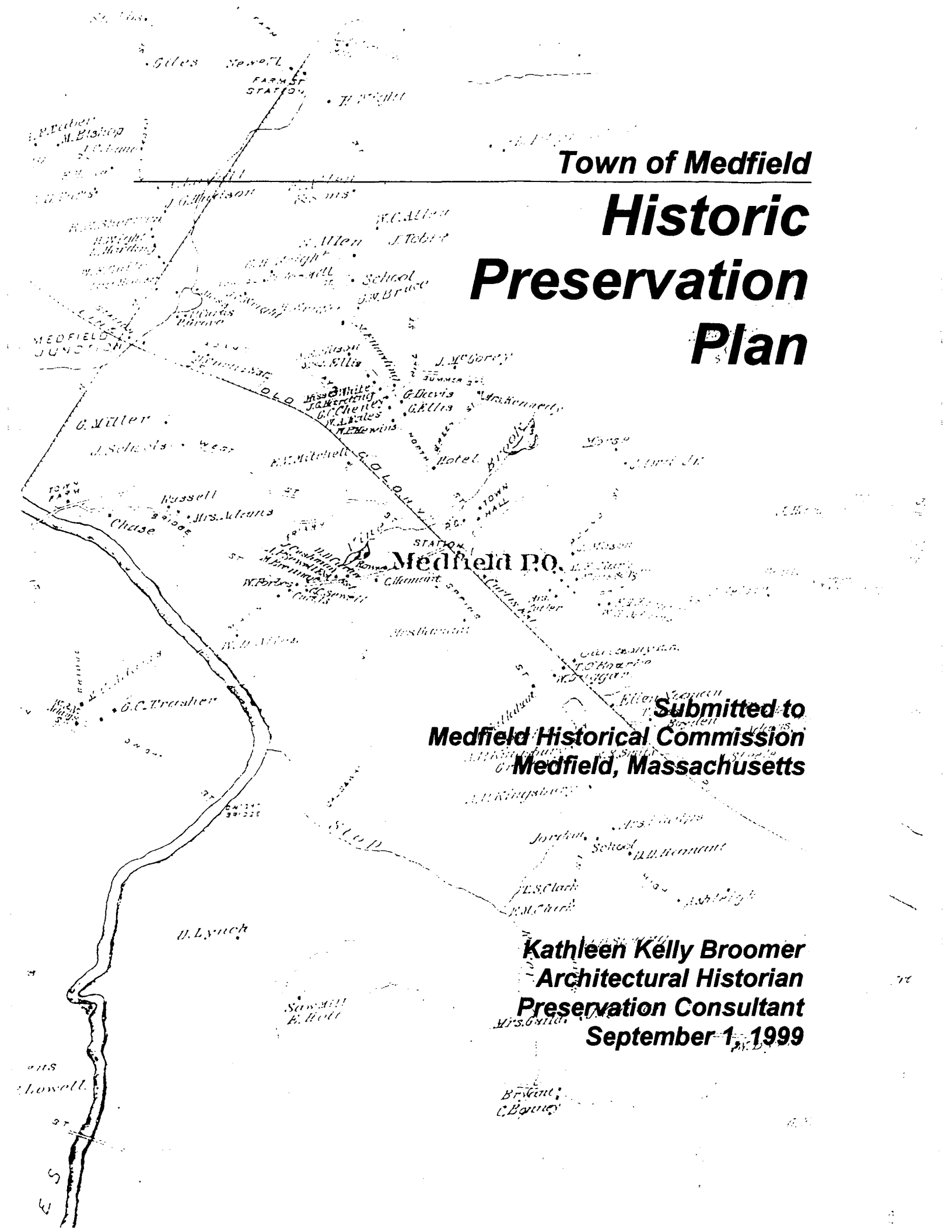

Town of Medfield

Historic Preservation Plan

Submitted to
Medfield Historical Commission
Medfield, Massachusetts

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September 1, 1999

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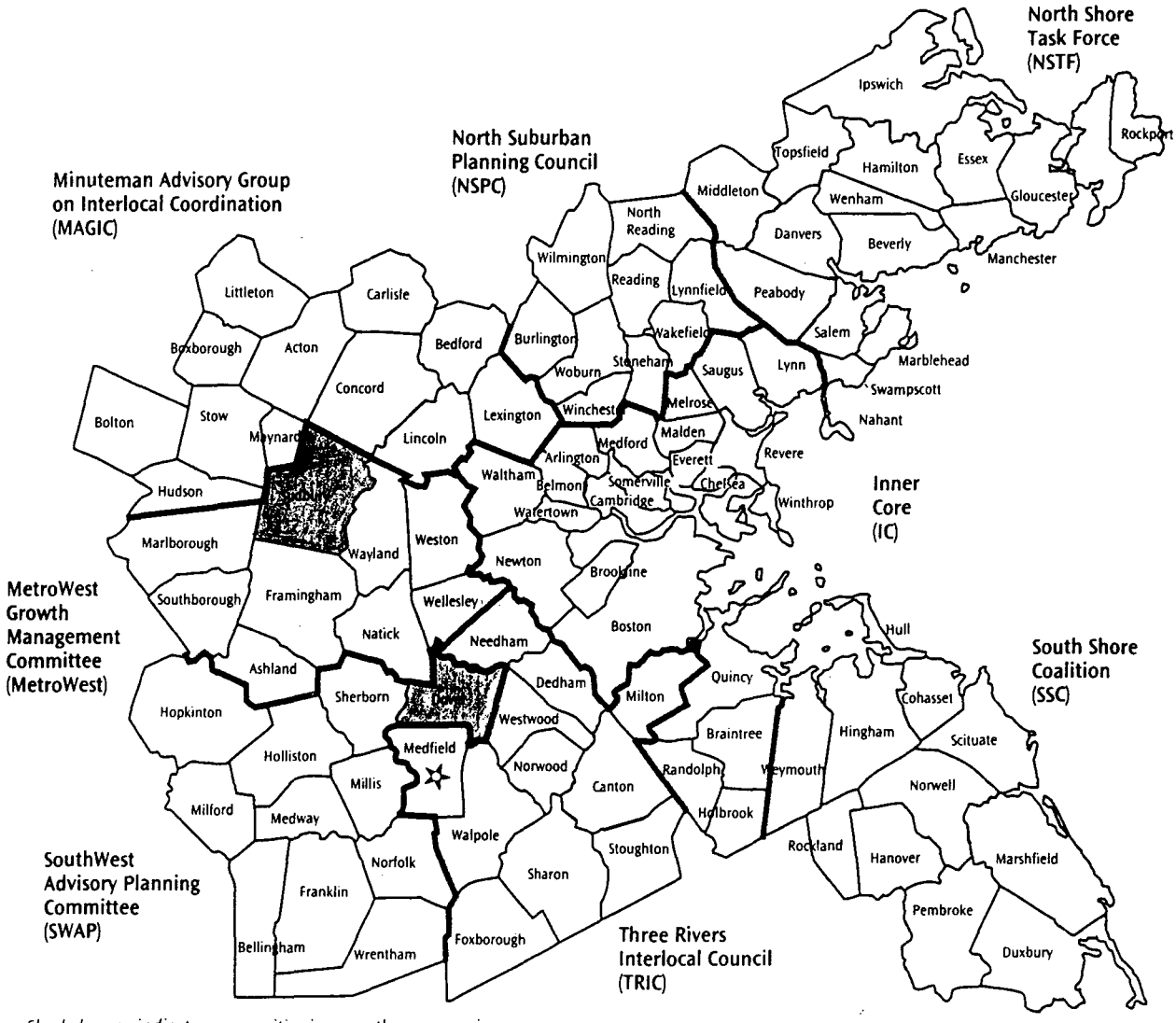

Shaded areas indicate communities in more than one region.

Source:
Metropolitan Area Planning Council

ACKNOWLEDGEMENTS

Many individuals contributed their time and knowledge to the preparation of Medfield's *Historic Preservation Plan*. Ancelin Wolfe served as Local Project Coordinator representing the Medfield Historical Commission, juggling multiple tasks from administrative details to product review. Charlotte Reinemann, Richard Reinemann, Burgess (Mike) Standley, David Temple, Monica Bushnell, and Mary Preikszas, all of the Medfield Historical Commission, not only reviewed the products of this planning project, but provided the institutional memory and grass-roots advocacy perspective that were critical to the success of the preservation plan. Mike Standley's assistance in providing the consultant with Medfield's past planning reports and studies is gratefully acknowledged. Richard DeSorgher, Electa Kane Tritsch, John Thompson, and Barbara Leighton, all Associate Members of the Historical Commission who also serve on the Medfield Archaeological Advisory Committee (MAAC), contributed their insights to the planning process, and the final document reflects their comments. Albert Clark, president of the Medfield Historical Society, provided invaluable assistance not only on the planning project, but also on the historic property survey that ran concurrently with work on the preservation plan. The preservation plan was completed under the supervision of Christopher Skelly, Director of Local Government Programs at the Massachusetts Historical Commission, which provided the town with a matching grant to fund the project.

Several town employees and board members were particularly generous with their time, including Town Administrator Michael Sullivan, Assistant Assessor Marjorie Temple, Planning Board Administrator Norma Cronin, Assistant Inspector of Buildings Anthony Calo, Building Inspection Department Secretary Judy Cahill, Conservation Officer Leslee Willitts, Board of Health Administrative Secretary Sheryl Sacchetine, Superintendent of Public Works Kenneth Feeney, and Town Counsel Mark Cerel. Evelyn Clark, formerly with the town's Water Department and now with the Selectman's office, provided critical assistance throughout the project. Town Clerk Carol Mayer provided the consultant with the information needed to forward a preservation plan questionnaire to the members of several town boards and commissions, which are listed in Chapter 5 of the plan. Carole Heaton and Mary Generoso-Cusano of Medfield's League of Women Voters, and Michelle Mitchell of the Medfield Employers and Merchants Organization (MEMO), also assisted in the distribution of the questionnaire to the boards of their respective organizations. Eric O'Brien of the Cemetery Commission, Nancy Temple Horan of the 350th Anniversary Committee, and Chris Haley of the Friends of Medfield's Forests and Trails provided important perspectives on preservation in Medfield that are reflected in the plan.

Finally, residents and property owners of Medfield contributed vital information on historic preservation in the town by attending a public meeting on the preservation plan, responding to the preservation plan questionnaire, or relaying their questions and concerns to the Medfield Historical Commission. Their input provided a framework for addressing preservation planning concerns on a communitywide basis.

EXECUTIVE SUMMARY

Historic preservation in Medfield has long celebrated our community history. In recent years, historic preservation also has become an important vehicle for maintaining our community character. Our historic and prehistoric resources are not static memorials to a bygone era. They are places that help define Medfield today and will shape Medfield in the future. Preservation planning helps residents, property owners, the business community, and town officials in Medfield articulate what our community character is, so we can determine how to protect that character while managing growth and change. Historic preservation is a catalyst for economic development, a tool for public information, and a critical component of the town planning process. Preservation planning ensures that the public interest in the town's historic and prehistoric resources is protected.

"Saving it all" is not the goal of preservation planning. The preservation planning process is designed to encourage objective analysis of the town's historic and prehistoric resources, so we can make informed decisions about which resources are the most important to the community and are worth keeping. Preservation planning on a townwide basis involves three steps. We must *identify* our historic and prehistoric resources, which is accomplished through systematic field survey and research that adds to the town's historic properties inventory. When the resources are identified, we have the information needed to *evaluate* those resources, to determine which ones retain their historic integrity and possess the greatest historical significance. After pinpointing the best preserved resources that hold the greatest significance to the town, we can enact measures to *protect* those resources.

Regulation is only one way to protect Medfield's historic and prehistoric resources. *Advocacy and outreach* are very important components of any strategy to preserve the best of Medfield's past. Each preservation success is achieved through the consensus and cooperation of the community as a whole.

PROJECT OBJECTIVES

In 1998, the Town of Medfield and the Medfield Historical Commission received a matching grant from the Massachusetts Historical Commission to prepare a historic preservation plan. Specific project objectives were:

1. To provide an assessment of Medfield's historic and prehistoric resources, including their identification and general state of preservation;

2. To identify issues and opportunities that affect the preservation of these resources;

3. To assess the status of historic preservation in the community, including existing preservation mechanisms, and the integration of historic preservation goals and objectives in other aspects of the town's planning and development;

4. To identify priorities for preservation and develop an action plan for implementing priority preservation goals and objectives; and

5. To encourage activities that identify, document, preserve, and promote cultural resources associated with diverse minority, ethnic, social, and cultural groups and individuals who have played a role in the history of communities in Massachusetts.

RECOMMENDATIONS

The *Medfield Historic Preservation Plan* informs the public and town officials about the importance and benefits of preserving Medfield's historic and prehistoric resources. The first four chapters of the plan make the case for preserving these resources. They provide a context for understanding not only Medfield's historic character, but also the preservation efforts undertaken in Medfield in the past. The plan examines the public's knowledge of historic preservation in the town, and includes a description of existing preservation groups and programs. The town's inventory of historic resources and the listing of Medfield properties in the National Register of Historic Places are major components of the preservation planning programs mandated by state and federal preservation agencies, and separate chapters of the plan are devoted to those topics. Current municipal policies and procedures that impact historic and prehistoric resources are analyzed in another chapter. The plan makes recommendations for identification, evaluation, protection, and advocacy activities, and concludes with an action plan.

Identification

Medfield's inventory of historic and prehistoric resources must be routinely revisited to ensure that the data will continue to support the town's planning needs. With each year, more archaeological sites become known, and more buildings are recognized for their ability to convey important information about Medfield's past. The *Historic Preservation Plan* describes the purpose of maintaining an inventory, and summarizes survey activity in Medfield to date.

After three years of surveying, many of Medfield's highest priority historic resources have now been documented. The plan includes a number of recommendations for continuing the town's survey. Approximately **150 buildings townwide** are still targeted for individual documentation. Other types of resources recommended for documentation include **cultural landscapes** (including those with scenic value) and **bridges**. While there has been considerable building-by-building survey at the town center to date, there is a need for updating the area inventory form for **Medfield Center**. This will allow the Medfield Historical Commission and the Massachusetts Historical Commission to move forward with establishing a National Register historic district at the town center (see below).

Another high-priority area for future survey is the **Medfield State Hospital campus**. While a National Register historic district nomination does exist for the State Hospital, the town lacks the detailed descriptions, photographs, and statements of significance for each resource on the property that would assist the Medfield Historic District Commission in executing its design review authority under *M.G.L. c.40C*. This authority would be exercised in the event that all or any portion of the campus is transferred into private ownership. The plan also includes other recommendations for surveying on the State Hospital campus.

Evaluation

The *Historic Preservation Plan* makes recommendations for listing historic districts and individual properties in the National Register of Historic Places. The backbone of the federal government's historic preservation planning program, the National Register is the nation's official list of buildings, sites, structures, objects, and districts important in American history,

culture, architecture, or archaeology. Criteria for listing in the National Register are established by the National Park Service. The plan provides an overview of the National Register program, including a description of the process by which historic and prehistoric resources are listed in the National Register.

The plan identifies six potential **National Register historic districts** in Medfield. Each district is accompanied by a map with suggested district boundaries. These boundaries, which are based on the survey information available to date, may be modified before the Medfield Historical Commission initiates the process of National Register listing. In accordance with preservation planning practice, resources recommended for National Register listing have been grouped into districts, to the extent possible. The National Register discourages a property-by-property approach to listing in historic areas, which tends to emphasize discrete landmarks rather than recognizing the historic significance of the area as a whole. The plan also identifies about sixty properties in Medfield that appear to meet the criteria for **listing in the National Register individually** and merit further evaluation. Further survey work in Medfield will identify additional properties that are potentially eligible for the National Register.

Protection

In preservation planning, the strongest protection for the greatest number of historic and prehistoric resources is achieved through the establishment of bylaws and policies at the local level. Existing federal and state regulations provide only limited protection of such resources, and only in cases in which the resources are listed in the State or National Registers of Historic Places.

With regard to strengthening the town's ability to protect historic and prehistoric resources through the existing permitting process, the *Historic Preservation Plan* recommends **minor additions to local permit applications and procedures**. In addition, the plan identifies about ten instances in which **amendments to the *Zoning Bylaw* or the *Land Subdivision Rules and Regulations*** could either clarify or improve existing procedures as they may concern historic and prehistoric resources.

The plan identifies a number of opportunities to integrate historic preservation with the town's comprehensive planning process. Recommendations include having the members of town boards involved in planning and environmental review share their knowledge through a **"think tank"day** and/or attendance at **conferences**. There are recommendations relating to the town's **Geographic Information System (GIS)**, currently under development, as well as the need for the town to produce a **large-scale build-out map of Medfield**. The *Historic Preservation Plan* recommends five historic areas of the town that should be studied to determine whether **zoning overlay districts** are needed, to ensure that new development is visually consistent with the scale and massing of the historic development already present. Existing lot sizes, building setback from the property lines, building coverage on the lot, lot frontage on the street, and floor area ratio (FAR) are among the specific features of these areas that require study. The preservation plan process identified a great deal of local interest in establishing a village zoning district (at the town center) in particular. The plan recommends that the town both clarify and establish a consensus on its approach to the treatment of the five designated **scenic roads** (under *M.G.L. C.40, s.15C*, as amended) and about seven scenic roads that appear to be likely candidates for designation. The plan identifies four potential **rural scenic corridors** for the town to study, with a view toward implementing *both* scenic road designation and zoning overlay districts to ensure that new development along these routes does not adversely impact the existing rural character.

The *Historic Preservation Plan* recommends that the town determine the level of local interest in establishing additional **design review** mechanisms, and study which design review programs will provide the desired protection of historic resources. The plan explains why a zoning overlay district is not a design review district, and also outlines three options for design review: the establishment of additional **local historic districts** (under *M.G.L. c.40C*), **neighborhood conservation districts** (under municipal home rule authority), or a local **design review board** (under municipal home rule authority). The plan identifies five priority historic areas for design review in Medfield.

With the completion of its communitywide reconnaissance archaeological survey in 1997, the Medfield Historical Commission now has an **archaeological sensitivity map** of the town, accompanied by a user's guide to the map and a detailed report that presents the results of the survey. The map identifies the general areas of Medfield that encompass known or expected archaeological sites meriting protection in the town's planning and permitting process. The map provides additional information on archaeological resources in Medfield, beyond the four sensitivity areas that the town designated in 1994 as the **Archaeological Protection District** under the **Demolition Bylaw**. There are suggestions in the *Historic Preservation Plan* for strengthening the town's protection of archaeological resources under this and other local bylaws.

The plan identifies **historic resources under town ownership**, and provides general recommendations for the preservation of these resources, which include cultural landscapes as well as buildings. Community discussion regarding the **care and maintenance** of town-owned historic resources, and **capital improvement projects** affecting those resources, calls for the input of the Medfield Historical Commission. The plan recommends that the town pursue **grant funding** through state and private sources for the study and rehabilitation of town-owned historic resources.

Advocacy

The *Historic Preservation Plan* makes a number of recommendations for strengthening the public's appreciation of historic preservation, and what it can do for Medfield. These recommendations include the formation of a **coalition of the one dozen historic preservation groups in town** to serve as a collective voice for preservation in Medfield. The plan suggests methods for implementing a **program of public information** on preservation-related activities. The plan encourages the promotion of programs providing **investment tax credits** for rehabilitation of income-producing buildings, loans for **commercial façade improvements**, or special consideration in **residential property tax assessments** for historic rehabilitation. In addition, the plan recommends continuing the successful grass-roots advocacy for the stabilization and reuse of buildings at the **Medfield State Hospital**.

Recommendations for National Register activity in Medfield include the **development of a public information plan on the National Register** to acquaint residents and property owners with the details of the National Register listing process. A **phased approach to National Register listings** is recommended, to build local support for the program.

The plan recommends advocating for the **Community Preservation Act** and the **Norfolk County Commissioners' Act**, both currently before the state legislature. Preservation of **culturally significant open space** is of particular concern to the Medfield Historical Commission. The plan makes recommendations for integrating historic preservation with the Bay Circuit Trail and for giving consideration to the special maintenance needs of certain town-owned historic landscapes.

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CHAPTER 1
WHY PRESERVE MEDFIELD'S HISTORIC AND PREHISTORIC RESOURCES?

They are finite, nonrenewable, and dwindling in number.

Once they are destroyed, they are gone forever.

Residents value and want to preserve Medfield's character as a small suburban town with rural qualities.

In 1995, the Long Range Planning Committee distributed a survey to 500 Medfield residents seeking opinions on issues related to the town's growth and development. Nearly 80% of the respondents indicated that historic buildings and districts are important physical aspects of the community that merit preservation. The survey also revealed that Medfield's reputation as a small suburban town with rural character ranked highly in attracting and keeping residents. Interest and pride in Medfield's history is further reflected in the 300+ membership of the Historical Society. There is a broad-based local constituency for preservation. Preserving Medfield's past is a key to saving Medfield's future.

The Medfield community has made historic preservation a townwide priority.

During the last six years, a number of warrant articles relating to historic preservation were approved at Town Meeting. The town created three design review historic districts and established a demolition bylaw to protect historic and prehistoric resources. The town also committed funds to the multiple-year project of documenting these resources and preparing a historic preservation plan. In 1996, funds were appropriated to purchase the Dwight-Derby House, which is undergoing stabilization that is funded by 400 Medfield "friends" and a state preservation grant. Other municipal preservation initiatives include the renovation of Town Hall, and the expansion of the Memorial Public Library, both of which re-opened in 1998.

