THROUGH 14 INCLUSIVE

TOWN OF HOPEDALE

MASSACHUSETTS

ASSESSORS ATLAS

SEPTEMBER OF 1987

100 0 100 200 300
FEET 100 FEET TO 1 INCH FEET

REVISION DATES	
DATE	CHECK'D BY
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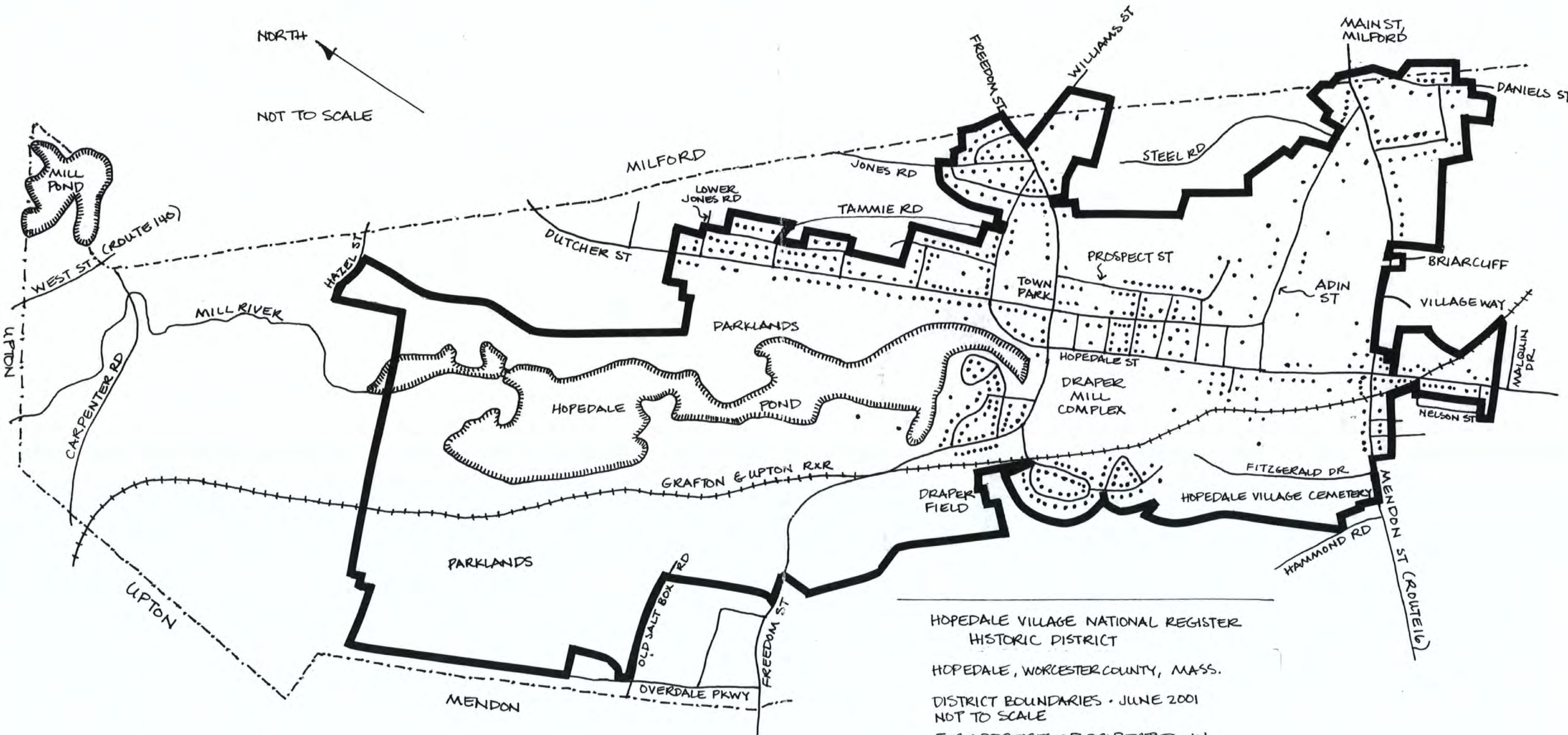
SCALE OF INDEX: 1"=8000'

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3	6	9	12	15	18	21	24	27

SHEET NO.
2

02 000635

NORTH
NOT TO SCALE



HOPEDALE VILLAGE NATIONAL REGISTER HISTORIC DISTRICT

HOPEDALE, WORCESTER COUNTY, MASS.