Preservation of Medfield's irreplaceable heritage is in the public interest.

Historic and prehistoric resources constitute Medfield's tangible history. They provide a context for understanding growth and change in Medfield over the course of several thousand years. Our town has joined both Massachusetts and federal governments in recognizing that these resources, like natural resources, require careful consideration in the planning and environmental review process.

These resources are inextricably linked with Medfield's image and quality of life.

As major character-defining features of Medfield's landscape and cultural heritage, our historic and prehistoric resources contribute to our "sense of place" and make Medfield an attractive, distinctive, and desirable town in which to live and work.

Preservation has economic benefits.

Rehabilitation and reuse of historic buildings reduces the impact of development on our infrastructure and character as a small suburban town. Reusing existing buildings enables us to maintain, even increase, the supply of housing in our community without significantly altering the character of existing residential areas. Preservation of culturally significant open space and agricultural land contributes to the beauty of our community, and tends to have a positive effect on property values. Creation of historic districts demonstrates the town's long-term commitment to preserving critical areas.

CHAPTER 2
COMMUNITY PROFILE

Medfield is a small suburban town located near the center of the region defined by Route 128 on the northeast, the Massachusetts Turnpike (Interstate 90) on the north, Interstate 95 on the southeast, and Interstate 495 on the west and south. Situated at the western edge of Norfolk County, Medfield is approximately twenty miles southwest of Boston and about seven miles southwest of Dedham, the county seat. Historically, the town was located on an important crossing of the Charles River Valley to the western interior. Medfield is bounded by Dover on the north and northeast, Walpole on the east and southeast, Norfolk on the south, Millis on the west, and Sherborn on the northwest. Town boundaries encompass approximately 14.43 square miles, or 9,235 acres.

Two regional highways serve Medfield, Route 109 and Route 27. Formerly state routes, both roads are now owned and maintained by the town. Route 109 (Main Street), the town's major east-west connector, is a two-lane highway that passes on a diagonal course roughly through the center of town from northeast to southwest. Route 27, which passes through the town from northwest to southeast, consists of a high-speed, limited access highway at its northern end (North Meadows Road). This section was constructed in 1974 as a bypass, when the northern end of Route 27 was relocated from its original path through the north-central part of Medfield. After intersecting with Route 109, Route 27 becomes a two-lane highway that follows Spring Street and High Street into Walpole.

Two railroad lines also serve Medfield, currently supporting freight traffic only. One line, through the northwest corner of town, passes through the village of Harding. Passenger service on this line was discontinued in 1966. The other line takes a southeasterly course from the Sherborn town line, through Medfield Center, and on to Walpole. Passenger service on this line was discontinued in 1938. Both lines have grade crossings. The intersection of the railroad lines forms a junction at West Mill Street, just east of North Meadows Road, in what is now the town's industrial development zone.

Rocky, hilly terrain characterizes much of Medfield, and large areas of rocky outcrops are found across the northern part of town, particularly at Rocky Woods Reservation, and in the southern part of town, particularly in the vicinity of Noon Hill Reservation. Outcroppings of bedrock in Medfield are Dedham granite and diorite. The town's higher elevations range from 300-370+/- feet above sea level, and include Castle Hill, Mine Hill, Cedar Hill, and Mt. Nebo in the northern and eastern parts of town, and Noon Hill and Indian Hill in the southern part of town. The town center occupies a broad plain north and south of Route 109. Soils in Medfield are largely sandy to gravelly in nature.

Medfield has significant water resources; wetlands and water comprise over 12% of the town's total area. Medfield straddles two river drainages. Much of the western part of town drains into the Charles River, where most of the extensive marshes and meadows defining the town's western edge are protected open space. The eastern part of town drains into the Neponset River and constitutes the westernmost edge of that river's watershed. Medfield also has the Stop River, a tributary of the Charles River and, with the Charles, the principal location of the town's floodplain areas. There are several small upland ponds and streams. Medfield has a town water system drawing on aquifers and five wells. Approximately two-thirds of the households in

Medfield rely on subsurface systems for the disposal of sewage. There is a town sewer system with a sewer treatment plant, and extension of the sewer system has been underway since 1996.

About 91% of the parcels of land in Medfield are residential or open space in nature. The majority of residential buildings in Medfield are single-family dwellings. Over 40% of the town's housing stock has been built since 1970; over 500 new single-family dwellings have been constructed in the 1990s alone. Approximately 31% of Medfield's acreage is protected open space, under the ownership and management of various non-profit or government entities. These include The Trustees of Reservations (about 1365 acres), the Town of Medfield (about 1000 acres), the Commonwealth of Massachusetts (about 272 acres protected), and the U. S. Army Corps of Engineers (over 500 acres). The Army Corps of Engineers holds conservation easements on another 500 acres of land that is owned by The Trustees of Reservations, the Town of Medfield, and other entities [*1994 Open Space and Recreation Plan*]. In addition to the acreage noted above, the Commonwealth of Massachusetts owns another significant open space in Medfield, the 228-acre campus of the Medfield State Hospital. The State Hospital campus is not, however, protected open space at this time.

Medfield's historic commercial and industrial core is located at the town center, radiating from the Main Street (Route 109) intersection with North Street. Clusters of contemporary commercial development are present at the eastern end of Main Street and in the industrial park on North Meadows Road (Route 27). Service industries, wholesale and retail trade, and manufacturing – based in Medfield and elsewhere – employ the majority of the town's residents. In the 1990s, the town's largest employers have included Bayer (Chiron) Diagnostics, the State Hospital, Shaw's Supermarket, the Potpourri Collection, Arrow Business Forms, and the town's School Department. The current (1999) population of Medfield is 12,290.

CHAPTER 3
HISTORY OF GROWTH & DEVELOPMENT IN MEDFIELD

History in Medfield spans nearly nine thousand years of settlement.* Known archaeological sites in Medfield and the surrounding area document at least 8,500 years of Native American occupation of the Charles River basin, from the **Early Archaic period (9,000-7,500 years ago)** to the **Late Woodland period (1,000-450 years ago)**. Environmental characteristics similar to those for known locations of PaleoIndian sites in southern New England suggest the potential in Medfield for sites from the **PaleoIndian period (10,500-9,000 years ago)** as well.

About twenty prehistoric archaeological sites have been identified already in the town, and these sites yield important information on the settlement patterns, economy, and cultural traditions of Medfield's earliest inhabitants. The sites range from multi-component sites of many acres to small activity loci. Sites have been identified in several riverine, upland tributary stream, or wetland locations, in the vicinity of Kingsbury Pond, the Charles River floodplain, Vine Brook, Mine Brook, and the South Plain, the large plain south of Elm Street between South Street and Mill Brook. The largest known sites are typically base camps on ponds and in wetlands.

Investigation of known prehistoric sites in Medfield shows that hunting, harvesting, and fishing were the basis of the economy. Other activities also were present. One site occupied in the **Early Archaic period** and the **Middle Archaic period (7,500-5,000 years ago)** is a good example of a large, repeatedly occupied base camp site. This site displayed evidence of intense habitation, including stone tool manufacture, hide processing, and cooking. Other Middle Archaic sites could be expected along the margins of marshes and wooded wetlands in the Charles River drainage in Medfield.

Sites from the **Late Archaic period (5,000-3,000 years ago)** have been found more frequently than those of other periods in the upper/middle Charles River drainage, of which Medfield is a part. According to the town's 1997 reconnaissance archaeological survey, the most intensive occupation at many known sites in Medfield probably occurred about 4,000 to 2,500 years ago. The South Plain area was probably occupied at varying levels of intensity during this time. Medfield sites from this period show some evidence of use by people affiliated with the three major cultural traditions –Laurentian, Small Stem, and Susquehanna – then active in the region. It is likely that Laurentian Tradition settlement involved many small sites, such as a site along Vine Brook where a projectile point was found. Medfield sites with Small Stem components include what is believed to have been a large multi-component site in the Charles River floodplain, as well as a smaller temporary camp near Kingsbury Pond. Two sites with evidence of Susquehanna Tradition activity, one of which is located near Sewall Brook, yielded chipped and ground stone tools. Burials likely dating to about 3,200 to 2,700 years ago were reportedly found near Danielson Pond.

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* This brief overview of Medfield's history draws substantially from two recent reports produced by The Public Archaeology Laboratory, Inc. for the Medfield Historical Commission: *Medfield Narrative History* (June 1998), one product of the town's continuing communitywide comprehensive historic properties survey, and *Medfield Communitywide Reconnaissance Archaeological Survey, Planning and Review Process Project* (October 1997). Both documents are on file with the Medfield Historical Commission, and the reader is encouraged to contact the Historical Commission for information about specific properties. The town's 1964 Master Plan, subsequent updates of the plan, and Annual Town Reports provide history on the town's growth and development in recent decades. For a list of sources consulted, see the end of this chapter.

Limited information is known about settlement patterns for the **Early Woodland period (3,000 to 1,600 years ago)**. The town's archaeological survey report does not provide information on Medfield sites dating to this period, nor the **Middle Woodland period (1,600 to 1,000 years ago)**. For the **Late Woodland period (1,000 to 450 years ago)**, small sites with Levanna points have been found near upland tributary streams and wetlands, probably representing temporary camps used by Late Woodland groups with territories in the upper/middle Charles River drainage. A Levanna point found in an isolated location near Mine Brook is believed to indicate an example of this type of site in Medfield.

During the **Contact period (1500-1620)**, the Neponset tribe inhabited the Medfield area. Native American trails forded the Charles River, and the area became an important east-west crossing in the local network of native trails. Other trails through Medfield included one crossing the northern part of town from the Dedham-Walpole area to Natick and Sherborn, and another through the southern part of town leading toward the Wrentham area. Archaeologists have identified the broad, level plain south of the present town center as a likely location for Native American habitation and agriculture during the Contact period, though no archaeological sites have been identified there to date. The area, bounded by Mill Brook, Danielson Pond, Mount Nebo, and the Charles River floodplain, later became a focus of early European settlement in Medfield.

Medfield was established as a town during the **Plantation period (1620-1675)**, also known as the **First Period** of English settlement in eastern Massachusetts. Medfield is one of fourteen towns carved, in whole or in part, from the territory known as the Dedham Grant (1636). In addition to Medfield, all or parts of the following communities were once in the Dedham Grant: the present Dedham, Westwood, Norwood, Needham, Wellesley, Natick, Dover, Walpole, Norfolk, Wrentham, Franklin, Bellingham, and Boston (the Dorchester, West Roxbury, and Hyde Park neighborhoods). In 1649, the inhabitants of Dedham petitioned the General Court for a grant of land west of the Charles River, or the area now known as Millis and Medway. Medfield was set off from Dedham in 1650, its territory then encompassing the present towns of Medfield, Millis, and Medway. In 1651, the General Court recognized Medfield as a town.

The first land grants in the Medfield area, once known by the native name Boggestow and later as Dedham Village, date to 1643, and constitute some of the earliest expansions of English settlement west of the settlement cluster at Dedham. Most of the first English settlers in Medfield were from Dedham, Braintree, and Weymouth. They were married sons from large families who sought opportunities to use their skills and so support their own families. Early settlement clusters included the Bridge Street Plain on Bridge Street (1652), the South Plain area near the present Philip and Spring Streets (ca. 1652), and the present Main Street area near Vine Brook (from the third quarter of the 17th century onward).

With the laying out of Vine Brook (later Vine Lake) Cemetery (1651) and the construction of the first meetinghouse (1653-1656) and the first town pound (1654), an institutional core emerged on the present Main Street. Both the town center and the river meadow served as principal foci for First Period settlement. Houses with First Period components survive on Frairy Street, Main Street, and North Street. The town initiated public education in 1655 with Ralph Wheelock, who attended Cambridge University, serving as schoolmaster. Medfield's location provided early settlers with extensive river meadows, which were well suited for grazing livestock. Hunting and fishing supplemented agriculture as the basis of the economy. The town's upland streams

provided power for gristmills and several sawmills, including one established on Mill Brook by 1652. By 1669, there was a tannery near what is now Harding Street.

All of the Bridge Street settlement, plus many outlying sections of Medfield, were burned during King Philip's War (1675-1676), though most of the center village remained intact. Burned houses and farmsteads were soon rebuilt, and during the **Colonial period (1675-1775)** Medfield began its gradual evolution from a frontier community to a moderately prosperous rural town. In 1702, Medfield had 123 land proprietors. In 1713, Medfield's territory west of the Charles River was established as Medway (and further divided, in 1885, to create the separate town of Millis). Early 18th-century improvements to the road network put Medfield at the crossroads of regional highways to Dedham (later State Route 109) and Taunton (later old State Route 27). Taverns opened in the town's principal transportation corridors. North Street was established as the road to Dover, and today retains several important Colonial-period farmsteads. Other new interior roads provided access to meadows along the Charles River and mills throughout the town.

Saw, grist, and fulling mills in Medfield served local residents and constituted the major industrial activity during the Colonial period. About 1702, Joseph Clark built a gristmill and a building for the manufacture of malt on Spring Street. The present gristmill at that location was built later in the 18th century. To power his fulling mill, William Plimpton dammed Vine Brook at the town center in 1724 to create what later became known as Meetinghouse (Baker's) Pond. This action initiated a long-term industrial use of the pond that continued into the late 19th century.

By 1765, near the end of the Colonial period, the town of Medfield numbered 639 inhabitants in 121 families residing in 113 houses. Agriculture and animal husbandry continued as the mainstay of Medfield's economy. A few farms included orchards and dairy operations. Colonial-period farmsteads survive on North Street, Harding Street, Farm Street, Main Street, Pound Street, Elm Street, and Plain Street, among others.

With the increase in Medfield's population during the Colonial period came the construction of new institutional buildings. In 1706, a new meetinghouse replaced the dilapidated 1656 meetinghouse at the town center. By the early 1720s, schools were kept in private houses north and south of the town center. This led to a 1732 vote by the town to build schoolhouses on North Street and South Street, plus improve an older schoolhouse, presumably located at the town center. The Baptist church, organized in 1752, built a meetinghouse at the town center in 1772.

Greater diversification of the local economy characterized the **Federal period (1775-1830)**. Cottage industries in strawbraid and bonnet manufacture were established. By 1801, Johnson Mason and George Ellis had begun making bonnets of strawbraid plaited from rye growing in the Charles River meadows. The manufacture of straw bonnets would become the leading industry in Medfield later in the 19th century. Brush-making also was present at the town center, where commercial and industrial buildings took the form of one-story workshops and small wood-frame brush shops. There was small-scale granite quarrying in Rocky Woods at the boundary with Dover, and seasonal grazing of sheep and cattle in the northeastern corner of town. Agriculture and animal husbandry continued as the mainstay of the local economy.

Though Medfield's town center remained a small cluster village during the Federal period, there was some expansion of residential and institutional development. Main Street was improved as part of the Boston and Hartford Turnpike, and a causeway was built over the Charles River. Main Street at the town center displays a few Federal-period houses, principally from the early 19th century. A new Congregational meetinghouse, now the First Parish Church, was

constructed in 1789, and the Baptist meetinghouse was enlarged in 1822. In 1828, members of the First Parish church, who held orthodox views about the Trinity, left that congregation and founded the Second Parish Church. The congregation remaining at the First Parish Church held Unitarian views.

Beyond the center, residential development continued, with surviving Federal-period houses on upper North Street, Harding Street, Farm Street, South Street, Foundry Street, among others. Associated institutional construction in the first decade of the 19th century included a new school building in each of the town's three school districts: a brick school at North and Railroad (Harding) Streets, and wood-frame schools in the central and southern districts. Medfield's population of 817 at the end of the Federal period (1830) had dipped from a peak of 892 in 1820.

During the **Early Industrial period (1830-1870)**, expansion of local industrial interests generated development throughout the town. Small factories were built at the center for the manufacture of straw goods and boots and shoes, as local craft enterprises expanded from cottage industries to larger scale production. In 1845, William Chenery built the first straw shop at the center of town, and his business flourished during this period. Walter Janes and Daniel D. Curtis formed an association in 1858 to produce straw goods, which later became the town's leading employer, Excelsior Straw Works. Local farms continued to provide the raw materials needed for brush-making and straw goods. By the end of the period, straw goods production was firmly established as the town's principal industry. Large-scale manufacture of boots and shoes was short-lived in Medfield; a company organized in 1851 was closed after a few years.

Other Medfield industries of the Early Industrial period depended upon water power. Located on the town's brooks and streams were mills that produced nails, wire, and hay forks. In 1838, Henry Partridge converted an 1813 nail factory, located on Mill Brook south of Main Street, into a factory for manufacturing hay and manure forks. Between 1857 and 1864, a stone mill was built on the north side of the street. This stone mill, part of Partridge's fork factory operations, was later moved, piece by piece, to Foundry Street and reassembled to form one wing of a residence built there in 1926. In 1849, Jacob B. Cushman relocated his North Street carriage-making business to Meetinghouse Pond off Frairy Street. Cushman began a partnership with Joseph H. Baker in 1851, and they maintained the business until 1880 (Late Industrial period, see below).

A major catalyst in the future growth of Medfield was the introduction of the railroad near the end of the Early Industrial period. In the early 1850s, the nearest railroad to Medfield was the Charles River Railroad, which eventually connected Brookline with Woonsocket, Rhode Island. At that time, the line was constructed only as far as Needham, to which Medfield was connected by stagecoach. The line later extended through Dover, Medfield, and Medway (now Millis and Medway) to Bellingham, fostered by the exertions of Medfield resident and legislator Jonathan P. Bishop. This line entered Medfield between Farm and North Streets, and crossed both Farm Street and Harding Street on a southwesterly course en route to the Charles River crossing north of West Street. The first passenger trains serving Medfield started in 1861.

In 1870, a second railroad, known as the Framingham & Mansfield, opened its line through Medfield, passing on a diagonal course through the town from the Sherborn boundary on the northwest to Walpole on the southeast. Construction of this line created Medfield Junction in the vicinity of the present West Mill Street intersections with Adams Street and Harding Street. The new line also brought rail service to Medfield center for the first time.

Medfield's population climbed forty percent during the Early Industrial period, from 817 in 1830 to 1143 in 1870. Between 1861 and 1865, an estimated 15% of the adult male population in Medfield enlisted in the Union army or navy during the Civil War, and the state provided financial assistance to the families of those soldiers. Industrial expansion, plus the arrival of two railroads toward the end of the Early Industrial period, fueled residential development in Medfield, particularly at the town center and the village of Harding. Most institutional development at the town center, however, occurred early in the period. The Orthodox Trinitarian congregation, also known as the Second Parish Church, built a meetinghouse at the center in 1832. The Baptist church moved into a new meetinghouse on Main Street in 1838, and about 1839 the First Parish Unitarian church remodeled its North Street meetinghouse in the Greek Revival style. Municipal construction throughout the town produced three new schoolhouses (two in 1849 and one in 1855), a fire station (built in 1834 and replaced in 1854), and a town pound (1862), all replacing earlier buildings and structures.

At the same time Medfield's industrial base was expanding, the beauty of the town and its environs attracted artists who were noted for their paintings of country scenes. George Inness occupied a Main Street studio from 1859 to 1864, a period later described as seminal to his development of a distinctive painting style. Inness's most celebrated work, *Peace and Plenty*, was painted during his years in Medfield, and is now in the collection of New York's Metropolitan Museum of Art. Dennis Miller Bunker also painted in Medfield.

During the **Late Industrial period (1870-1915)**, the former Charles River Railroad line through northwest Medfield became part of the Woonsocket Division of the New York & New England Railroad. There were two stations in Medfield: one at the Farm Street grade crossing near North Street, and the other at Medfield Junction near the intersection of West Mill Street and Adams Street. A stagecoach provided this railroad line with connections to Medfield center, though the stage itself was discontinued in 1890. The other railroad line through the town center proved to be the more advantageously located of the two. This line, absorbed into the Old Colony system by the early 1880s, not only connected with the Woonsocket train at Medfield Junction, but also with the Boston & Albany at South Framingham, the main line of the New York & New England at Walpole, and the Boston & Providence at Mansfield.

These railroad developments allowed Medfield's economy to grow, particularly in the case of the expansion of Excelsior Straw Works, the largest manufacturer in Medfield and an important force in the local economy during the Late Industrial period. The straw works depended upon the railroad for shipping straw hats, receiving supplies, and transporting hundreds of seasonal, mostly female, workers from Maine and Canada to Medfield. By the early 1880s, the business employed 700, and up to 1,000 workers during its busy seasons. Some of the work was highly skilled and paid very well. By the turn of the 20th century, the straw works, then known as Edwin V. Mitchell & Company, was the second largest straw and felt hat factory in the United States.

In addition to the straw works he owned, Daniel D. Curtis established a box mill on Park Street adjacent to the railroad tracks. A small industrial area emerged on Park Street, as Gould & Company, dealers in meal, grain, flour, hay, and coal, operated on the street in the 1880s, and a similar business, Blood Brothers, opened there in 1889. Other business enterprises at the town center included the Ord Block on Main Street, considered one of the largest drygoods emporia outside Boston.

Many small businesses in Medfield depended upon the success of the straw works and the continued presence in Medfield of the factory workers. The straw works spawned another local

industry, founded in 1873 by Moses Clark and William Marshall. Located on upper Frairy Street, the business produced wire for both the brims of bonnets and the telegraph.

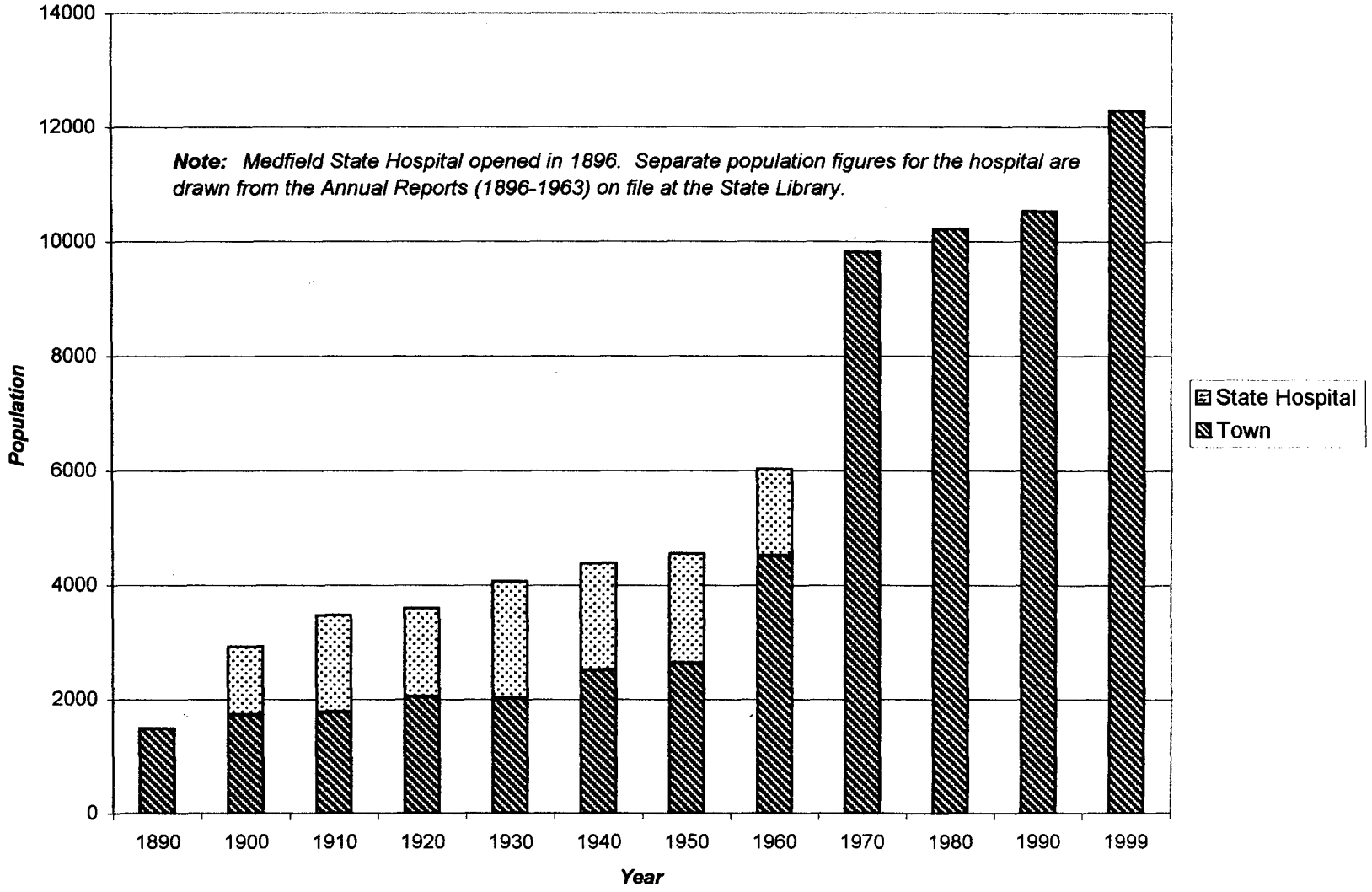
Other factories in Medfield during the Late Industrial period included the Cushman and Baker carriage factory, a machine knife factory, a shingle mill, and several saw and gristmills. By 1876, Benjamin F. Crehore had established a paper cutter manufacturing business in the stone mill on Main Street at Mill Brook. North of the Farm Street–North Street intersection, adjacent to the Woonsocket railroad line northeast of Harding, the American Steam Packing Company operated in the early part of the 20th century. The company, which produced packing materials, folded after its plant was destroyed by fire in 1909.

At the town center, Medfield built its first town hall in 1872; this building was destroyed by fire in 1874 and subsequently rebuilt. The new town hall contained Medfield's first public library, and incorporated storefronts on the first floor. Four churches at the center were remodeled or built during the Late Industrial period. In 1874, the First Baptist Church on Main Street was remodeled in the Victorian Gothic style. Two years later, the Second Parish (Congregational) Church was built on Main Street, also in the Victorian Gothic style. St. Edward's Catholic Church was built in 1892 on Main Street to serve three hundred Medfield residents who belonged to the parish at South Natick. The Episcopal Church of the Advent was built in 1905 on Pleasant Street, on land purchased with funds donated by summer resident Sara Lawrence.

The presence of the railroads not only created new industrial and commercial nodes in the town, but also facilitated Medfield's emergence, during the Late Industrial period, as a summer resort destination. The business area that developed along the railroad between Medfield Junction and the village of Harding, included hotels in addition to the lumberyard, mill pond, and ice houses there. The railroads also provided summer visitors from Boston with easy access to Medfield. Leisure and entertainment activities for seasonal residents included sojourns to the Charles River, concerts at the South Street home of musician Charles Loeffler, or golf at the Castle Hill Links on North Street (now part of the Norfolk Hunt Club property). In another rail-related development, beginning in 1899, the Norfolk Western Street Railway connected Medfield to Dedham Square via Main Street (Route 109). Locally, the street railway was used principally for recreational purposes, carrying riders destined for parks and lakes, dances and parties, and day trips or the camps (seasonal cottages) on the Charles River. The line was known later as the Dedham & Franklin, and still later as the Medway & Dedham Street Railway.

The opening of Medfield State Hospital in 1896 nearly doubled the town's population, and added significantly to Medfield's building stock, both institutional and residential, during the Late Industrial period. Authorized by act of the state legislature in 1892, the hospital, originally known as the Medfield Insane Asylum, was the Commonwealth's first facility constructed specifically for the long-term care of high-need, chronic (*i.e.*, incurable) patients. The campus, occupying 228 acres in Medfield and 198 acres in Dover, was the first of the state's "insane" hospitals to employ the cottage plan, which consisted of numerous freestanding wards rather than the single massive buildings of earlier hospitals. The campus acreage in Medfield also included agricultural buildings and land, as farming was an integral component of the hospital's work therapy program. Continuing construction of wards and ancillary buildings during the hospital's first year of operation increased capacity from 600 to 1,100 patients. In 1900, Medfield's total population was 2,926; of this figure, the patient population at the State Hospital was 1,197. By 1907, the patient population had grown to approximately 1,500. In 1914, the state legislature amended the hospital's statute to allow for the care of patients with all types of mental illness.

Medfield Population 1890-1999



For over a century, the State Hospital was a principal employer in Medfield. Aside from the population increases associated with the arrival of new patients in Medfield, the need for hospital employees also generated growth in the town. Construction of housing for hospital workers led to expansion of the village at Harding. The foreign-born population increased rapidly after the opening of the hospital, and many of the Irish who settled in Medfield obtained jobs there. A number of Italian immigrants settled in Medfield after 1900. It is not clear how many Italians worked at the hospital, but some were employed at the Medfield straw works and the granite quarries in Milford.

At the town center, major residential development occurred in the area roughly bounded by Dale Street on the north, Brook Street and South Street on the east, Oak Street on the south, and Spring Street on the west. Edwin V. Mitchell, then owner of the straw works, subdivided much of this territory, both north and south of Main Street. The demand for housing generated by the straw works and the State Hospital led to the introduction of tenant houses, also known as tenement houses, *i.e.*, houses maintained by their owners as rental properties. These tenant houses joined single-family and two-family residences at the town center, a location that offered easy access to the train, streetcar, churches, and stores.

Growth in Medfield slowed considerably during the **Early Modern period (1915-1940)**, with the fifteen-year period from 1930 to the end of World War II characterized as one of almost no growth at all. Before 1930, scattered single-family homes were built throughout the town and particularly at the center. Members of wealthy Boston society established small country estates, also known as gentleman's farms, in Medfield. An estimated 20% of the town's male population served during World War I, a significant percentage, given that the United States did not enter the war until 1917, one year before its conclusion. There was virtually no new industrial construction during the Early Modern period, and commercial development largely consisted of converting existing buildings to commercial uses. The street railway was abandoned in 1924, ceding to the increasing popularity and availability of the automobile. In 1938, the New York, New Haven & Hartford Railroad ended all passenger train service through Medfield on the former Old Colony line that passed through the town center, though the line continued to support freight traffic.

Municipal improvements at the town center included construction of the public library in 1917, and the rebuilding of Town Hall in 1923 following a fire. In the early 1920s, the town created Baxter Park at the corner of Main Street and Spring Street. An additional municipal focus was established on Dale Street, where the town constructed a high school building in 1927, expanding to a new junior and senior high school building next door in 1940-1941.

The State Hospital was overcrowded during the Early Modern period. During the 1930s and 1940s, the patient population ranged from 1,700 to 1,900 at a time when capacity was 1,568. In 1930, patients and their attendants at the State Hospital numbered 2,048, surpassing for the first and only time the population of the balance of the town (2,018). During this period, the hospital was the town's second largest employer after the straw works, which remained in operation under various firm names.

Unprecedented growth characterized Medfield's history during the **Modern period (1940-ca. 1970)**. From 1945 to 1960, Medfield grew faster than any of the five towns that share its borders, resulting in a population (excluding the State Hospital) that nearly doubled over those fifteen years. Fast-paced growth continued through the 1960s, as Medfield's population, excluding the State Hospital, grew 63% between 1960 and 1970.

The town's Master Plan, issued in 1964, noted that 33% of the total land area in Medfield had been developed by that time, compared with 11% in 1939. The planning consultants characterized the nature of this development, which was overwhelmingly residential, as "largely suburban sprawl." Figures compiled in 1964 by the state's Department of Commerce and Development showed that 681 dwelling units in Medfield were constructed in 1939 or earlier. Nearly the same number of dwelling units (665) were constructed from 1940 through 1960. Areas with the greatest concentrations of residential development included the town center, the Pine Grove Road-Laurel Drive neighborhood west of Spring Street, the Hearthstone Drive-Hillcrest Road neighborhood west of Nebo Street, and two neighborhoods off Pine Street extending from Green Street to Cedar Lane. With the exception of the town center, these areas were subdivisions developed in the late 1950s and early 1960s. When the Master Plan was written, over 1,000 additional building lots reportedly had been created and recorded at the Registry of Deeds, but were not yet developed.

Increases in population led to recurrent overcrowding in the public schools. The Memorial Elementary School, built on Adams Street in 1951, required an addition of thirteen classrooms in 1955. The junior and senior high school moved to a new building constructed in 1959-1960 on Pound Street, from its former home on Dale Street, built in 1940-1941. The Dale Street school was then converted to an elementary school and greatly expanded in 1962-1963. Before the end of the Modern period, the town also built a separate junior high school (1965) on Pound Street and the Wheelock Elementary School (1969) on Elm Street.

Rapid residential development diminished available farmland in Medfield. The Master Plan found that an estimated 165 acres of cropland, or 2% of the town's total land area, remained by the early 1960s, plus about 275 acres of pasture land, comprising 3% of the town's total area. The plan also cited figures from the U. S. Census, which showed 450 people living on farms in Medfield in 1950, and a mere 23 people in 1960. No more than four or five farms reportedly remained in the early 1960s, and these farms tended to be operated on only a part-time basis.

The Modern period brought a pronounced change in the "self-contained" nature of the local economy. According to the Master Plan Summary, only about 25% of working Medfield residents were employed in the town by the early 1960s. The Master Plan noted that most Medfield residents worked in the Boston metropolitan area, a trend that established Medfield as a so-called bedroom community. Yet, Medfield also served as a local economic center. Most of those who worked in Medfield lived west of the town. The closing of the straw works in the 1950s left the State Hospital as Medfield's largest single employer. There was some growth in manufacturing after 1960. One of the largest new employers was Corning Medical Instruments, a division of Corning Glass Works, which began research and manufacturing in Medfield in the early 1960s. Within ten years, Corning employed over 500 in the production of scientific instruments, pH meters, analyzers, and related items.

At the same time that Medfield became established as a bedroom community in the Boston metropolitan area, what remained of the town's passenger train service to Boston was abandoned in the 1960s. The move signaled the near complete dominance of the automobile during the post-World War II era, and reflected financial crises in the railroad industry. The New York, New Haven & Hartford Railroad owned both railroad lines in town. In 1966, the corporation discontinued passenger service on the old Woonsocket-to-Brookline/Boston branch line through northwest Medfield, twenty-eight years after dropping its passenger service on the line through the town center. Until recently, the Brush Hill bus line provided commuter service from Milford to Boston.

Many trends established in post-World War II Medfield, particularly in residential construction and the local economy, have essentially continued from **1970 to the present**. In addition to Corning and the State Hospital, other Medfield employers in the early 1970s included companies producing business forms, infant wear, screw machine products, tools and dies, induction heating equipment, and detergents. In 1974, Route 27 north of Main Street was relocated from its original path through the north-central part of town to a new limited-access highway corridor through the western part of town. In addition to facilitating travel through Medfield, the new highway improved access and visibility for the industrial park surrounding the railroad junction area in the vicinity of Adams, Grove, and West Mill Streets. At the State Hospital, outpatient procedures implemented in the 1960s increased the number of patients treated annually, but resulted in far fewer patients residing at the hospital. In 1991, the hospital had 169 resident patients and 88 employees. The Corning company, currently known as Bayer (Chiron) Diagnostics and now Medfield's largest employer, announced in 1999 its plans to relocate all its Medfield operations to an adjacent town. Another major employer in Medfield is the municipality itself, particularly the school department.

While Medfield experienced substantial growth after World War II, new residential development since 1970, including redevelopment of older properties, has demonstrated Medfield's continuing popularity as a desirable place to live. Medfield is located near the center of the region defined by Route 128 on the northeast, the Massachusetts Turnpike (Interstate 90) on the north, Interstate 95 on the southeast, and Interstate 495 on the west and south. This location, plus Medfield's ready access to Boston, places tremendous development pressures on the community that will continue into the 21st century. However, during this same period, the lack of major vehicular routes through or close to Medfield has been cited as the reason the town's industrially zoned areas have not attracted significant new industry that relies on trucking for transport. Housing units that pre-date 1970 now account for fewer than 60% of the town's residential construction. New construction in the last decade has focused on large-scale, high-end, single-family homes. Over 500 building permits for new single-family dwellings were issued from 1990 through 1998, peaking in 1994 with 98 permits issued. The current (1999) population is 12,290.

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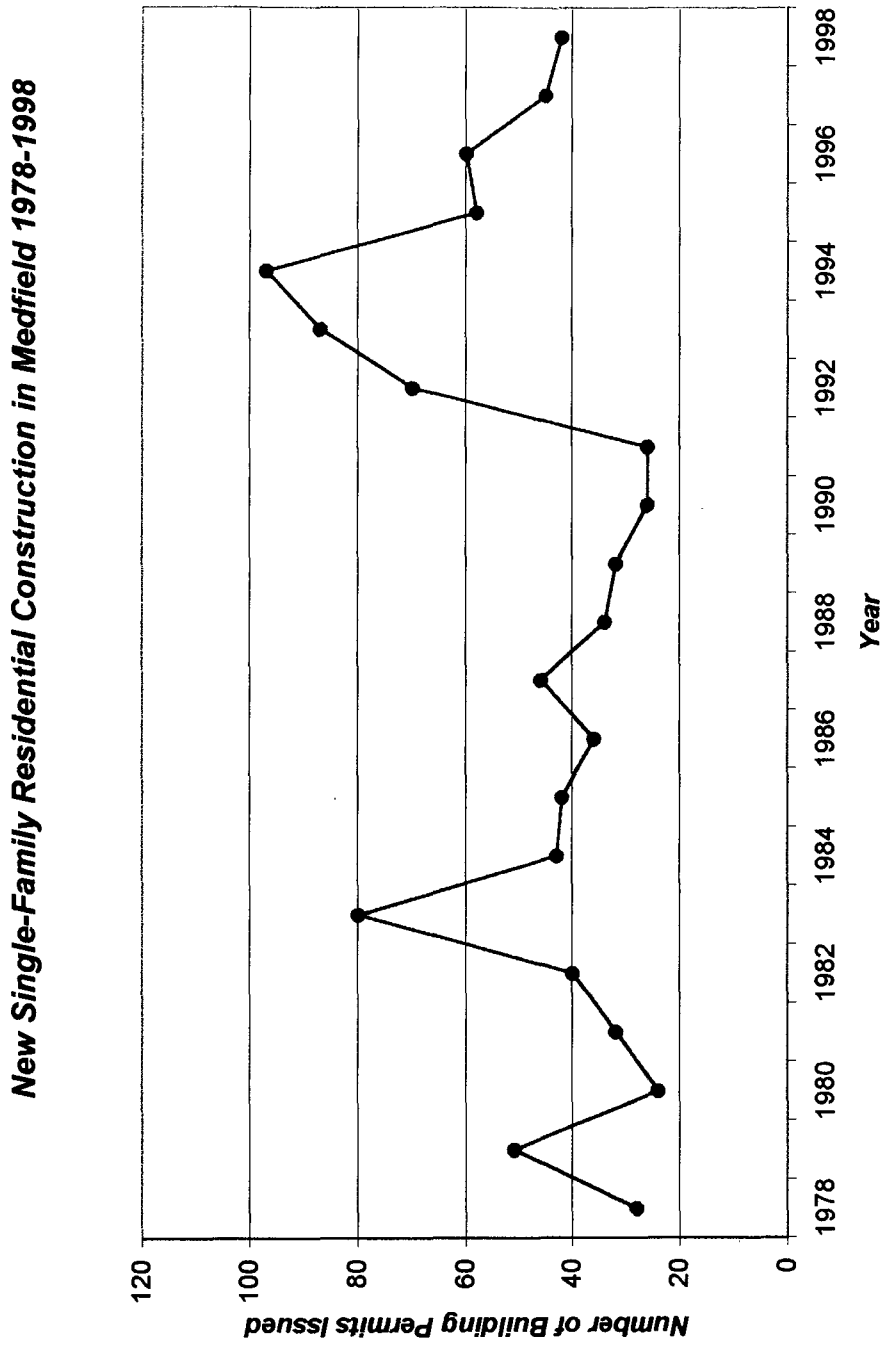
New Single-Family Residential Construction in Medfield 1978-1998
Number of Building Permits Issued
0
20
40
60
80
100
120
1978
1980
1982
1984
1986
1988
1990
1992
1994
1996
1998
Year

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CHAPTER 4
HISTORY OF PLANNING IN MEDFIELD

Long-range planning has been the cornerstone of Medfield's town planning efforts since the early 1960s. A comprehensive study of town planning issues began in 1962, culminating in the publication of the town's first Master Plan in 1964. The plan provided a blueprint for growth and development through 1980. The town of Medfield has periodically revisited, refined, and updated various components of the Master Plan. The 1970s in particular brought a number of update studies, as the town prepared to moved into the next phase of its long-range planning efforts. In the 1990s, Medfield again began to reassess earlier plans in light of current growth and development trends. While specific planning recommendations have been modified over the years, the town's principal planning objective has remained largely unchanged: to preserve and enhance Medfield's small-town residential character.

The earliest town planning mechanism in use today in Medfield is the **Zoning Bylaw**, adopted in 1938, and revised and amended through 1998. The town's first attempt to implement a zoning bylaw occurred in 1925, when the then-Park & Planning Board proposed three types of zoning districts beyond the town center: *business*, extending from the railroad junction up Harding Street and Hospital (then Asylum) Road; *manufacturing*, surrounding the railroad junction and extending south between Grove Street and Adams Street; and *residential*, encompassing the remainder of the town. This zoning bylaw was dismissed before a vote at Special Town Meeting. In 1938, when establishment of a zoning bylaw was next attempted, there apparently was no widespread agreement in Medfield as to the need for such a bylaw. The bylaw adopted that year barely passed, with a fifty-six percent vote in favor at Town Meeting. According to the Town Meeting article in the 1938 *Annual Town Report*, the new bylaw created four districts: two residential, one business, and one industrial. One type of residential district was confined to one-family dwellings. The other allowed one-family dwellings, semi-detached one-family dwellings (believed to refer to a pair of one-family dwellings standing side-by-side with a common wall at the center), and detached two-family dwellings (likely a single dwelling with two apartments, one on the first floor and another on the second). Research by the Medfield Historical Commission is needed to confirm this. The original zoning map from 1938 showing the locations of the districts has not been located.

The post-World War II era brought renewed efforts to guide the town's long-term growth and development, protect its resources, and ensure public safety. In July 1951, Town Meeting passed the first **Subdivision Control Law**, adopted the **Medfield Building Law** (building code), and adopted an **Earth Removal Bylaw**. Medfield's first building inspector was appointed the following year. Subdivision rules and regulations were amended in 1961. The current subdivision control law, known as *Land Subdivision Rules and Regulations of the Planning Board*, was adopted in 1978 and has been revised through 1995. The earth removal bylaw deemed the removal of earth from residential districts an action that required a special permit from the Board of Selectmen. Regulations governing earth removal are now incorporated in the town's zoning bylaw.

After two years of study and coordination with nine working committees in the town, the engineering and planning firm of Metcalf & Eddy completed Medfield's **Master Plan** in 1964. The eight-volume plan examined land use and zoning, streets and subdivisions, the central business district, schools, recreation, public buildings and lands, utilities, and financing. For the first time, the town of Medfield had a comprehensive document and action plan coordinating

various aspects of the town's long-term growth and development. The Master Plan recommendations were intended to govern growth in the town for a period of fifteen years.