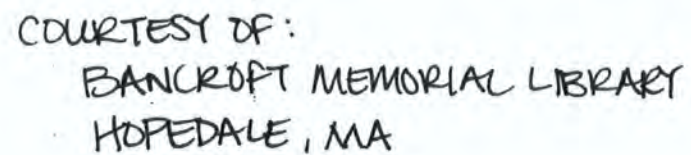
DISTRICT BOUNDARIES - JUNE 2001
NOT TO SCALE

FOR ADDRESSES OF PROPERTIES IN
DISTRICT, SEE DISTRICT DATASHEET
AND HOPEDALE ASSESSORS' MAPS

KEY: DISTRICT BOUNDARIES
 TOWN BOUNDARIES
 RAILROAD RIGHT OF WAY
 POND

№ 67-38

REVISED DECEMBER 1913



DETAIL MAP OF PARKLANDS
SCALE AND DATE AS SHOWN

BF
FEB 28 2002

Debra Short
6 Condominium Lower Jones Road
Hopedale, MA 01747

February 25, 2002

Massachusetts Historical Commission
Massachusetts State Archives
220 Morrissey Boulevard
Boston, MA 02125

Attn : State Historic Preservation Officer

My name is Debra Short and I reside at 6 Condominium Lower Jones Road in Hopedale, Massachusetts in which I have been a resident at this address for the past eleven years with my two children.

I am in disagreement with having my house as part of a historical site and want no part of it, therefore, I **OBJECT** to being put on the National Register, and hope that you will respect my wishes.

I strongly believe that the residents who live in these Draper homes should be given the opportunity on whether or not they want to be part of this historical site where they are put on the National Register Listing. The decision should not be made by the majority vote and by the Massachusetts Historical Commission.

Sincerely,

Debra Short

Debra Short

*21 pins 3/18/05
Michelle D. Seagrave*



COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS SENATE
STATE HOUSE, BOSTON 02133-1053

RECEIVED

MAR 08 2002

MASS. HIST. COMM

SENATOR GUY W. GLODIS
SECOND WORCESTER DISTRICT
ROOM 413B, STATE HOUSE
TEL 617-722-1485
FAX 617-722-1066
GGlodis@senate.state.ma.us

COMMITTEES
PUBLIC SAFETY (CHAIRMAN)
ELECTION LAWS (CHAIRMAN)
ENERGY (VICE CHAIRMAN)
STEERING AND POLICY
STATE ADMINISTRATION

March 6, 2002

Ms. Betsy Friedberg
Massachusetts Historical Commission
State Review Board
220 Morrissey Blvd.
Boston, MA 02125

Dear Ms. Friedberg:

I am writing to voice my full support for the Town of Hopedale in its attempts to have the *Hopedale Village National Historic District* duly recognized as such by the Massachusetts Historical Commission. This recognition is a key step in the Hopedale Historical Commission's preservation and beautification efforts in the community.

As you may know, the people of Hopedale have worked for a number of years to renovate and restore the many historical and cultural jewels that dot their landscape. The Statue of Hope and Hopedale Street rehabilitation projects have successfully progressed and demonstrated local residents' genuine commitment to preservation. In 1986, Congress affirmed the national significance of the Town of Hopedale and surrounding communities in establishing the Blackstone River Valley National Heritage Corridor. I remain confident that this is a crucial step in what is unquestionably a truly worthwhile endeavor, and your favorable consideration is greatly appreciated.

Thank you for your time and attention to this matter. Should you have any questions, please do not hesitate contact me.

Sincerely,


Guy W. Glodis, State Senator
Second Worcester District

GWG/cb



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 26, 2002

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Ms. Shull:

Enclosed please find the following nomination form:

Hopedale Village HD, Hopedale/Milford (Worcester), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the properties included in the district were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

One letter of support and one letter of objection have been received.

Oversize assessors maps for the Hopedale Village district are being shipped separately.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Kathleen Kelly Broomer, Consultant
Merrily Sparling, Hopedale Historical Commission
Robert Andreola, Milford Historical Commission
Beth Hoffer, Bancroft Library
Edward Burt, Hopedale Board of Selectmen
D. Craig Travers, Hopedale Planning Board

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

April 26, 2002

Ms. Alexis Abernathy
National Register of Historic Places
National Park Service
Mail Stop 2280, Suite 400
1849 C Street, NW
Washington, DC 20240

Dear Alexis:

Enclosed please find oversized materials for two recently submitted National Register nominations for Hopedale Village Historic District, Hopedale/Milford (Worcester), MA and the New Bedford Gas & Edison Light Complex, New Bedford (Bristol), MA.

These were shipped separately from the nominations themselves. If you could reunite them with their parents it would be very much appreciated.

A handwritten signature in black ink that reads "Philip Bergen". The signature is fluid and cursive, with the first name "Philip" and last name "Bergen" clearly legible.

Philip Bergen
Preservation Planner
Massachusetts Historical Commission

Enclosures (2)



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

March 31, 2011

Mr. J. Paul Loether
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005

Dear Mr. Loether:

02000635
Re: Hopedale Village Historic District and Bancroft Memorial Library, Hopedale (Worcester County)

The Massachusetts Historical Commission had been notified that the Hope Street Wooden bridge, east abutment (HOP.919) in the Hopedale Village Historic District is within the boundary of the Bancroft Memorial Library property (50 Hopedale Street), which was listed individually in 1999 and then included in the Hopedale Village Historic District in 2002. The abutment was incorrectly listed on the district data sheet as being on the property of 54 Hopedale Street.

We enclose a corrected page 18 from the data sheet for the Hopedale Village Historic District.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

XC: Hopedale Historical Commission