Critical issues cited in the Master Plan included the pace of new residential development, characterized as "largely suburban sprawl," [*Master Plan Summary*, 6] and the need for more restrictive zoning and land subdivision regulations. Related concerns involved the impact of this growth on the town's public school system, recreation facilities, water supply, and sewer and storm drainage systems, as well as the need for capital improvements in those areas. Traffic volumes through the town, particularly on Routes 109 and 27, led to recommendations for the construction of bypass routes and various other roadway improvements. (The section of Route 27 north of Main Street was eventually re-routed to a new limited access highway constructed in 1974.)

The Master Plan also called for a town center urban renewal program, encompassing "a complete redesign and almost complete reconstruction of the area," [*Summary*, 25] including demolition of the current Town House. Finally, at a time when museum villages were gaining recognition as a means for encouraging heritage education and tourism, the Master Plan identified an opportunity for the town to establish a historical center on Spring Street, comparable to Old Sturbridge Village in Sturbridge or Colonial Williamsburg in Virginia. [*Summary*, 35] Creation of the center, on ten acres in the vicinity of the Kingsbury House, 145 Spring Street (MHC #92), would have integrated the Kingsbury House, Kingsbury Pond, and the Peak House (347 Main Street, MHC #142), relocated from its Main Street site to Spring Street.

The Master Plan also provided a future land use plan, a new zoning map, and recommendations to make more restrictive the bylaws and regulations governing zoning and land subdivision in Medfield. The planners drew a distinction between the land use plan and the town's zoning. While the land use plan was intended to serve as the guide for decisions regarding the community's future development, the zoning plan or map was characterized as a bridge between existing land uses and the achievement of a land use plan [*Master Plan Study Report No. 3*, 3-4]. Both the new zoning map and the land use plan used a design concept dubbed the "town-country scheme," which continues to be in evidence in Medfield's zoning map today. Specifically, the division of the town's residential zoning districts into types based on lot size, location, and character – urban, town, suburban, estate – reflects the town-country scheme proposed in the Master Plan.

The Master Plan Implementation Committee (MPIC), established by vote of a Special Town Meeting in 1965 and now known as the Long Range Planning Committee (LRPC), issued periodic status reports on the town's progress toward **implementing the recommendations of the Master Plan**. The committee also has commissioned several updates to the plan since the 1960s. Originally, the Town Meeting Moderator made appointments to the committee. Today, the Planning Board appoints the nine-member committee, which studies and makes recommendations on long-range issues driven by changes in land use, population growth, and demographics. The *Supplement to the 1964 Master Plan Summary* (1967) and *The Medfield Master Plan: The First Five Years 1964-1969* (1969) reviewed actions taken and Town Meeting approvals sought with regard to specific recommendations made in the Master Plan. Major **review and updating of the Master Plan** began in earnest in the early 1970s, with most updates providing a ten-year horizon for new planning recommendations. Several studies were issued: a sewer master plan (1970), a financial impact analysis and capital improvements program (1971), a housing impact study (1973), a land use and land utilization study (1974), a recreation and

conservation (*i.e.*, open space) plan (1974), a recreation facilities development plan (1975), a commercial and industrial impact study (1976), and a water development plan (1977).

In 1978, the final year of the original fifteen-year Master Plan, the Master Plan Study Group of the MPIC reviewed and evaluated the plan and subsequent town planning efforts. The resulting report, *Planning for Change in Medfield 1962-1979* [May 1979] made further recommendations to identify and achieve the town's long-range planning goals. Concerning the central business district, the report noted that town residents had opposed the drastic urban renewal-like reconstruction proposed in 1964, and identified several factors that contributed to revitalization of the area in the late 1970s. These factors included a renewed interest in local history spurred by the nation's bicentennial and Medfield's 325th anniversary celebration, a shift in public planning approaches that encouraged building rehabilitation and adaptive reuse over clearance and new construction, and a new statewide planning policy that supported downtown revitalization. [*Planning for Change*, 13-17]

The same document reported a radical shift in planning attitudes toward historic preservation since the Master Plan had been issued. Rather than moving important historic buildings into artificial museum village or historical park groupings, there was greater recognition by the 1970s that historic buildings contribute to the character of the community, and their preservation *in situ* helps define the visual and historic quality of the community as a whole. Medfield's Growth Policy Committee, appointed to formulate the town's growth policy statement, observed that Medfield had "an interesting range of architecture from all periods of its 325 years, making historic conservation perhaps as important as natural resource conservation." [*Planning for Change*, 36] Historic preservation began to be seen as an important planning tool not only for maintaining and preserving specific buildings, but also for protecting the character of the community as a whole.

Several preservation planning initiatives were undertaken in Medfield in the 1970s. The **Medfield Historical Commission**, the municipal board charged with preserving and protecting the town's historic resources under *M. G. L. c.40 s.8D*, was established by vote of Town Meeting in December 1972. The Historical Commission engaged in three major activities in its early years: continuation of the town's historic building inventory, begun in the 1960s by the Medfield Historical Society; conservation of historic municipal records; and advocacy for improved storage conditions for town records. During this period, commission members inventoried about seventy-five volumes of town records. The commission also engaged the New England Documents Conservation Center in Andover, Massachusetts to restore the first volume of Medfield's vital statistics, dating from 1652 to 1819.

The first listings of Medfield properties in the **National Register of Historic Places** occurred in the mid-1970s: the First Parish Meeting House/Unitarian Universalist Church, North Street (1789, MHC #1) and the Peak House, 347 Main Street (1680, MHC #66). A historic district study committee, established in 1976, used the early survey documentation as the basis for its own study of the Medfield Main Street Historic District, proposed in 1979. Despite the resurgence of interest in revitalizing the town center, this local historic (design review) district, which encompassed a portion of the business district, failed to pass at Town Meeting.

Also in the 1970s, the Medfield community took its first steps toward protecting the character of the town's **scenic roads**. In 1974, Town Meeting designated Causeway Street, Foundry Street, and Noon Hill Road as scenic roads under the provisions of the state's Scenic Roads Act, *M.G.L. c.40 s.15C*. Orchard Street and Pine Street (from Maplewood Drive to the Dover line) were similarly designated a few years later.

In the last decade, the town of Medfield has continued to update components of the Master Plan, while broadening its planning focus by implementing historic preservation protection measures. The most recent update study stemming from Medfield's Master Plan is the **Open Space and Recreation Plan**, prepared by PGC Associates and issued in 1994. At that time, about 38% of the town's total land area remained undeveloped, with at least 80% of this undeveloped territory already protected open space and conservation lands. Building upon the open space plans prepared in 1974 (see above), 1980, and 1988, the updated plan inventoried the town's open space, recreation parcels, and facilities; assessed open space and recreation needs; and provided a five-year plan of action. The plan described the status of eighteen scenic roads or views that had been inventoried in 1988; listed forty-three buildings, structures, and sites of historic significance; and described four areas of archaeological sensitivity that had been identified in 1977. One of the plan's stated goals was the preservation and protection of agricultural uses, scenic views, and historic sites in Medfield. However, recommendations relating to historic and archaeological resources tended to focus on Medfield State Hospital, which had been designated both a National Register of Historic Places district and a local historic district (see below) in 1994, the year the open space plan update was completed. The plan updated also noted that the town's first open space residential subdivision (cluster subdivision) was approved in the late 1980s.

Medfield has three **Local Historic Districts** under the provisions of *M. G. L. c.40C*, each of which was established by a two-thirds vote of Town Meeting after a public study process. The **Medfield Historic District Commission** now has design review authority over the John Metcalf Local Historic District on West Main Street (established 1989, expanded 1996), the Hospital Farm Local Historic District at the State Hospital campus (established 1994), and the Clark-Kingsbury Farm Local Historic District on Spring Street (established 1997). The Historic District Commission recently issued *Guidelines for Changes within Medfield Local Historic Districts*, which answers frequently asked questions about the review process and provides specific guidelines for treatment of building exteriors, signage, lighting, and landscaping/paving.

The Medfield Historical Commission has demonstrated its commitment to operating in a planning mode within the framework of the town's environmental review and permitting process. By a vote of Town Meeting in 1993, Medfield adopted a **Demolition Bylaw**. As approved in 1993, the bylaw gave the Historical Commission the authority to impose a six-month waiting period prior to the demolition of buildings or structures over fifty years old, which the commission judged to be preferably preserved, while alternatives to demolition were explored. In 1994, the bylaw was amended to include four archaeologically sensitive areas (see below), and in 1999, Town Meeting approved an article to extend the time frame from six months to one year.

In 1993, the **Medfield Archaeological Advisory Committee (MAAC)** was formed as a sub-committee of the Historical Commission. MAAC identified four archaeologically sensitive areas or districts in Medfield, and in 1994 succeeded in incorporating the protection of those areas into the town's Demolition Bylaw. In 1996 and 1997, the sub-committee directed work on a townwide archaeological reconnaissance survey, which included preparation of a townwide archaeological sensitivity map. This project, completed by The Public Archaeology Laboratory, Inc., was funded by a Survey & Planning matching grant from the Massachusetts Historical Commission. The project also produced a draft Historic and Archaeological Resource Protection Bylaw, intended to protect the town's historic and archaeological resources from adverse effects of private or public projects that require review or approval by the town.

Since 1995, the Medfield Historical Commission has been recognized as a **Certified Local Government (CLG)**. Developed by the U. S. Department of the Interior, National Park Service, and administered in Massachusetts by the Massachusetts Historical Commission, the CLG program recognizes that Medfield has established a municipal historic preservation program that meets certain state and federal standards. Benefits of being a CLG include eligibility to compete in a preferred pool for federal funds allocated annually to the Massachusetts Historical Commission through its Survey & Planning Grant program. CLG status, plus the continuing support of Town Meeting in allocating the necessary local funds, has enabled the Medfield Historical Commission to fund three consecutive years of historic property surveys, plus development of the town's historic preservation plan, since 1996.

In 1996, the town and its **Geographic Information System** (GIS) Working Group contracted with Applied Geographics, Inc. to produce the *Town of Medfield GIS Needs Assessment* study. A GIS is a computer system capable of assembling, storing, manipulating, and displaying geographically referenced information (*i.e.*, spatial data) about a town or other defined geographic area. Data for a town typically include, but are not limited to, the locations and/or boundaries of assessed parcels, building footprints, roads, water and sewer connections, zoning districts, aquifers and other natural features, topography, utility lines, and even demographic information. The system can combine information from different sources, then analyze and map that information to illustrate relationships among the data. This computerized analysis and mapping system greatly enhances a town's ability to recognize and protect historic and prehistoric resources as they are affected by the town planning and permitting process. The study was partially funded with a Municipal Incentive Grant from the Massachusetts Executive Office of Communities and Development (now the Department of Housing and Community Development). In addition to providing technical recommendations on configuring, funding, and managing a Geographic Information System in Medfield, the report evaluated the mandate, program status, and GIS requirements of about one dozen town departments and boards, including the Historic District Commission and the Archaeology Sub-Committee of the Historical Commission. An information resource analysis enumerated various sources of data and maps—in digital and hard-copy format—that have the potential to be automated or digitized for use in the town's GIS.

Also in 1996, the state's Executive Office of Community Development (now the Department of Housing and Community Development) awarded the town of Medfield and the Long Range Planning Committee $10,000 to complete the first section of a **revised Master Plan**. The resulting *Goals & Policies Statement* provides a general outline of the most important issues facing Medfield over the next ten to fifteen years. Prepared by Whiteman & Taintor and completed in 1997, the document examines land use, housing, municipal services and facilities, economic vitality, natural and cultural resources, open space and recreation, and circulation. In connection with this work, Whiteman & Taintor also prepared the town's most recent *Residential Buildout Analysis* (1997). The Planning Board and the Long Range Planning Committee also are coordinating an initiative to recodify the town's *Zoning Bylaw* and *Land Subdivision Rules and Regulations*.

Following the town's purchase in 1996 of the **Dwight-Derby House**, 7 Frairy Street (1651, MHC #9), the Friends of the Dwight-Derby House, a non-profit organization, contracted with the town to lease the property for $1 per year. The Friends group assumes the expenses of preserving and administering the house, which is expected to serve as a community center and museum space, and the town of Medfield has contributed funds for stabilizing the building. In 1997, the town commissioned a historic structure report for the building, prepared by The Preservation Cooperative Ltd., working with preservation architect Lawrence A. Sorli. This report provided a

detailed description of the building's framework and finishes, assessed the condition of the exterior and interior (keyed to photographs and drawings), and listed repairs necessary to protect the house from further deterioration. The report also provided outline specifications for the preservation project. Also in 1997, the town received a $94,000 matching grant from the Massachusetts Historical Commission's Preservation Projects Fund to stabilize the house. The following year, the town was awarded a grant from the state Department of Environmental Management to complete a cultural landscape study of the Dwight-Derby property. Both grant projects were completed in June 1999.

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CHAPTER 5
PUBLIC AWARENESS OF PRESERVATION IN MEDFIELD

In Medfield, as in other Massachusetts communities, historic preservation means different things to different people. For some, preservation means safeguarding the town's antiquities. For others, preservation is a way to protect and enhance community character. Maintenance or rehabilitation of historic buildings is seen as central to any preservation effort; however, the need for protecting cultural landscapes and archaeological sites is not as widely appreciated. There is consensus about the importance of historic and prehistoric resources as tools for educating the community about its heritage. There are differing opinions as to whether preservation is best achieved through private initiatives, through regulation, or both.

The Historical Commission's preservation consultant solicited **public input on the preservation plan** through written questionnaires, interviews, and a public meeting, all conducted in the winter and spring of 1999. Most of the individuals surveyed by questionnaire or interview have a role in the town's planning and permitting process. The questionnaire targeted members of nineteen boards in the community whose decisions could affect historic and prehistoric resources in Medfield. Out of 114 questionnaires mailed, 41 completed questionnaires were received, yielding a response rate of about 36%. The following boards and officials received the questionnaire:

- Board of Selectmen
- Warrant Committee
- Historical Commission
- Medfield Archaeology Advisory Committee
- Historic District Commission
- Committee to Study Memorials
- Planning Board
- Sign Advisory Board
- Long Range Planning Committee
- Board of Appeals
- Conservation Commission
- Open Space Committee
- Tree Warden
- Economic Development Commission
- State Hospital Preservation Committee
- School Committee
- School Superintendent
- Historical Society (curators)
- League of Women Voters (board)
- Medfield Employers and Merchants Organization (board)

Results were tabulated and are appended to this section with a copy of the questionnaire. Completed questionnaires were filed with the Medfield Historical Commission at the end of the preservation plan project. Responses are summarized below. In addition to those who received the questionnaire, twelve individuals were interviewed:

- Town Administrator (Michael Sullivan)
- Assistant Inspector of Buildings (Anthony Calo)
- Building Inspection Department, Secretary (Judy Cahill)
- Planning Board Administrator (Norma Cronin)
- Board of Health, Administrative Secretary (Sheryl Sacchetine)
- Conservation Officer (Leslee Willitts)
- Town Historian (Richard DeSorgher)
- Cemetery Commission, Chairman (Eric O'Brien)
- 350th Anniversary Committee, Chairman (Nancy Temple Horan)
- Friends of the Dwight-Derby House (Electa Kane Tritsch)
- Friends of Medfield's Forests and Trails (Chris Haley)
- Norfolk County Advisory Board (John Dacey)

Finally, about 30-40 people attended the preservation plan meeting at the First Parish Church, which was co-sponsored by the Medfield Historical Commission and the Medfield Historical Society. A partial listing of attendees is attached. After a brief presentation by the Historical Commission's preservation consultant, the meeting took the form of an open discussion on a range of preservation issues.

SUMMARY OF FINDINGS

The findings of the questionnaire responses, interviews, and public meeting are summarized here. On **growth and development** issues, there is widespread concern that Medfield will become "over-built," and a concomitant desire for the preservation and acquisition of open space. There is frustration about the potential loss of what remains of the town's rural character, namely agricultural landscapes, wooded and wetland areas, and scenic roads. Many people see rural character as a key feature that distinguishes Medfield from other suburban towns. Setting – a critical element of historic and contemporary developments in both the rural and the town center context – is seen as an important preservation consideration that has not received adequate attention in the planning process. In the preservation plan questionnaire, open space, village character at the town center, historic buildings, and scenic/rural roads topped the list of features that are most important in defining Medfield's character, of the choices supplied. Some respondents expressed reservations about the town's sewer expansion construction as well as a proposal to reactivate commuter rail through Medfield, believing that these projects will lead to more intense residential development and, in the case of the sewer extension, insufficient protection of the town's aquifers. There continues to be uncertainty regarding the future, over both the short-term and long-term, of the State Hospital campus.

Many respondents voiced the need to keep the **downtown business district** attractive and vital. Under-utilization of historic buildings in the downtown business district causes concern. The complexity of permitting for new businesses in the downtown area has been identified as a continuing challenge that may be a deterrent in attracting new business. Parking and signage regulations in particular were cited as sources of difficulty. Several individuals surveyed indicated a desire for further development of the business district, in the sense of expanding the goods and services available, though there is consensus that the downtown area not become, as one person put it, "Anywhere, U.S.A." At the same time, there also is a desire to protect existing residential areas adjacent to the business district so they retain their residential character.

Medfield has a well preserved downtown district and various sites around town that are of interest to a wider public (beyond Medfield residents) for their cultural and scenic value. However, there appears to be little local interest in generating tourism as part of a larger **economic development** strategy for the town. Perhaps the greatest opportunity today for integrating preservation with economic development lies with the rehabilitation and reuse of historic buildings at the State Hospital. See Chapter 8, ***Municipal Policies and Procedures***, for further information on the State Hospital.

Medfield's recent investment in the rehabilitation of two important historic municipal buildings, the Town House and Memorial Public Library, has been hailed as sound **stewardship of town-owned property**. Some of the individuals surveyed noted the need for improvements in the maintenance of other public property, particularly open space and recreation areas. The old

section of Vine Lake Cemetery has been mentioned in this context as a critical town-owned historic resource that requires more attention.

Regarding **measures the town might take to preserve its historic and prehistoric resources**, several respondents indicated an interest in learning more about funding community preservation initiatives, as provided for under the Community Preservation Act currently before the state legislature. There is a desire for zoning that will foster the village-like feel in the residential neighborhoods at the town center, limit the impact of "tear-downs" and "mansionization," and control sprawl in the areas outlying the center. At the public meeting, there was a great deal of interest in the creation of a National Register of Historic Places district at the town center. There is interest in expanding design review in Medfield to encourage new construction that complements, but does not try to copy, the town's existing building stock, in a manner that produces a variety of architectural styles rather than "cookie-cutter colonials." Those surveyed want more information on the preservation planning process, including identification of historic and prehistoric resources in the town, and an explanation of their historic value.

There is widespread enthusiasm for the various **history and preservation projects** already underway in Medfield (see below). These include the publication of a second volume of the town's history, the 350th anniversary celebration, the rehabilitation and reuse of the Dwight-Derby House, and the refurbishing of the Kingsbury Pond Grist Mill. These projects foster pride in the community and its history, which is very important for building and maintaining a preservation constituency in the town. There was discussion at the public meeting about the need to involve more people, particularly new residents, in the town's preservation efforts. Curators of the Historical Society report that residents of new subdivisions placed many of the orders for the new town history volume published by the Historical Society in June 1999. The interest in local history and preservation is there, but needs to be tapped further. At the same time, a significant decline in volunteerism over the past twenty years has been identified as a problem, in the staffing of non-profit organizations and town boards alike.

While many individuals support preservation of Medfield's historic character, public opinion differs as to how much **regulation** is needed to accomplish preservation goals. A proposal to extend the action period under the town's demolition bylaw from six months, as the bylaw currently provides, to one year, did pass at the 1999 Annual Town Meeting. However, the possibility of lawsuits against the town due to perceived "over-regulation" is a concern. Improving communication and building consensus among town boards is one key to the successful implementation of future preservation planning mechanisms.

Participants in the preservation planning process agree that considerable and sustained effort is necessary to **inform the public about the benefits of preservation**. The prevailing messages at the preservation plan public meeting were "accentuate the positives," "emphasize the outcomes," and "keep up the public information." Long-time residents recall an attempt in 1979 to establish a large local historic district on Main Street at the town center. This district effort failed, shortly after local history had received much attention due to the concurrent celebrations of the town's 325th anniversary and the nation's Bicentennial. Working with property owners who may be affected directly by additional protection measures is seen as critical to the success of any preservation planning initiative. Annual award programs, such as those sponsored by the Medfield Historical Commission and the Open Space Committee, also are important, providing much-needed recognition of private parties in the community who have made a commitment to preservation.

Finally, several participants in this planning process have emphasized that **history and preservation in Medfield must be readily accessible** to the public. While historic buildings and archival records alike are recognized as irreplaceable resources that require protection, they also are unique teaching tools that need to be used actively so they can be appreciated and understood. In particular, there is a desire to expand the hours the Peak House, the Historical Society building, and the Kingsbury Mill are open to the general public, and to ensure that the operating hours of the Dwight-Derby House will be sufficient to meet community demand. In an era of decreased volunteerism and lean municipal budgets, providing regular staffing of these important historic buildings is a challenge.

The Bay Circuit Trail provides an opportunity for improving the public's **understanding and appreciation of culturally significant open spaces** in Medfield. When completed, the trail will be a 200-mile corridor linking nearly eighty areas of protected land in a greenway belt through fifty cities and towns around Boston. Dubbed the "outer Emerald Necklace," a reference to the beltway of parks and greenspace through the City of Boston, the Bay Circuit Trail consists of passive recreation trails connecting protected open spaces. In Medfield, the "jewels" in the necklace include the State Hospital campus, Vine Lake Cemetery, Causeway Street, Noon Hill Reservation, and South Plain, near the Wheelock School. The Bay Circuit Alliance and the Friends of Medfield's Forests and Trails recently dedicated the passive recreation trails linking these open important open spaces.

HISTORIC PRESERVATION GROUPS AND PROGRAMS IN MEDFIELD

As a community, Medfield is particularly notable for its range of history and preservation-related activities, many of which are administered or supported by the town. A brief summary of Medfield's active historic preservation groups appears in ***Table 1***. Traditionally the Historical Society, as the entity with the longest tenure in preserving Medfield's history, has been the common thread among the membership of most of these boards and organizations. More recently, other preservation projects in the town, particularly the rehabilitation of the town-owned Dwight-Derby House, have generated new dues-paying members for the Historical Society. As the interest in historic preservation in Medfield continues to grow, continued coordination among the town's preservation advocates is necessary, particularly on fund-raising and educational projects and events.

There is a consensus among historic preservation advocates in Medfield that the town's upcoming **350th anniversary celebration** provides an excellent opportunity to increase public appreciation of the town's historic resources and build support for long-term preservation objectives. Planning for the celebration is underway, with the goal of offering a series of activities through the anniversary year of 2001. These activities are expected to include tours and a municipal beautification project involving the planting of 350 trees on town property. Some events from the 325th anniversary celebration, held in 1976, may be revisited. The 350th Anniversary Committee will be coordinating activities with those of other history and preservations groups, such as the organizers of Medfield History Day (see below) and the Friends of the Dwight-Derby House.

The five-year plan for the **Dwight-Derby House** calls for the property to be in operation by 2001, in time for the town's 350th anniversary. What makes the Dwight-Derby House unique among town-owned historic buildings in Medfield is its potential to serve a range of functions.

TABLE 1
Historic Preservation Groups in Medfield

Board or Organization	Membership	Purpose
Town Historian	Appointed by Board of Selectmen	Advises town boards and the public on history and preservation issues and handles inquiries on behalf of the town.
Historical Commission	Appointed by Board of Selectmen	Plans for identification, evaluation, and protection of historic and prehistoric resources in town, per *M.G.L. c.40, s.8D.*
Historic District Commission	Appointed by Board of Selectmen	Administers the town's three design review districts (local historic districts)—John Metcalf H.D., Hospital Farm H.D., and Clark-Kingsbury Farm H.D.—under town bylaw and *M.G.L. c.40C.*
Cemetery Commission	Appointed by the Board of Selectmen	Administers historic Vine Lake Cemetery
Medfield Archaeology Advisory Committee (MAAC)	Associate members of Historical Commission; appointed by Board of Selectmen	Subcommittee of the Historical Commission; advocates for protection of archaeological sites; conducts fieldwork and educational programs
350th Anniversary Committee	Appointed by Board of Selectmen	Plans for the town's 350th anniversary celebration, "Medfield 350: Honoring Our Past...Celebrating Our Future 1651-2001"
Kingsbury Pond Grist Mill Committee	Appointed by Board of Selectmen	Manages and is refurbishing town-owned grist mill (ca. 1819)
Open Space Committee	Appointed by Board of Selectmen	Identifies and monitors status of open space of public interest in Medfield, including open space of scenic and historic value
State Hospital Preservation Committee (formerly the State Hospital Reuse Committee)	Appointed by Board of Selectmen	Monitors state's management of the State Hospital campus and advocates for stabilization of historic hospital buildings
Committee to Study Memorials	Appointed by Board of Selectmen	Plans for town's memorials; researches and maintains street name list used to select names for new streets in accordance with the town's subdivision rules and regulations
Medfield Historical Society	Private, non-profit membership organization of about 350 members	Local historical society based in town-owned building, which the society maintains; society also owns and operates Peak House museum
Friends of the Dwight-Derby House	Private, non-profit membership organization of over 400 members	Administers study and preservation of town-owned Dwight Derby House and landscape, for future use by town; coordinates fund-raising and grant activities

There is interest in using the property for community meetings, a house museum, school programming, and possibly as an income-producing rental for small events. The breezeway and barn will be rebuilt, and the main house will be preserved. The central location of the Dwight-Derby House, fronting Meeting House Pond at the town center, is seen as an asset that will be attractive to potential users. The Friends of the Dwight-Derby House group has already secured grants from the Massachusetts Historical Commission and the state Department of Environmental Management for study and stabilization of the building and grounds. Local funds to match these grants have come from the town and private fund-raising efforts. The most recent fund-raising project was a tour of private homes in Medfield, which raised about $15,000 for exterior painting of the Dwight-Derby House. An archaeological survey of the property has been conducted, and the findings will facilitate the interpretation of the house and landscape in future educational programming. Due to its early date (ca. 1651), the Dwight-Derby House has the potential to become a center for regional history, particularly for school children from the surrounding towns, all of which post-date the incorporation of Medfield.

Two annual events have heightened awareness of both Medfield's historic resources and the entities that work to protect them. **Discover Medfield History Day** was established in the early 1990s and is held each June. In the past, the event has offered a program of walking tours, trolley tours, and open houses at some of the town's historic properties, including the Historical Society headquarters, the Peak House, and the Kingsbury Pond Grist Mill. In 1999, the history day focused on the town's history from 1887 to 1924, the period covered by the new town history volume authored by the Town Historian and published by the Historical Society in June 1999. Sponsors of the event in 1999 were the Medfield Employers and Merchants Organization (MEMO), the Historical Society, the Historical Commission, Friends of the Dwight-Derby House, and the Kingsbury Pond Grist Mill Committee. In September of each year is **Medfield Day**, held at Meeting House Pond and in the area surrounding the First Parish Church on North Street. Established in 1979, Medfield Day is a community fair that gives local government agencies, businesses, civic and social organizations, and others an opportunity to provide town residents with information on their respective programs. Medfield's history and preservation groups staff information booths and field questions about their organizations.

The Medfield Historical Commission is revising its **walking tour brochure of Medfield Center**, using town funds and a grant from the Medfield Cultural Council. *Historic Medfield . . . 300 Years. A Guide to the Architectural Heritage of Medfield Center* was last published in 1992. The brochure describes about twenty historic properties at the town center. Information on the people who lived and worked in those buildings will be included in the revised brochure.

A comprehensive **local history curriculum** has been implemented in the Medfield public schools for grades 2, 3, 7, and 8, as well as the high school. Second graders learn about the town's history and municipal operations by touring local sites and hearing speakers in the classroom. Older pupils study local history during the colonial and Federal periods, give the younger children guided tours of the Peak House, experience a Sunday meeting at the First Parish Church, and utilize the artifact and archival collections of the Historical Society. Students also participate in an annual archaeological dig.

Eighth graders complete in-depth history projects in which they each research a Medfield resident from the 18th or 19th century. In addition to reconstructing the person's life using the research repositories in town, students make models of their subject's home for inclusion in an

annual exhibit, *Old Medfield on Display*. Town streets are mocked up on the floor of the school cafeteria and the models are placed in the appropriate sites on the streets. Research papers from this project are filed with the Medfield Historical Society, where the models also are displayed. Currently, the Commonwealth mandates that eighth-graders study American history after the signing of the Constitution. Consequently, a bicycle tour for eighth graders, which once traced the route of the attack on Medfield during King Philip's War, will now highlight later developments from the industrial period and the Civil War era. High School students study the 20th century in Medfield, and examine the town's war memorials as well as World War I memorabilia at the Historical Society.

School programming, genealogical research, and local history research all make use of historic town records. While an assessment of **municipal records management** is beyond the scope of this preservation plan, historic town records bear mention here for their potential to inform the public and contribute to a better understanding of Medfield's past. Many historic municipal records were lost in the Town Hall fire of 1923. Vital statistics, however, were rescued from the fire. The Medfield Historical Commission first undertook preservation of town records in the late 1970s. At that time, the first volume of vital statistics for the town (1652-1819) was restored at the New England Documents Conservation Center in Andover, Massachusetts. [See *1978 Annual Town Report*] Commission members also have inventoried about seventy-five books of town records. To date, about ten volumes have been placed in archivally stable storage boxes at the Town Hall. Conservation of original town records is a continuing concern. The 1998 renovation of Town Hall included the installation of a climate-controlled vault for storing town records, though this feature of the storage vault has yet to be used. In addition to original vital statistics records stored at the Town Hall, both the Memorial Public Library and the Historical Society have a complete set of bound town reports, published from the mid-19th century onward.

RECOMMENDATIONS FOR STRENGTHENING PUBLIC AWARENESS OF PRESERVATION IN MEDFIELD

- Form a **coalition of historic preservation groups** in Medfield to serve as a collective voice for preservation in the town. Such a coalition could provide a unified base of public support on a wide range of growth and development issues that have the potential to impact historic and prehistoric resources in Medfield. Medfield has at least twelve different entities principally concerned with history or preservation in the town. When an issue of townwide interest arises – the 350th Anniversary, the demolition bylaw, open space, the State Hospital, or creation of additional historic districts (to name a few) – a coordinated show of support by these twelve entities would strengthen the preservation position in the eyes of the general public.

- Improve public understanding of historic preservation as a vehicle for maintaining and enhancing community character. While individual history and preservation entities in Medfield publicize their respective activities, a **coordinated program of public information on preservation** is advised. The walking tour brochure of Medfield Center, when revised, will help foster a broader understanding of the importance of preservation in the community. A majority of town residents appears to rely on *The Medfield Press* for disseminating information locally. Enlisting the cooperation of that organization is essential in any public information effort. A weekly series entitled "*Medfield, Then and Now*" could feature pairs of historic and contemporary views of either street scenes or *surviving* historic buildings, to

enforce the idea that historic properties contribute to the vitality of the town today. Potential topics for newspaper articles include profiles of the town's various historic preservation organizations, and a brief summary of preservation planning mechanisms available to the town. An article outlining the differences between a National Register historic district and a local historic district would be helpful. Just as it is important to focus attention on the value of preserving the town's archaeological resources, public information on preservation also should promote an awareness of the town's 20th-century (*i.e.*, "post-Victorian") resources, as well as such historic landscapes resources as Vine Lake Cemetery.

- Bring together preservation proponents with faculty and students at the Medfield High School to create a **World Wide Web site for historic preservation in Medfield**. The web site would provide another forum for publicizing the purpose and objectives of the Medfield Historical Commission and its preservation partners in the town. A page devoted to Frequently Asked Questions (FAQs) about preservation in Medfield would be useful. Through the same medium, update the public on progress being made on the town's preservation projects (*e.g.*, preservation planning, refurbishing of Kingsbury Mill, preservation of Dwight-Derby House, etc.), and provide a calendar of preservation activities and events in Medfield. Provide links to the sites of other preservation entities, including but not limited to the Massachusetts Historical Commission, the state Department of Environmental Management, the National Register of Historic Places, the Trust for Public Land, the Boston Metropolitan Planning Organization, the Bay Circuit Alliance, and the Charles River Watershed Association.

- Begin advocating for recognition of historic properties in Medfield through the **National Register of Historic Places** program (see Chapter 7 for more detailed recommendations).

- Identify income-producing, depreciable historic buildings in Medfield, such as commercial properties and buildings maintained by their owners as rental housing. Inform the owners of those properties about the **federal investment tax credits** that are available for substantial rehabilitation projects completed according to the U. S. Secretary of the Interior's standards. One is a 20% credit on the costs associated with rehabilitating an income-producing building listed in either the National Register or a local historic district. The other is a 10% credit for rehabilitation of an income-producing, non-residential building constructed before 1936 that is not listed in the National Register. The Massachusetts Historical Commission coordinates this program in partnership with the National Park Service and the Internal Revenue Service.

- Survey the owners and tenants of historic commercial properties to determine interest in establishing a **façade improvement loan program (revolving fund)** in Medfield. Such a program would target small businesses that may not be eligible for the existing funding programs for historic properties, which generally require substantial rehabilitation, or target non-profit, municipal, or residential owners. The façade improvement loan program could provide low-interest loans on a matching-funds basis for maintenance and minor improvements such as signage, painting, and re-glazing of storefronts. Major projects that could qualify for larger loans would include removal of synthetic siding, rebuilding of storefronts, and restoration of historic architectural features. Grants funds from the Massachusetts Historical Commission or the state's Department of Housing and Community Development have typically provided the seed money for these façade programs.

- Coordinate with the Friends of Medfield's Forests and Trails and the Bay Circuit Alliance to produce a trail booklet highlighting the history of culturally significant properties along the Medfield portion of the **Bay Circuit Trail**.

- Advocate for continued **conservation of historic municipal records** in cooperation with the Town Clerk and other town departments.

CHAPTER 6
INVENTORY OF MEDFIELD'S HISTORIC AND PREHISTORIC RESOURCES

OVERVIEW OF INVENTORY PROGRAM

In the fall of 1997, the Medfield Historical Commission entered its third consecutive year of identifying and documenting Medfield's historic resources. Using town funds matched with Survey & Planning grants from the Massachusetts Historical Commission (MHC), the Medfield Historical Commission has contracted with historic preservation consultants to conduct a communitywide comprehensive survey. The survey methodology and products conform to the current survey standards of the MHC and the U. S. Department of the Interior/National Park Service.

The survey targets both unique and representative examples of different types of historic resources in Medfield that illustrate how the town developed by ca. 1960. The survey seeks to record the most intact examples of this development and demonstrate how the town's historic resources are concentrated. These resources may include:

- *buildings*, such as houses, commercial or industrial blocks, and municipal buildings;
- *outbuildings*, such as barns, garages, and carriage houses;
- *structures and objects*, such as bridges, monuments, and statues;
- *landscapes*, such as parks and scenic roads;
- *burial grounds*;
- *prehistoric archaeological sites*;
- *historic archaeological sites* (16th century onward); and
- *areas*, such as residential neighborhoods, estates, farms, the town center, business districts, and industrial complexes.

The MHC inventory forms record information on the location, appearance, condition, and history of Medfield's historic resources. Original inventory forms are filed with both the MHC and the Medfield Historical Commission.

To date, about twenty prehistoric archaeological sites and six historic archaeological sites have been recorded in Medfield. Some site forms were completed in the early 1980s in connection with the Dedham Grant Survey Project. Other sites have been brought to the attention of the MHC by professional archaeologists, who submitted archaeological survey and mitigation reports to that agency. A bibliography of those reports, including abstracts, is published by the MHC. Locations of documented archaeological sites are confidential and, pursuant to *M. G. L. c.9, ss. 26A (1)*, the contents of the state's inventory of archaeological assets are not a public record.

The major source for inventory information on Medfield's archaeological resources is the *Medfield Communitywide Reconnaissance Archaeological Survey and Planning and Review Process* report (October 1997), prepared by The Public Archaeology Laboratory, Inc. This study defined areas of archaeological and historic sensitivity in Medfield, created a townwide archaeological sensitivity map and user's guide, and established a mechanism to be used by the

Medfield Historical Commission for reviewing new development in the town using the sensitivity map and user's guide. Additional survey of archaeological resources in Medfield will be conducted within this framework. The Medfield Historical Commission, through a sub-committee, the Medfield Archaeology Advisory Committee (MAAC), coordinates work on the inventory of the town's archaeological sites.

For both aboveground and archaeological resources, the inventory forms, base maps, and related survey documentation submitted to the MHC are incorporated into the **Inventory of Historic and Archaeological Assets of the Commonwealth**, also known as the statewide inventory. The inventory should not be confused with the **State Register of Historic Places**, which is a compilation of historic resources that have received one of several historic designations established under local, state, or federal law (see below). The statewide inventory is the basis for preservation planning efforts at the local and state levels. In Medfield, information contained in the inventory assists in the administration of the town's Demolition Bylaw, facilitates design review in the established local historic districts, and supports the creation of additional planning mechanisms to help preserve and enhance the community's character.

The Medfield inventory also includes survey reports that are important for understanding the town's historic and archaeological resources in context. The *Reconnaissance Survey Report* for Medfield (1980) is available from the MHC. This report is a product of the MHC's statewide reconnaissance survey, a field and documentary assessment of historic development patterns and surviving historic resources throughout the Commonwealth. The Medfield report provides an overview of historic development, settlement patterns, and surviving resources in the town from ca. 1500 to 1940. A corresponding regional report, when completed by the MHC, will consider Medfield's historic development and architecture in the context of the Eastern Massachusetts region.

The Public Archaeology Laboratory, Inc. prepared two grant-funded survey reports for the Medfield Historical Commission and the MHC. The *Medfield Narrative History* (June 1998) builds upon the MHC reconnaissance survey report and provides a more detailed historic context drawn from the intensive-level surveys of Medfield resources completed in the first and second years of the survey grant project. The *Medfield Communitywide Reconnaissance Archaeological Survey, Planning and Review Process* report (October 1997) establishes a context for understanding archaeological resources from the prehistoric and historic periods.

As of July 1999, the MHC has entered information on 442 historic resources in Medfield into a computerized database, known as the **Massachusetts Cultural Resource Information System (MACRIS)**. A researcher can generate a variety of database reports on Medfield's historic resources, such as profiles of different geographic areas, and lists of properties ordered by such attributes as architectural style, construction date, building material, or historic theme. The MACRIS town profile and street index for Medfield are appended to this plan. The researcher may use the database reports as an index for locating detailed information about historic resources in Medfield in MHC's paper files.

The MACRIS database draws information on Medfield from two sources: the statewide historic properties inventory, and the files of properties listed in the **State Register of Historic Places**. The State Register includes all Massachusetts properties that are listed in the National Register of Historic Places, located in designated local historic districts, or for which preservation restrictions (*i.e.*, preservation easements) have been executed (see ***Table 2***).

TABLE 2
Medfield Listings in the State Register

NAME	ADDRESS	DATE	MHC #	HISTORIC DESIGNATION
First Parish Unitarian Church	North Street	1789	1	National Register individual (1974)
Peak House	347 Main Street	1680	66	National Register individual (1975)
John Metcalf Historic District	Main Street	17th-19th cent.	Area E	Local historic district (established 1989, amended 1996)
Medfield State Hospital (a/k/a Hospital Farm Historic District)	45 Hospital Road (86 resources on 228 acres in Medfield)	1892-1940	Area C	National Register district (1994, as part of Massachusetts State Hospitals and State Schools Multiple Property Submission) and Local Historic District (1994)
Clark-Kingsbury Farm Historic District	Spring Street at Kingsbury Pond	18th/19th cent.	Area F	Local historic district (1997)
Dwight-Derby House	7 Frairy Street	1651	9	Preservation restriction (1998)

HISTORY OF SURVEY ACTIVITY IN MEDFIELD

The historic properties survey in Medfield started in the late 1960s under the direction of the private, non-profit Medfield Historical Society. Following a vote of Town Meeting in December 1972 that established the Medfield Historical Commission, the new municipal board assumed primary responsibility for expanding the town's inventory of historic properties. Survey work continued through the 1970s, with a majority of inventory forms being prepared for properties at the town center. Many of those properties were proposed for inclusion in a large local historic district on Main Street, which was defeated at Town Meeting in 1979. [*Note*: The smaller John Metcalf Historic District on Main Street was approved by Town Meeting in 1989.]

By the mid-1990s, the Medfield Historical Commission and the town recognized that Medfield's inventory required updating to meet current planning needs. The first round of the survey update, conducted in 1996-1997, provided detailed documentation for sixty-two high-priority historic resources located on Main Street, North Street, and Frairy Street at the town center. In 1997-1998, the survey target area was expanded to cover the entire town. Approximately 380 historic resources were considered for documentation. The second round of survey produced another 134 inventory forms, as well as a base map showing the location of inventoried resources, a narrative history that provides a context for understanding the significance of the resources, and recommendations for future historic designations.

Survey work during Round II, conducted in 1997-1998, also yielded a prioritized list of historic resources in Medfield that merit documentation in future survey projects. These include important resources that could not, due to budget constraints, be recorded in the first two rounds of survey. The list also itemized historic resources that merit further investigation. The Medfield Historical Commission and its survey consultant assigned the following letters to these resources

to denote different levels of priority: A (definite survey), B (potential survey candidate), and C (greater than fifty years old, but not worthy of survey).

The prioritized survey list has been amended on a continuing basis. For example, during Round III of the survey, conducted in 1998-1999, the Medfield Historical Commission identified additional historic resources that were endangered or otherwise in need of prompt documentation. These included Medfield's five designated scenic roads, a vacant building on South Street, and properties of large acreage where subdivision could compromise the historic character. Also added to the high-priority list was Frairy Street, an area important for its associations with the history of immigration to Medfield.

The Medfield Historical Commission's consultant completed 43 inventory forms during Round III. This survey project ran concurrently with the preparation of the town's historic preservation plan. Round III of the survey recorded most of the remaining A-list priorities throughout the town.

RECOMMENDATIONS FOR SURVEY

The inventory of a town's historic and prehistoric resources is never "complete." With each year, more archaeological sites become known, and more buildings are recognized for their ability to convey important information about Medfield's past. The town's inventory must be routinely revisited to ensure that the data support local planning needs.

- The highest priority for future survey is **updating the area form for Medfield Center** (MHC Area A). There is great interest in establishing a National Register of Historic Places district at the town center. Without an updated inventory form, the Medfield Historical Commission and the Massachusetts Historical Commission cannot proceed with a formal evaluation of the area for the purposes of determining eligibility for the National Register or determine district boundaries. It should be noted that most resources of major architectural and historical significance at the town center already have been inventoried individually. Further building-by-building surveying in the area is recommended (see ***Table 3***). However, this building-by-building analysis does not have to be completed before the updated area form is prepared.

- Continue the building-by-building survey to include **additional properties** identified in ***Table 3***. The original prioritized list prepared during Round II of the survey, and subsequent updates, are on file with the Medfield Historical Commission.

- Prepare parks and landscapes inventory forms (MHC Form H) recording the **scenic and landscape features** of Elm Street, Philip Street, Wight Street, School Street, and the Norfolk Hunt Club as cultural landscapes.

- Consider expanding documentation of the **town's five designated scenic roads** from the parks and landscapes forms, as recorded in 1999, to MHC area forms (MHC Form A). Area forms would describe and evaluate the nature of development *bordering* these historic corridors. The scenic roads already documented are Causeway Street (MHC #942), Foundry Street (MHC #946), Noon Hill Road (MHC #949), Orchard Street (MHC #953), and Pine Street (MHC #958).

TABLE 3
Additional Properties to be Surveyed
Key: A = definite survey; B = potential survey candidate
(See also recommendations in narrative format.)

STREET NAME	STREET NUMBER	SURVEY PRIORITY
Adams Street	2, 18, 29-31, 32, and 34	B
Brook Street	35-37, 39, and 54	B
Causeway Street	8, 28, and 58	A
Claypit Road	6	A
Curve Street (B-list)	1, 7, 8, and 11	B
Curve Street (A-list)	19	A
Farm Street	23, 29, and 35	A
Foundry Street	44	A
Frairy Street	post-WWII houses bt. Cottage and Dale Streets	B
Granite Street	74	B
Green Street (A-list)	32	A
Green Street (B-list)	23, 27, 28, and 102	B
Harding Street	83, 85, 107, 108, 109, 137, and 161	B
Hartford Street	2 and 99	A
High Street (B-list)	14, 72, and 115	B
High Street (A-list)	88	A
Hospital Road (A-list)	2, white house at Hospital Gate, and scenic road	A
Hospital Road (B-list)	17 and 20	B
Main Street (A-list)	108	A
Main Street (B-list)	64, 154 and 537-539	B
Miller Street (A-list)	11-11A, 25, 29, and 39	A
Miller Street (B-list)	15, 21-23, 32, 34, 35, 37, 38, 43, 44, and 49	B
Mitchell Street	6	B
Noon Hill Road	29	A
North Street (A-list)	251	A
North Street (B-list)	98, 98R, 99-101, 103, 144, 158, and 304-308	B
Oak Street	3, 7, and 8	B
Park Street (A-list)	37, and concrete coal bins at RxR tracks	A
Park Street (B-list)	31, 45	B
Philip Street	18	B
Pleasant Street (A-list)	15-17, 19, 41, 82	A
Pleasant Street (B-list)	10-12, 13, 26, 54, 57-59, and 63-66	B
Pound Street	51, 53, and 57	B
Prentiss Place	24	B
South Street (A-list)	33-35 and 300	A
South Street (B-list)	13, 16, 17, 22, 26-28, 47, 51, 55, 91, 171, and 243	B
Spring Street (A-list)	42, 80, 82, 105, and 125 (bomb shelter in yard)	A
Spring Street (B-list)	5, 19, 20, 29, 32, and 100	B
Summer Street	18	B
Vinald Road (B-list)	27	B
Vinald Road (A-list)	39	A

- Consider preparing **MHC inventory forms for historic and prehistoric resources at Medfield State Hospital**. The hospital campus, which extends across the Medfield town line into Dover, is a National Register historic district, a local historic district under *M.G.L. c.40C*, and is listed in the State Register of Historic Places. According to the staff of the MHC, as long as the State Hospital campus remains in state ownership, the MHC directs all historic reviews of the campus under *M.G.L. c.9, ss.26-27c*, as amended by Chapter 254 of the Acts of 1988. The MHC reviews projects undertaken, funded, or licensed by a state body to determine whether such projects will have any adverse effect on properties listed in the State Register of Historic Places. Within this regulatory framework, the Medfield Historical Commission and Historic District Commission are encouraged to work with the MHC as consulting parties. Further information on these regulations and the Chapter 254 review process may be obtained from the MHC.

  Despite the fact that the State Hospital is a designated local historic district, the Medfield Historic District Commission currently does not have design review authority over the campus, according to the staff of the MHC. If all, or a portion, of the State Hospital campus is transferred into private ownership, then proposed projects *involving the privately owned resources* would come under review by the Medfield Historic District Commission under *M.G.L. c.40C* and the town's local historic districts bylaw. At that point, more detailed survey information about the historic resources at the hospital may be desirable. Due to the number of historic resources involved (roughly ninety), a modified approach to the MHC inventory form for aboveground inventory is advised, with an emphasis on documenting character-defining features and current conditions through narrative descriptions and photographs. In addition, there is interest in recording Hospital Road as a cultural landscape, using an MHC parks/landscapes inventory form, and the former farmhouse on Hospital Road, near the hospital gate, which is believed to pre-date the establishment of the hospital in 1896.

- Expand the existing survey documentation for the historic **bridge** on West Mill Street at Saw Mill Brook (MHC #905).

- As requested by the Medfield Historical Commission, prepare a separate building inventory form for the **former South School**, 205 South Street (MHC #218). Currently, this building is inventoried as an outbuilding to the house (MHC #94) on the same property.

- There is interest in Medfield in surveying and preserving **old trees**, as well as the **Rhododendron Reservation** owned by The Trustees of Reservations. The MHC inventory forms may be used for natural resources of demonstrated cultural significance. Examples include trees used as boundary markers, trees that mark the site of an event in history, or culturally significant parks or landscapes. For cataloguing of trees and shrubs that are significant from an arborist's perspective, the Medfield Historical Commission is urged to look into environmental programs such as tree registries that are designed to document these special resources.

CHAPTER 7
NATIONAL REGISTER ACTIVITY IN MEDFIELD

OVERVIEW OF THE NATIONAL REGISTER PROGRAM

Administered through the Massachusetts Historical Commission on behalf of the National Park Service, the National Register of Historic Places is the nation's official list of buildings, sites, structures, objects, and districts important in American history, culture, architecture, or archaeology. These resources, which may be of local, state, or national significance, are worthy of preservation and consideration in planning and development decisions. Listed resources must meet the criteria established by the National Park Service [see ***Appendix E***]. In Massachusetts, properties listed in the National Register of Historic Places also are listed in the State Register of Historic Places.

The National Register of Historic Places is the backbone of the federal government's historic preservation planning program. Inventories of historic and prehistoric resources in each state are expected to identify any resources that may be eligible for the National Register. The primary purpose of the National Register is to recognize the value of the nation's historic and prehistoric resources and to ensure that actions of the Federal government do not adversely affect those resources. While individual resources and districts may be identified and landmarked at the state and town levels, it is National Register designation that ties these important properties into the federal preservation program. The National Register also is an important education and information tool that raises awareness about these irreplaceable resources.

Though the National Register is not a design review program, listing in the National Register does provide a Massachusetts resource with limited protection from state and federal actions, as well as projects requiring state or federal licenses or permits. With National Register listing comes eligibility for certain matching state and federal grants (when available). Income-producing buildings listed in the National Register are eligible for federal income tax benefits for certified rehabilitation. A certified rehabilitation is a substantial historic rehabilitation project, monitored and approved by the Massachusetts Historical Commission and the National Park Service, that has been deemed consistent with the historic character of the building and, where applicable, with the district in which the building is located. Finally, for homeowners who undertake substantial, certified rehabilitation of their properties, National Register listing qualifies them for a phasing-in of any increases in assessed value as a result of the rehabilitation work. This incentive requires the adoption of a local bylaw creating a special property tax assessment under *M.G.L. c.59, Assessment of Local Taxes*, as amended in 1996.

Listing in the National Register in no way interferes with what a private property owner does with his or her property when private funds and local permits are used, unless some regional and/or local bylaw or policy is in effect. In Medfield, properties listed in the National Register of Historic Places are subject to demolition review by the Medfield Historical Commission under the town's Demolition Bylaw (*Medfield Bylaws*, Art. XVI). It is important to note that all properties in the town constructed, in whole or in part, fifty or more years ago, *are already regulated* under the provisions of this bylaw. National Register designation, therefore, would not subject owners of historic properties to additional regulatory requirements when private funds and local permits are used.

Property owners, the Medfield Historical Commission, and the Massachusetts Historical Commission are actively involved in the National Register nomination process. As a Certified Local Government (CLG) for preservation planning purposes, the Medfield Historical Commission has a role in evaluating resources to determine whether they meet the criteria for listing in the National Register. Resources may be listed either individually or as a district. The commission then requests concurrence from the Massachusetts Historical Commission staff.

Once a resource or district is found eligible for listing in the National Register, Massachusetts Historical Commission staff will advise the applicant in the preparation of the nomination materials. Normally, the applicant would be the Medfield Historical Commission, in the case of a district, or the property owner, in the case of an individual property. The Massachusetts Historical Commission staff would coordinate review of the nomination by the commission's State Review Board at one of its quarterly National Register meetings. Following a favorable vote of this board, the completed nomination is forwarded to the National Register office in Washington, DC for final approval and listing in the National Register.

HISTORY OF NATIONAL REGISTER ACTIVITY IN MEDFIELD

In recent years, the Medfield Historical Commission has concentrated its planning efforts on updating and expanding the town's inventory of historic and prehistoric resources. This is the first step toward the listing of additional Medfield properties in the National Register. ***Table 4*** shows Medfield listings in the National Register to date. Two community-initiated listings, for the First Parish Unitarian Church and the Peak House, occurred about the time of the nation's Bicentennial and the town's 325th anniversary celebration (1976). Medfield's upcoming 350th anniversary celebration provides an important opportunity for increasing awareness of historic properties through additional National Register listings. The listing of Medfield State Hospital in the National Register was part of a statewide nomination effort that covered fifteen state hospital or state school campuses in nineteen cities and towns. This large multiple property submission to the National Register grew out of a 1984 survey of state hospital and state school campuses.

TABLE 4
Medfield Listings in the National Register

NAME	ADDRESS	DATE	MHC #	DATE LISTED IN NR
First Parish Unitarian Church	North Street	1789	1	1974
Peak House	347 Main Street	1680	66	1975
Medfield State Hospital	45 Hospital Road (86 resources on 228 acres in Medfield)	1892-1940	Area C	1994 (as part of Massachusetts State Hospitals and State Schools Multiple Property Submission)

The Massachusetts Historical Commission also has evaluated three other properties in Medfield for National Register eligibility (see ***Table 5***).

Recent historic property survey work in Medfield, undertaken by the Medfield Historical Commission, has yielded a number of recommendations for future National Register activity. To date, seven districts and about 60 individual properties have been recommended for further evaluation for National Register listing. The Historical Commission also has completed a communitywide reconnaissance archaeological survey and a townwide map showing areas of

archaeological sensitivity. The Medfield Archaeology Advisory Committee of the Historical Commission documents and maintains records pertaining to archaeologically sensitive areas in the town. However, recommendations for National Register listing of archaeological sites in Medfield have yet to be made.

TABLE 5
Medfield Properties Evaluated by the Massachusetts Historical Commission for National Register Eligibility

NAME	ADDRESS	DATE	MHC #	MHC EVALUATION FINDING
Clark-Kingsbury Farm complex	Spring Street	18th/19th cent.	Area F	Eligible as a district (evaluated in 1990)
Dwight-Derby House	7 Frairy Street	1651	9	Eligible individually (evaluated in 1997)
First Baptist Church	438 Main Street	1838	2	More information needed (evaluated in 1999)

RECOMMENDATIONS FOR NATIONAL REGISTER ACTIVITY

- Increase awareness about the National Register program among Medfield residents and property owners by taking a **phased approach to National Register listings**. With the exception of the State Hospital, which was nominated by the state historic preservation office, Medfield has not had any new properties listed in the National Register in nearly twenty-five years. The Medfield Historical Commission can start to build support for the National Register by determining the level of interest in the program among property owners. Those individuals whose properties have been recommended for listing individually, or as part of a small district, could be approached first.

- **Evaluate recommended districts and individual properties** (see ***Table 6*** and ***Table 7***) for National Register eligibility.

  Boundaries for potential National Register districts in Medfield have not been established definitively. The district boundaries shown on the maps in this plan are recommended boundaries that may be refined in the future by the Medfield Historical Commission, in cooperation with the Massachusetts Historical Commission. In general, recommended boundaries encompass the greatest concentration of buildings, sites, structures, and objects that contribute to the significance of the district and retain their integrity (*i.e.*, their ability to convey their associations with the past). These historic resources are not expected to be in original, unaltered condition to qualify for National Register listing. Indeed, the National Register recognizes the evolution of a property or district's appearance over time.

  Wherever possible, Medfield properties recommended for National Register listing have been grouped into districts. Preservation planning practice discourages a property-by-property approach to National Register listing, which tends to emphasize discrete landmarks rather than recognize the significance of a historic area as a whole. At the local level, designation of districts rather than multiple individual properties facilitates town planning by calling attention to the historic importance of neighborhoods and commercial areas. Listing of a

town's major landmarks as part of a National Register district does not imply that those landmarks are less significant than properties listed individually. A recommended National Register property located *outside* the boundaries of a potential National Register district would be listed individually (see ***Table 7***). In limited instances, however, a resource located *within* a potential district meets the National Register criteria individually as well, and these are noted in the same table.

TABLE 6
Recommended National Register Districts
(see detail maps for suggested boundaries)

DISTRICT NAME	***MHC #***	***HISTORICAL SIGNIFICANCE, WITH PERIOD OF SIGNIFICANCE***
Medfield Center Historic District *Note: updated MHC area form is needed for NR evaluation*	Areas A, E, and J, and associated building inventory forms	Town center and historic focus of institutional, commercial, and residential development (1651-ca. 1950)
North Street-Farm Street Historic District	Areas B and G and associated building inventory forms	Distinctive grouping of historic residences with associated agricultural landscapes (ca. 1673-early 20th century)
Clark-Kingsbury Farm Historic District *Note: already determined eligible for National Register*	Area F and associated building inventory forms	Well preserved 18th-century mill and farm complex with pond (ca. 1702-early 19th century)
Harding Historic District	Area H and associated building inventory forms	Rural hamlet of historic agricultural and later railroad-related settlement (1750-ca. 1950)
Mill Brook Historic District	Area I plus inventory forms for adjacent buildings and archaeological sites	Historic settlement cluster significant for associations with agricultural activity, industry on Mill Brook, and as wooded suburban setting for four International Style houses (18th century-ca. 1950)
Foundry Street-Philip Street Historic District	Foundry Street Scenic Road form plus #82-84, 184, 203-204, and 21 Foundry Street	Scenic historic road with character-defining buildings and landscapes, including Mill Brook and Jewell's Pond (late 17th century-ca. 1930)

TABLE 7
Recommended Individual Listings in National Register
** denotes property within potential NR district*

HISTORIC NAME	ADDRESS	MHC #	DATE
Gershon Adams House	39 Bridge Street	78	ca. 1732/ca. 1778
Old Bridge Farm	62 Bridge Street	295-297	ca. 1905
Plimpton-Bartlett-Hamant House *	3 Causeway Street	34, 36	mid-19th century
Hanks-Ware House *	16 Cottage Street	299, 300	1886
Hannah Adams Pfaff High School *	3 Dale Street	223	1927
Dale Street School *	7 Dale Street	224	1940
True House & Boyden Barn	16 Elm Street	305, 305	late 19C, ca. 1848
Hannah Adams House/ South Plain Farm	49 Elm Street	89	1750, ca. 1821
"Overview"/Holiday Farm	55 Elm Street	179	ca. 1905
Henry Adams House	72 Elm Street	88, 180	late 17th cent. onward
Pliny Jewell House *	21 Foundry Street	306	1926
Isaac Chenery House *	66 Foundry Street	184	ca. 1814
Dwight-Derby House * *already determined eligible for the NR*	7 Frairy Street	9	1651/late 17th century
Oliver Clifford Building *	8-14 Green Street	228	ca. 1870
Town Pound	High Street	937	1862
Samuel Hamant House	22 High Street	96, 189	mid- to late 18th century
Smith-Mason-Ashley House	44 High Street	315-318	ca. 1808
Pine Tree Farm	120 High Street	319	ca. 1850
Nathaniel Saltonstall House *	70 Main Street	190, 290	ca. 1932
Nail Factory Estate *	100 Main Street	320	ca. 1810
Cheney-Ellis House *	101 Main Street	191, 192	mid-18th to 19th century
Eliakim Morse House *	339 Main Street	68	mid-18th to 19th century
Clark Tavern *	353-355 Main Street	63	1743/1773
Clark-Sanders-Roberts House *	402 Main Street	54	1770/1818/1860
Noyes House and Inness Studio *	406 Main Street	52, 158	early 19C/ca. 1830
Cheney-Curtis House and Barn *	419 Main Street	49, 159	ca. 1812
John H. Gould House *	420 Main Street	48	ca. 1886
Joshua Fisher House *	435 Main Street	17	ca. 1750
First Baptist Church *	438 Main Street	2	1838
David Fairbanks House *	441-443 Main Street	16	ca. 1816
James Ord Block *	445 Main Street	15	1891
Medfield Town House/Chenery Hall *	459 Main Street	5	ca. 1872/1923/1998
Memorial Public Library *	468 Main Street	7	1917/1998
Elijah Thayer Block *	481 Main Street	14	ca. 1890
Vine Lake Cemetery *	Main Street	800	1661
Lucy Bran Cottage *	661 Main Street	40	1730
E. V. Mitchell House *	9 Mitchell Street	235	ca. 1890
H. Sawyer House *	107 North Street	236	ca. 1880
Granville C. Mitchell House *	111 North Street	237	1914
Dr. R. H. Richardson House *	115 North Street	238	ca. 1850
William Fales House	140 North Street	199, 200	ca. 1880

TABLE 7
Recommended Individual Listings in National Register
(continued)

HISTORIC NAME	ADDRESS	MHC #	DATE
Blanche Kingsbury House *	283 North Street	202	1927
Francis Hamant House	7 Philip Street	85	ca. 1652(?), ca. 1810
Cheney House, Saw Mill, and Grist Mill *	86 Philip Street	82-84	late 18C/1667, 1800
Samuel P. Guild House	111 Pine Street	205, 206	ca. 1920
Medfield Historical Society *	6 Pleasant Street	246	1922
Baptist Church Parsonage *	22 Pleasant Street	336	1830s
Moses Hartshorn House *	10 Pound Street	65, 251	pre-1750/1853
Joshua Boyden House *	58 Pound Street	79	pre-1685
Warren Chenery House/Wootonekanuske *	34 South Street	211	ca. 1811
George Babcock House/Petonowowett *	44 South Street	212, 213	ca. 1880
Cleaveland-Bullard House *	58 South Street	80	1814
Francis D. Hamant House	118 South Street	87	ca. 1890
Aaron Smith House & South Schoolhouse	205 South Street	94, 218	ca. 1835
Cyrus Strang House	256 South Street	345	3rd quarter 19C
Bonney-Kimball House	299 South Street	346-350	ca. 1900
William B. Roberts House	25 Spring Street	351	1887

- **Have the Historical Commission coordinate all National Register activity** in the town, including the formation of any subcommittee or working group to study potential National Register districts. Contrary to popular belief, a town's Historic District Commission is not the appropriate body for studying and implementing National Register districts. The Medfield Historic District Commission is concerned with design review in the town's three local historic districts established under *M.G.L. c.40C. National Register districts are not design review districts and are not established under c.40C.* Involving the Historic District Commission, as a town board, in the National Register nomination process will only further the widely held misperception that National Register designation means design review.

- Develop a **local public information plan** to acquaint residents and property owners with the details of the National Register listing process. The National Register information program developed by the Massachusetts Historical Commission can be used as a model. By publicizing the progress made on each individual or small district nomination (see above), the Medfield Historical Commission furthers a preservation message in the community and improves the community's understanding of the National Register program.

CHAPTER 8
MUNICIPAL POLICIES AND PROCEDURES IMPACTING HISTORIC AND PREHISTORIC RESOURCES

The decisions of town boards and departments are key factors in Medfield's ability to protect its historic and prehistoric resources. In addition, the interdependent nature of town planning and permitting functions poses a challenge to those seeking project review and approvals by the town. The town of Medfield does not appear to have established any policies or procedures that directly conflict with historic preservation goals. However, opportunities do exist for facilitating preservation by improving coordination among town bylaws, improving coordination among town boards and departments, and implementing additional preservation safeguards. Preservation planning mechanisms must be highly visible and fully integrated with the planning and permitting process. In this way, historic preservation will continue to play a vital role in the town's efforts to enhance community character while managing growth and change.

This chapter examines Medfield's municipal operations for their impact, both current and potential, on the town's historic and prehistoric resources. Town employees and board members were important sources for information in this chapter. Those normally involved in the local environmental review and permitting process, as well as those charged with the maintenance and protection of town-owned resources, were surveyed to determine their opinion of Medfield's character-defining features and their desire for information on historic preservation tools and techniques. A public meeting on the preservation plan elicited additional suggestions for increasing the visibility of historic preservation activities in the town. The town's permit application forms were reviewed in the preparation of this chapter, as were other written materials normally distributed to property owners during the permit application process.

Other sources for this chapter include three documents that provide much of the local regulatory framework. The *Town of Medfield Bylaw* (referenced hereafter as the *Medfield Bylaws*) is a compendium of local regulations and administrative procedures governing many aspects of the town's daily operations. It includes Medfield's two preservation bylaws: the Historic Districts Bylaw (Art. XIV), and the Demolition (Historic and Archaeological) Bylaw (Art. XVI). The *Zoning Bylaw* (revised to 1998) and the *Land Subdivision Rules and Regulations* (revised to 1995) govern land use and development in the town.

Three other planning documents were consulted in this analysis. The *Goals & Policies Statement for the Revised Master Plan* [Whiteman & Taintor, May 1997] provides the structure for the town's upcoming revisions to its Master Plan. Both the *Goals & Policies Statement* and an associated report, *Residential Buildout Analysis* [Whiteman & Taintor, Revised May 1997], were prepared on behalf of the town's Long Range Planning Committee. Also consulted was the *Open Space and Recreation Plan* [PCG Associates, September 1994], the most recent update of this component of the Master Plan.

COMPREHENSIVE PLANNING

Master Plan

Revision of Medfield's Master Plan is underway. The *Goals & Policies Statement*, completed in 1997, serves as the blueprint for the updated plan. Supervising the development of this statement was the Long Range Planning Committee, the town board that studies long-range issues driven by changes in land use, population growth, and demographics.

In anticipation of the Master Plan revisions, the Long Range Planning Committee surveyed 500 Medfield residents in 1995, seeking opinions on issues related to the town's growth and development. Nearly 80% of the respondents indicated that historic buildings and districts were important physical aspects of the community that merit preservation. The survey also revealed that Medfield's reputation as a small suburban town with rural character ranked highly in attracting and keeping residents. The *Goals & Policies Statement* acknowledges the importance of historic and prehistoric resources to the community.

The Long Range Planning Committee also has conducted buildout analyses, *i.e.*, studies that estimate the maximum amount of development that can theoretically occur given existing zoning regulations. The most recent analysis, completed in May 1997, looked at residential buildout. The study projected that Medfield has the capacity to add 2,340 housing units under current regulations. This estimate increases to 2,652 housing units if zoning changes were implemented to permit maximum residential development of the Medfield State Hospital property, and if advances in technology enabled new building to occur in areas now classified as "undevelopable." The *Goals & Policies Statement* notes that at the current rate of growth, Medfield will reach this buildout level between the years of 2030 and 2050 [p.4]. As a next step in the master plan process, the Long Range Planning Committee expects to commission a study on the economic impact of residential growth on Medfield.

Open Space Planning

The town's Open Space Committee works with other town boards to identify and monitor open space within the town, the disposition of which is of public interest for reasons of natural resource protection, passive recreation, or scenic and historic value. In 1994, the Open Space Committee, the Long Range Planning Committee, and the Park and Recreation Commission updated Medfield's *Open Space and Recreation Plan*. The plan identifies a number of culturally significant resources that merit consideration in preservation planning. These resources include streams and ponds, scenic views (including the town's five designated scenic roads), historic and archaeological properties and sites, and open space. In addition to open space at the State Hospital, the plan identified other open space lands that currently have little protection. The largest of these are the Norfolk Hunt Club on North Street (two parcels totaling 101 acres), and the Medfield Sportsmen's Club on Noon Hill Road (two parcels totaling 44 acres). Both of these tracts are privately owned, located in residential zoning districts, and of historic and cultural interest.

Regarding historic and prehistoric resources, the *Open Space and Recreation Plan* made few resource-specific recommendations, aside from repairing Holt Dam off Noon Hill Road and preserving both the agricultural land and the historic buildings at the State Hospital. The plan made several broad recommendations for town action that could affect historic or prehistoric

resources generally: maintain links between major open space areas; facilitate acquisition of development rights of farmland; acquire scenic views; and facilitate acquisition of development rights in scenic viewsheds.

In addition, the *Open Space and Recreation Plan* recommended that the town finalize and protect the Medfield segments of the Bay Circuit Trail. The goal of the Bay Circuit project is the establishment of a 200-mile corridor linking nearly eighty areas of protected land in a greenway belt through fifty cities and towns around Boston. The Bay Circuit Trail consists of passive recreation trails connecting protected open spaces. Some of the open space on the Medfield segment of the trail, which was dedicated in 1998, includes the State Hospital campus, Vine Lake Cemetery, Causeway Street, Noon Hill Reservation, and South Plain, near the Wheelock School. All of these open spaces are managed by local or state agencies. The Friends of Medfield's Forest and Trails, a local advocacy group, has coordinated the establishment of the Medfield trail with the Bay Circuit Alliance.

The *Open Space and Recreation Plan* also recommended regulatory measures that would enhance the town's ability to acquire land and protect community character, both of which are consistent with historic preservation objectives. One recommendation was the implementation of flexible zoning (overlay districts) that would allow variations in dimensional requirements to encourage the preservation of open space. The plan also recommended that by establishing a Transfer of Development Rights (TDR) program, the town would enhance the impact of Agricultural Preservation Restriction (APR) and conservation restriction programs by attracting private capital to land preservation. In addition, the open space plan recommended the establishment of village center zoning at the town center, to ensure that development or redevelopment would maintain the building line, scale, and pedestrian orientation already present in that area.

Geographic Information System (GIS) Implementation

A Geographic Information System (GIS) is a computer system capable of assembling, storing, manipulating, and displaying geographically referenced information (i.e., spatial data) about a town or other defined geographic area. Data for a town typically include, but are not limited to, the locations and/or boundaries of assessed parcels, building footprints, roads, water and sewer connections, zoning districts, aquifers and other natural features, topography, utility lines, and even demographic information. The system can combine information from different sources, then analyze and map that information to illustrate relationships among the data. This computerized analysis and mapping system greatly enhances a town's ability to recognize and protect historic and prehistoric resources as they are affected by the town planning and permitting process. Currently, the town of Medfield contracts with a private consulting firm to implement the town's GIS plan. The town completed a GIS needs assessment study in 1996. Most of the municipal boards and departments represented in the needs analysis either have a role in local permitting or are responsible for maintaining the town's infrastructure. They include the Building Department, Planning Board, Board of Appeals, Public Works Department, Water & Sewerage Board, Board of Health, Conservation Commission, Historic District Commission and Archaeology Subcommittee of the Historical Commission, and the School Department.

Coordination of Town Planning Functions

In 1997, the League of Women Voters in Medfield suggested that the town hire a town planner. To meet this and other municipal needs, the town created the position of Assistant Town Administrator, which was filled in March 1999. In addition to having a role in the town planning process, the Assistant Town Administrator will coordinate communications among the various town boards and committees, which are largely composed of volunteers.

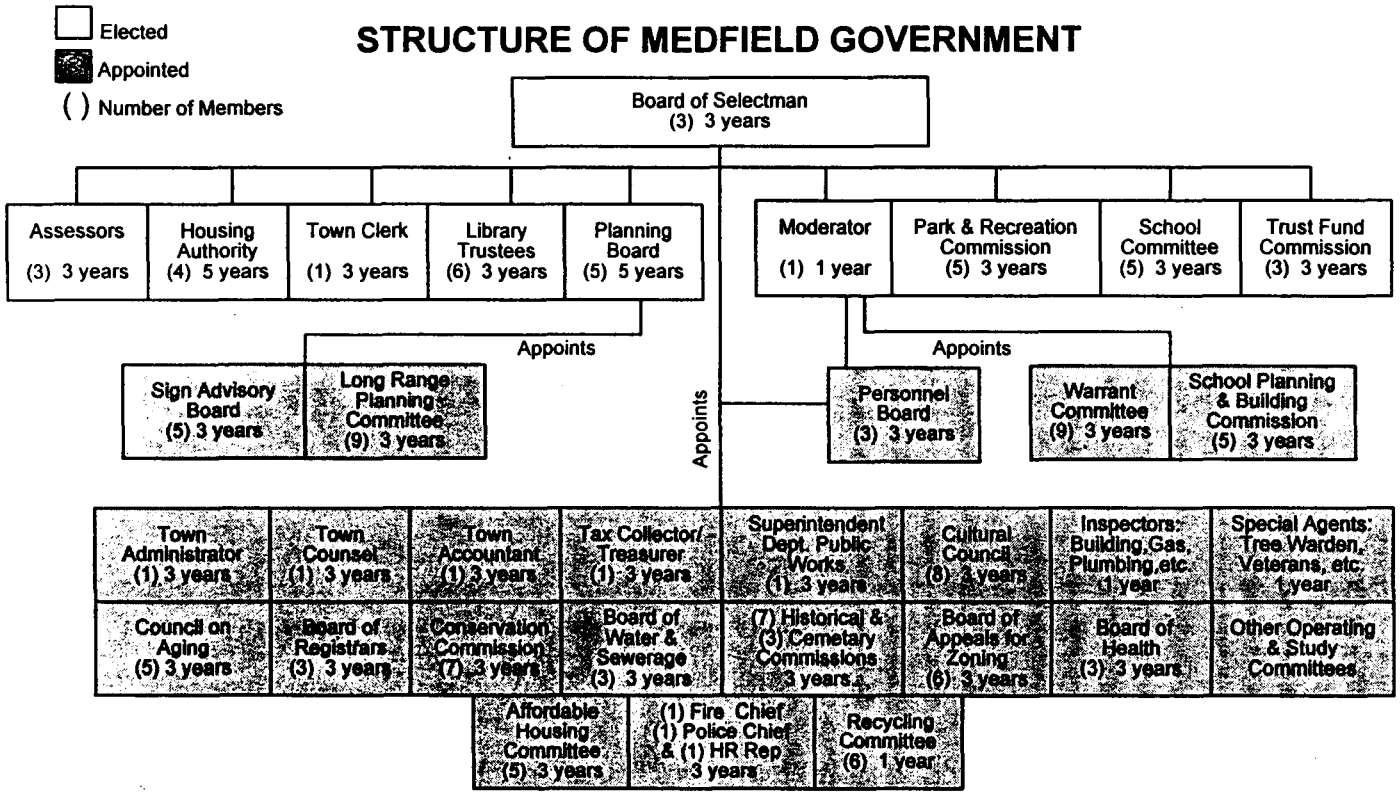
Professional staff at Town Hall represents some volunteer town boards involved in local planning. These include the Planning Board, Board of Appeals, Conservation Commission, and Board of Health. Professional staff of the following town departments also facilitate the work of town boards and commissions and handle, to various degrees, matters that could affect the preservation of historic or archaeological resources: Building Inspection Department, Highway Department, Water and Sewer Department, the Park and Recreation Department, and the School Department. The role of these town boards and departments in the local permitting process is described in more detail later in this chapter.

ZONING

First adopted in 1938, Medfield's *Zoning Bylaw* has been continuously amended and updated to address the town's evolving needs. The regulations apply to the erection, construction, reconstruction, alteration, or use of buildings and structures or use of land in Medfield (Section 4.2). The bylaw sets forth the dimensional requirements for lot area, building height and bulk, and building setback from property lines, and governs the size, construction, and placement of signs. The *Zoning Bylaw* also establishes the town's administrative procedures for securing permits and special permits relevant to building, signs, earth removal, open space residential (cluster) development, site plan approval, off-street parking, protection of water-related resources, and the establishment of personal wireless communications facilities or adult uses. Currently, the Planning Board is revising the Use Regulations of the bylaw, with the goal of clarifying and updating the language and eliminating inconsistencies.

To date, the town of Medfield has established eight zoning districts, three zoning overlay districts related to water resource and water-related protection, another overlay district for downtown parking, and three signing districts. For each zoning district, the *Zoning Bylaw* enumerates the uses permitted by right, or by special permit from the Board of Appeals, or by approval of the Planning Board following site plan review. General preservation concerns associated with different types of zoning districts are outlined in this section as appropriate. In addition to the districts illustrated on the town's zoning map, the *Zoning Bylaw* prescribes specific areas of town in which personal wireless communications facilities or adult uses may be located. Copies of the Table of Area Regulations and the Table of Height and Bulk Regulations, excerpts from the *Zoning Bylaw*, are included in ***Appendix D***.

It should be noted that zoning alone does not regulate the visual appearance of historic areas. Creation of a zoning overlay district, for example, does not establish an architectural design review process that addresses such character-defining features of a historic area as building material, architectural ornament, and the design of walls and fences. Protection of these features is achieved with local historic district designation or the establishment of a municipal design review board.



Source:
Know Your Town: Medfield (1998).

The town of Medfield has established four districts designed to protect historic and prehistoric resources. These districts are *not* connected with zoning. The Archaeological Protection District was created in a 1994 amendment of the town's **Demolition Bylaw** (*Medfield Bylaws*, Art. XVI) to protect four discontiguous, archaeologically sensitive areas in the town. Medfield's three design review historic districts established under *M.G.L. c.40C* – the John Metcalf Historic District, the Hospital Farm Historic District, and the Clark-Kingsbury Farm Historic District – are neither zoning districts nor zoning overlay districts. Administration of these design review districts is outlined in the town's **Historic Districts Bylaw** (*Medfield Bylaws*, Art. XIV). For further information about these bylaws and districts, see ***Building Permits*** in the next section.

Residential Zoning Districts and Uses

Medfield has four residential zoning districts, with minimum lot sizes for new building lots ranging from 12,000 to 80,000 square feet in area. A minimum of 20,000 square feet of lot area is required in all residential zones except those at the town center, where new lots range from 12,000 square feet (for a one-family dwelling) to 40,000 square feet (for a convalescent home or funeral home). While Medfield does have Open Space Residential Zoning (cluster zoning), there are no designated open space residential (cluster) zoning *districts* in the town [see next section on ***Local Permitting*** for more information]. Large-lot zoning often is suggested as a mechanism for preserving open space in a community. However, large-lot zoning tends to lead to land-consumptive, low-density sprawl, with little or no provision made for formally protecting open space for the public benefit.

Medfield has conducted three **buildout studies** to determine the density with which the town could be developed, given available existing zoning regulations. The most recent study, described earlier in this section, was completed in May 1997. A buildout study demonstrates how many additional building lots could be created from remaining unprotected open space. Mapping in connection with a buildout study could be expected to illustrate areas particularly susceptible to the creation of Approval Not Required (ANR) plans, *i.e.*, plans for new building lots that both conform to the town's zoning requirements and are located on existing public or private roads. ANR plans do not require approval by the Planning Board under the state's Subdivision Control Law.

The town has adopted the **perfect square** requirement to guard against the creation of irregularly shaped building lots in the residential zoning districts. These include so-called flag lots or "lollipop" lots, *i.e.*, lots narrow in street frontage, in which most of the lot area is located at the rear and extends behind adjacent lots. To be buildable, a lot must be of sufficient size and shape to contain a perfect square, in accordance with the dimensions set out in 6.2, Table of Use Regulations. One side of the square must coincide with at least two points on the front lot line. From a preservation standpoint, the perfect square requirement helps protect the setting of historic buildings and scenic roads, by discouraging the establishment of a second line of development behind existing buildings, as viewed from the road.

Certain aspects of Medfield's current residential zoning requirements could lead to significant alterations in the physical appearance of established neighborhoods. Many of the town's historic (*i.e.*, fifty years or older) houses are **pre-existing nonconforming structures** under the *Zoning Bylaw* and the state zoning act. In other words, the buildings do not conform to the bylaw's current requirements because they predate the existence of those requirements. Under *M.G.L.*

c.40A, s.6, pre-existing nonconforming structures may be extended or altered by special permit from the Board of Appeals, if the Board finds that the extension or alteration would not be substantially more detrimental to the neighborhood than the nonconforming structure as existing. From a preservation perspective, a series of such findings could over time erode the established scale and building density in a historic neighborhood. Medfield's *Zoning Bylaw* does limit alteration of a nonconforming building in a residential district to the maximum floor area ratio (FAR) and building setback regulations of that district (Section 9.2.6). However, the ability of those regulations to help maintain the visual character of the town's nonconforming neighborhoods is not yet clear.

There is keen local interest in ensuring that new construction in residential neighborhoods is compatible with historic development patterns in terms of building scale, massing, and density. If a town's zoning is essentially a blueprint for development, including redevelopment, then the potential for existing regulations to transform the visual character of existing neighborhoods must be clearly understood. Current lot area regulations (*Zoning Bylaw*, Section 6.2) and building height and bulk restrictions (*Zoning Bylaw*, Section 6.3) should be examined closely to determine whether they adequately protect the character-defining features of Medfield's historic residential neighborhoods. Specific factors to be considered include building setback from the property lines, building height, floor area ratio (FAR), and maximum lot coverage. It may be determined that existing regulations effectively encourage the creation of a suburban-scale environment in neighborhoods at the town center, an area that is instead characterized by houses set close to the street in a village setting with a pedestrian orientation. Beyond the town center, existing regulations may tend to impose a suburban density of development on areas that are valued for their rural character.

If a house is demolished, it could be replaced with a larger house that conforms to the provisions of the *Zoning Bylaw* but is inconsistent with the surrounding neighborhood in size and scale. This phenomenon, dubbed jumbo-house development or "**mansionization**," can affect lots at the town center as well as those in outlying neighborhoods. Existing regulations may actually contribute to the development of larger houses. For instance, the calculation of net floor area (*Zoning Bylaw*, Section 2.1.22), which is used to figure the FAR, excludes attics not used for human occupancy, though there is no guarantee that unfinished attics will remain so after the Building Inspection Department issues a Certificate of Occupancy for the building. In another instance, in the residential zoning districts, chimneys or parapet walls are "necessary appurtenant structures" (*Zoning Bylaw*, Section 6.3.1.b) that are permitted to exceed the 35-foot maximum building height, provided there is a proportional increase in building setback from the property lines. This may have the effect of creating taller houses, particularly in neighborhoods outside the town center that tend to have larger building lots.

Encouraging the preservation and maintenance of Medfield's large historic houses is one defined purpose of the town's permitting system for an **accessory dwelling unit in a one-family dwelling** (*Zoning Bylaw*, Section 14.10.7). The Board of Appeals issues a special permit for such a dwelling unit subject to several findings and conditions, including the provision that the house was constructed before 1938. The same section also requires that a contemporary addition constructed in the establishment of an accessory dwelling unit be architecturally consistent with the existing house, and that the exterior of the house not be altered except for restoration consistent with the existing architecture and exits required by law.

Business and Industrial Zoning Districts and Uses

Medfield has three types of business and/or industrial districts—business (B), business industrial (B-I), and industrial extensive (I-E). The town's retail and service activities are concentrated in the business (B) zones, located at the town center and on East Main Street (Route 109). Generally, wholesale and manufacturing activities, including railroad, trucking, and warehousing uses, are zoned for the business industrial (B-I) zones at the town center, on West Street, and at the State Hospital campus. These uses also are permitted – either by special permit or through site plan approval – in the industrial extensive (I-E) zone on North Meadows Road (Route 27) in the vicinity of the railroad junction. Personal wireless communications facilities are permitted in a section of the I-E district, in the B-I district at the State Hospital, and on the town's water tower property at Mt. Nebo. Adult uses are permitted only in a designated section of the I-E district.

Construction of a bank on the former site of a residential building in a business zone has given rise to the suggestion that buffer zones be established between the town's residential and business zoning districts. Creation of a downtown business zoning district has been informally suggested. The first wireless communications tower in Medfield has been constructed on West Mill Street.

Recently, the town of Medfield adopted a **Downtown Parking District**, a zoning overlay district with boundaries that encompass the greatest concentration of business activity in the downtown area (*Zoning Bylaw*, Section 8.5). The overlay district principally covers Main Street and North Street and is roughly bounded by South Street on the east, Spring Street on the west, Green Street and Janes Avenue on the north, and Main Street on the south. Under the requirement for the new overlay district, which is intended to be a business-friendly measure, the Board of Appeals issues a special permit when a change in use will not significantly increase the demand for parking, as compared with the parking demand of the prior use.

Agricultural Zoning District and Uses

Medfield has established one agricultural (A) zoning district, located in the northwest corner of town at the Charles River and including a portion of the State Hospital campus. The purpose of the district is to preserve land well suited to agriculture and to encourage the commitment of such land to agricultural use. The *Zoning Bylaw* also encourages the extension and restoration of agricultural uses in Medfield. Agriculture, horticulture and floriculture are generally the only nonconforming uses in town that may be extended (Section 9.2.1). [*Note*: Nonconforming uses are those that lawfully existed at the effective date of the Zoning Bylaw, or an amendment thereto, but are not in conformity with all current provisions of the bylaw.] In Medfield, a nonconforming use in a zoning district may not be reinstated if abandoned for a continuous period of two years or more. This regulation does not apply, however, to agriculture, horticulture, or floriculture (Section 9.6).

Signing Districts

Medfield has three signing districts as described in the town's Sign Bylaw (*Zoning Bylaw*, Section 13). These districts roughly correspond to the zoning districts. Areas zoned as Business (B) and Business-Industrial (B-I), as well as areas in the Agricultural District that are used for retail sales, are in the **Business District** for signs. The **Industrial-Extensive District** for signs is

the area outside the central business district that is zoned Industrial-Extensive (I-E). All other zoning districts are in the **Residential District** for signs.

Other Zoning Overlay Districts

For information on the Flood Plain District, the Watershed Protection District, and the Aquifer Protection District, see ***Local Permitting*** in the next section.

LOCAL PERMITTING

Building Permits

Under Section 14.2 of the Zoning Bylaw, either the Building Inspectors or the Board of Selectmen may issue building permits. Currently, the Building Inspectors issue all building permits in Medfield. These include permits for new construction, additions and alterations to existing buildings and structures, and the moving or demolition of buildings and structures, and the installation of signs. The Medfield Building Inspectors enforce the provisions of the *Massachusetts State Building Code* and the town's *Zoning Bylaw*. If a project proponent has complied with the requirements of all town bylaws, as well as the *State Building Code*, the Building Inspectors must issue a building permit.

Before a building permit can be issued, an applicant must demonstrate that the proposed work has been reviewed by other town agencies, as appropriate, under the *Medfield Bylaws*, the *Zoning Bylaw*, or the *Land Subdivision Rules and Regulations*. These agencies may include, for example, the Board of Selectmen, Planning Board, Board of Appeals, Conservation Commission, Highway Department, Board of Health, or Fire Chief. The Sign Advisory Board, which is appointed by the Planning Board, reviews permit applications for signs.

Under certain circumstances, applicants for building permits must demonstrate that their proposed projects have been reviewed by the town's Historic District Commission or the Historical Commission, as appropriate. Medfield has adopted a **Historic Districts Bylaw** (*Medfield Bylaws*, Art. XIV) to administer three local historic districts established by the town under the provisions of *M.G.L. c.40C*: the John Metcalf Historic District on West Main Street, the Hospital Farm Historic District at the State Hospital campus, and the Clark-Kingsbury Farm Historic District on Spring Street. The Historic District Commission reviews projects that involve new construction, exterior alterations, or the demolition or moving of buildings in the three districts, unless a project is exempted from review as defined in the bylaw. If review is required, the applicant must obtain a Certificate of Appropriateness, a Certificate of Hardship, or a Certificate of Non-applicability from the Historic District Commission before a building permit can be issued. The Historic District Commission has developed a design guidelines brochure, *Guidelines for Changes within Medfield Historic Districts* (1998), to assist applicants with the review process.

The town also has adopted a **Demolition Bylaw** (*Medfield Bylaws*, Art. XVI) to encourage the preservation of Medfield's irreplaceable historic and prehistoric resources. The provisions of the bylaw are triggered upon application for a demolition permit from the Building Inspection Department. Buildings, structures, or sites listed in the State or National Registers of Historic Places, or constructed in whole or in part fifty or more years ago, are regulated under the

demolition bylaw. The Medfield Historical Commission determines whether the subject of the proposed demolition is historically significant, and, if so, whether the resource is preferably preserved. For resources deemed preferably preserved, the property owner works with the Historical Commission for a period of up to one year to explore alternatives to demolition. During this period, a demolition permit may not be issued.

Recent Town Meeting approval to extend the action period under the Demolition Bylaw from six months to one year is expected to facilitate the preservation of historic resources in Medfield. The provisions of the bylaw, as amended, encourage individuals to purchase a property with historic buildings for its architectural and historic value, not for its redevelopment potential. The amended bylaw reinforces the concept that historic resources are irreplaceable, and any proposal to demolish such resources merits careful consideration in the town planning process. Finally, the one-year action period allows more time for the Historical Commission and the property owner to work together to identify feasible alternatives to demolition.

The Demolition Bylaw also extends to four areas of archaeological sensitivity, known collectively as the town's **Archaeological Protection District**. Three of the four areas are located in residential zoning districts. The fourth area is located in an agricultural zoning district. Under the provisions of the existing bylaw, when a building permit is sought for a property within the designated protection district, the Building Inspectors direct the applicant to supply the Historical Commission with a copy of the permit application for review. The Historical Commission then determines whether the proposed construction poses a serious threat to the town's archaeological resources. It should be noted that the town has yet to amend the Archaeological Protection District by adopting the townwide Archaeological Sensitivity Map prepared in 1997 by the Public Archaeology Laboratory, Inc.

The effectiveness of the Demolition Bylaw in protecting archaeological resources is quite limited. Currently, the Historical Commission makes a *recommendation* to the permit-granting authority (in this case, the Building Inspectors) that the applicant be required to make adequate provision for the safeguarding of archaeological resources. A distinct disadvantage of this system is that the Building Inspectors cannot take a *recommendation* from a town board and impose it on an applicant as a condition of getting a building permit. The Building Inspectors, as Medfield's Zoning Enforcing Officers, do enforce the conditions imposed on permits issued by other permit-granting authorities in the town, such as the Board of Appeals, the Planning Board, the Board of Selectmen, or the Conservation Commission. The Historical Commission, however, is not a permit-granting authority under the Demolition Bylaw. Even if the Historical Commission makes a recommendation to the Building Inspectors, the inspectors are not empowered to require modifications to a project that meets the requirements of the *State Building Code* and the town's *Zoning Bylaw*, and has received all other permits required under local bylaws.

At present, special permits issued by town boards in connection with earth removal, subdivision of land, or open space residential development appear to be the best vehicles for protecting archaeological resources in Medfield [see following sections for details]. The Historical Commission's recommendation for safeguarding these resources could then be incorporated, as a condition, into the special permit decisions of the respective boards, and therefore could be enforced by the Building Inspectors.

Further study is needed to determine a more effective method for the Medfield Historical Commission to protect the town's archaeological resources. The Historical Commission in the

town of Westborough has reviewed projects in areas of archaeological sensitivity for twenty years, receiving all applications on a referral basis from the town's Building Inspector and Planning Board, and resolving all concerns directly with the property owner. These reviews often result in either site investigation through an archaeological dig, or the granting of a preservation easement to protect archaeological sites. The Westborough Historical Commission conducts these reviews by the authority granted to municipal historical commissions under *M.G.L. c.40, s.8D*; there is no local bylaw for archaeology in place. Other possibilities to be explored in Medfield include establishment of the Archaeological Protection District as a zoning overlay district, or amendment of the Demolition Bylaw so that a project within the Archaeological Protection District is an undertaking that requires a permit from the Historical Commission.

Sign Permits

The Building Inspectors issue sign permits following a review by the Sign Advisory Board, a five-member panel appointed by the Planning Board. The Sign Advisory Board reviews and recommends action on all sign permit applications. The Board also assists applicants, reviews periodically the sign code and advises the Planning Board as to desirable modifications, and brings violations of the sign code to the attention of the Building Inspectors, who also serve as the town's Zoning Enforcing Officers. The Sign Advisory Board recently revised its application.

Under Article IV, Section 16 of the *Medfield Bylaws*, the Board of Selectmen issues permits for extending signs, signboards, awnings, canopies, and similar constructions over sidewalks in the town. Special permits for nonconforming signs must be obtained from the Board of Appeals (*Zoning Bylaw,* Section 14.10.5.2).

Historic markers and commemorative tablets are exceptions under the sign area restrictions of the Sign Bylaw (*Zoning Bylaw*, Section 13.8.7) and are permitted in all zoning districts. To qualify as an exception, such markers or tablets must be no more than five square feet in area and made a permanent and integral part of the building. They are allowed above and beyond the maximum sign area on a building.

Site Plan Approval

As outlined in the *Zoning Bylaw*, the purpose of Site Plan Approval is to ensure that plans for "the design and layout of certain permitted developments conform to all the town's bylaws and regulations" (Section 14.13). Generally, these developments are multifamily, business, or industrial in nature. The Planning Board conducts the review, which includes a public hearing. Plans must be approved and signed by the Planning Board before the Building Inspector issues a building permit.

The Table of Use Regulations in the *Zoning Bylaw* (Section 5) notes specific uses that are permitted by right in their respective zoning districts, provided Site Plan Approval is obtained from the Planning Board. The residential uses requiring Site Plan Approval are multifamily dwellings and public housing for the elderly in the R-U zones at the town center. Other uses requiring Site Plan Approval are certain retail, service, wholesale, and manufacturing uses in the business, industrial, or agricultural zones (Sections 5.4 and 5.5.3.d). Multifamily, business, and industrial buildings with a total ground floor area of fewer than 500 square feet, as erected or expanded, are exempt from site plan review (Sections 5.3.8 and 14.13.1).

Historic and/or prehistoric resources may be present on a property that becomes the subject of site plan review. Such a property may be located within the boundaries of one of Medfield's three local historic districts, which are established under *M.G.L. c.40C* and administered according to the provisions of the Historic Districts Bylaw (*Medfield Bylaws*, Art. XIV). Outside those districts, the provisions of the Demolition Bylaw (*Medfield Bylaws*, Art. XVI) apply if the proposed project will involve any demolition and/or the property is located within the boundaries of the Archaeological Protection District.

For a property in a local historic district, the timing of an application for design review by the Historic District Commission allows for the Planning Board and Historic District Commission to coordinate on design issues. Under the Demolition Bylaw, however, the Historical Commission's formal review is not triggered until the applicant applies for a permit from the Building Inspection Department. This application occurs *after* the Planning Board grants Site Plan Approval.

In the interest of ensuring coordination among town boards that may review a project subject to site plan review, the Historical Commission could be given a defined role in the site plan review process, similar to its role in subdivision review (see following pages). Coordination is particularly important when the proposed project involves demolition of a building over fifty years of age and/or the property is located in the Archaeological Protection District.

Subdivision Review

Under the state's Subdivision Control Law (*M.G.L. c.41, ss.81-K to 81-GG*), the Planning Board reviews and approves the creation of new subdivisions in the town of Medfield. Local regulations governing these developments appear in the *Land Subdivision Rules and Regulations of the Planning Board of the Town of Medfield, Massachusetts*, as well as the town's *Zoning Bylaw*. The *Subdivision Rules and Regulations* establish general requirements for subdivisions, outline the subdivision approval procedure, and provide design standards and technical specifications for streets and other public improvements.

Subdivision approval under the Subdivision Control Law essentially is a two-step procedure involving approval of a preliminary plan, then a definitive plan. The Planning Board and the Board of Health must approve the preliminary plan. The Planning Board, Board of Health, Water and Sewerage Board, and the Conservation Commission sign the definitive plan, indicating final approval (Section 4.2.3). The Superintendent of Public Works, the Historical Commission, and the Committee to Study Memorials have a commenting role in reviewing the definitive plan. In addition, the applicant must submit to the Planning Board a written report from the Historical Commission on the historic or prehistoric features of the subject site. This report is expected to provide guidance to assist the developer in complying with any statutory requirements (Section 4.2.9). Street names for new subdivisions must be selected from a list compiled by the town's Committee to Study Memorials. The Committee is available to research street names for specific sites in town (Section 5.2.1.14).

The *Subdivision Rules and Regulations* recognize that historic and prehistoric resources in Medfield add attractiveness and value to a subdivision and provide a community benefit (Section 3.3.3). The regulations implicitly encourage the preservation of these resources in the context of maintaining community character. One requirement of the definitive subdivision plan submission is the preparation of an Environmental Impact Statement (Section 4.2.1.n). The statement

assesses the impact of the proposed subdivision on the natural and manmade environment, public facilities, and community services. For the purpose of this impact statement, the manmade environment section addresses surrounding land use, density, zoning, architecture, and historic buildings or sites. The definitive plan itself must illustrate major site features, including stone walls, fences, and buildings (Section 4.2.3.r).

Neither the town's Demolition Bylaw (*Medfield Bylaws*, Art. XVI) nor the associated Archaeological Protection District are referenced in the *Subdivision Rules and Regulations*. The Historical Commission's report to the Planning Board under Section 4.2.9 may accomplish the goals of the Historical Commission's review under the Demolition Bylaw. It is not clear, however, whether demolition review and the subdivision review would proceed in tandem, and how the one-year action period before demolition, if invoked by the Historical Commission, would affect other aspects of the subdivision review process.

Open Space Residential (Cluster) Development

Open Space Residential zoning, also known as cluster zoning, is intended to preserve open space in Medfield's residentially zoned areas and promote more efficient use of land in harmony with its nature features (*Zoning Bylaw*, Section 7). In these developments, houses are constructed on lots of reduced size, which maximizes the amount of open space retained. The open land is preserved by means of a conservation restriction (*M.G.L. c.184, ss.31-33*) conveyed to the town. An open space residential development is a subdivision that requires approval of the Planning Board under the Subdivision Control Law. Such a development also requires a special permit from the Board of Appeals, which allows the development plan to have lot sizes and yard dimensions that do not meet those required under the *Zoning Bylaw*.

In Medfield, open space residential development is pursued at the developer's option, provided the subject tract of land is at least ten times the minimum lot size permitted in the zoning district. This translates into tracts with minimum sizes of 2.75 acres in the R-U district, 4.59 acres in the R-S district, 9.18 acres in the R-T district, and 18.37 acres in the R-E district. Not less than 25% of the area of the tract, exclusive of land set aside for road and parking areas, must be open land. Owners of the open land may be the unit owners and residents, the town of Medfield, or another party approved by the Board of Appeals.

Medfield does not have mandatory cluster zoning, *i.e.*, designated zoning districts in which new subdivisions must be designed in a cluster arrangement. The presence of significant natural or cultural resources on a tract proposed for subdivision does not trigger any requirement for the cluster approach, though it is hoped that a cluster plan would be designed to take advantage of existing resources and terrain. The *Zoning Bylaw*, Section 7, makes provisions for the ownership and protection of the open space in an open space residential development, but does not set standards for the size, configuration, or placement of the open space and houses within the development.

The Planning Board, the Board of Health, the Water and Sewerage Board, the Superintendent of Public Works, and the Conservation Commission have defined roles in the review process for open space residential developments, as with other new subdivisions in Medfield (see above). The applicant is required to file an Environmental Impact Statement with the town, which addresses the impact of the proposed project on the town's land use, architecture, and historic buildings and sites, among other topics (*Subdivision Rules and Regulations*, Section 4.2.1.n). In

addition, the applicant must submit to the Planning Board a written report from the Historical Commission on the historic or prehistoric features of the subject site. This report is expected to provide guidance to assist the developer in complying with any statutory requirements (*Subdivision Rules and Regulations*, 4.2.9).

The provision for comment by the Historical Commission appears to preclude the need for the Planning Board and the Board of Appeals, as the permit-granting authorities for open space residential developments, to direct applicants to comply with Section 5 of the town's Demolition Bylaw (*Medfield Bylaws*, Art. XVI). In the approval process for open space residential developments, as with subdivision review, it is not clear whether demolition review and the review of an open space residential development would proceed in tandem. Also not yet clear is how the one-year action period before demolition, if invoked by the Historical Commission, would affect other aspects of the review process for open space residential developments.

Earth Removal

According to the *Zoning Bylaw*, Section 12, the Board of Selectmen issues a special permit allowing the removal of earth from Medfield. The Board grants these permits in conjunction with the construction of subdivision streets approved by the Planning Board (*Subdivision Rules and Regulations*, Section 3.3.7); public works or other municipal projects approved by a public authority; or private land development. The goal of the review process is to minimize the disruption of the natural contours of the site. Noncommercial removal of earth for the improvement of a person's property, not exceeding one acre, is allowed on a weekly permit from the Selectmen.

The provisions of the Demolition Bylaw (*Medfield Bylaws*, Art. XVI), which protects archaeological sites located within the boundaries of the town's Archaeological Protection District, apply to the granting of earth removal permits. When an earth removal permit is sought for a property within the designated protection district, the Board of Selectmen directs the applicant to supply the Historical Commission with a copy of the permit application for review. If the Historical Commission finds the proposed earth removal poses a serious threat to the town's archaeological resources, the Selectmen, upon the recommendation of the Historical Commission, can require that the applicant make adequate provisions for the safeguarding of those resources. Such provisions may include surveys and resource preservation plans completed in cooperation with the Historical Commission and/or the State Archaeologist.

Flood Plain, Watershed, Aquifer, Wetlands, or Rivers Protection

The town of Medfield operates under several local and state regulations designed to protect the town's water and water-related resources. Preservation and protection of water resources and flood plain areas are aligned with historic preservation goals, particularly as archaeological resources and cultural landscapes may be affected. Requirements and procedures for protecting the natural resources are briefly summarized here.

Three of Medfield's zoning overlay districts relate broadly to the preservation and protection of the town's water resources and flood plain areas. The **Flood Plain District** (*Zoning Bylaw*, Section 10) encompasses lands subject to flooding by the Charles River or Stop River. The **Watershed Protection District** (*Zoning Bylaw*, Section 11) relates to lands along streams, brooks, and ponds in the town. The **Aquifer Protection District** (*Zoning Bylaw*, Section 16)

consists of well protection districts and primary aquifer zones to protect known aquifers and groundwater recharge areas. The *Zoning Bylaw* establishes land uses that are compatible with these environmentally sensitive areas, as well as review procedures for uses and construction that require a special permit. For all three districts, the Board of Appeals issues the special permit. Other town officials and agencies with a commenting role are the Building Inspector, Board of Health, Conservation Commission, Planning Board, and, in the case of the Aquifer Protection District, the Water and Sewerage Board and the Hazardous Waste Committee.

Under the state **Wetlands Protection Act**, the Conservation Commission reviews Requests for Determination of Applicability as well as Notices of Intent filed for work that will involve the removal, fill, dredging, or altering of land within 100 feet of a wetland, defined in more detail in *M.G.L. c.131, s.40.* In addition, under the new **Rivers Protection Act**, the Conservation Commission reviews work proposed in riverfront areas, *i.e.*, extending 200 feet on each side of a perennial stream, brook, or river.

The Conservation Commission also administers the town's **Wetlands Bylaw** (*Medfield Bylaws*, Art. IX), established in 1982 and since amended. This bylaw protects the town's wetlands by controlling activities deemed to have a significant effect upon wetland values (Section 1). The commission reviews and must approve applications for the removal, filling, dredging, altering, or building upon or within 100 feet of any land subject to flooding or inundation, or within 100 feet of the 100-year storm line. The interests protected by this bylaw differ slightly from those protected under state statute. For example, erosion control, recreation, and aesthetics are issues that are addressed by the local bylaw but not in the Wetlands Protection Act, *M.G.L. c.131, s.40.* In addition, the local bylaw imposes a fifty-foot "no disturb zone" around any wetland. The bylaw review process includes a public hearing, and notice of the hearing is sent to the Board of Selectmen, Planning Board, and Board of Health.

Protection of historic and prehistoric resources *per se* is not the focus of either the Board of Appeals or the Conservation Commission as the local permit-granting authorities under the regulations outlined above. The public hearing process for each review does, however, provide the Historical Commission with an opportunity to comment on the impact a proposed project may have on those resources. The Historical Commission's input is especially important if historic landscapes or known archaeological sites are to be affected, as other town boards typically are not aware of the historic value of these types of resources.

It should be noted that each of the four archaeological sensitivity areas designated as the **Archaeological Protection District** under the town's Demolition Bylaw (*Medfield Bylaws*, Art. XVI) overlaps at least two of the following: Flood Plain District, Watershed Protection District, and Zone II Primary Aquifer Zone. Yet, the provisions of the Demolition Bylaw (Section 5) currently do not extend to projects requiring review under the local bylaws described in this section. Ultimately, other mechanisms could be implemented to ensure the protection of archaeological sites that may be present in areas subject to the reviews described here. Amendment of the Demolition Bylaw or creation of a zoning overlay district for the protection of archaeological sites are two options.

Construction of On-Site Wastewater Disposal Systems and Wells

The Board of Health and its consultant review permit applications for the siting, construction, inspection, upgrade, repair, and expansion of septic systems and the construction of wells. The

Board has issued regulations governing septic systems (1995), as well as *Minimum Sanitation Standards for Private or Semi-public Water Supply* (1982, amended 1987). According to the Board's regulations for septic systems, two-thirds of the households in Medfield rely on on-site subsurface systems for the disposal of sewage. In addition, the town relies solely upon groundwater for its water supply, from either public or private on-site wells.

Construction involving septic systems or wells has the potential to disturb or destroy archaeological sites. The provisions of the Demolition Bylaw regarding the Archaeological Protection District (*Medfield Bylaws*, Art. XVI, Section 5) currently do not extend to projects requiring review by the Board of Health. *It is not yet clear whether the requirements of the state's Title V regulations or the regulations of the town's Board of Health can accommodate consideration of archaeological sites; further study is needed.* Amendment of the Demolition Bylaw or creation of a zoning overlay district for the protection of archaeological sites are two options for ensuring these sites will be considered in the permitting process.

For work involving potential archaeological sites *outside* the established Archaeological Protection District, Historical Commission review over every application for a septic system alteration or construction of a well may not be feasible or even desired. If existing health regulations allow, protection of archaeological sites could be considered in the permitting process if the Historical Commission were to provide the Board of Health office with a copy of the town map illustrating areas of archaeological sensitivity for consideration in the permitting process. This would streamline the permitting and enable the Historical Commission to focus its archaeological site review and commenting activities on proposed large-scale developments in the town.

INFRASTRUCTURE AND CAPITAL IMPROVEMENTS

The town of Medfield owns and maintains a number of historic properties that possess townwide significance and contribute to the character of the community. These resources include buildings, a cemetery, parks and other open space, roads and bridges, and areas of archaeological sensitivity.

Currently, four town-owned historic resources are listed in the State Register of Historic Places (see ***Table 8*** and ***Table 9***). If a town-owned property that is listed in the State Register is to be repaired, altered, reconstructed, or demolished in a project that utilizes state funds, licenses, or permits, then the Massachusetts Historical Commission reviews the project to determine its impact on the resource. A similar review is conducted for projects utilizing federal funds, licenses, or permits and involving properties listed in, or determined eligible for, the National Register. *When a project uses only local funds, licenses, or permits, or involves a town-owned property that is not listed in the State or National Registers, there is no review by the state historical commission.* In these situations, it is particularly important that the Medfield Historical Commission advise the town departments and agencies charged with the care and maintenance of town-owned historic resources. The Medfield Historical Commission has informal liaisons with the groups that manage these resources on behalf of the town.

Having completed major renovations of the historic Town Hall and Memorial Public Library buildings in 1998, the town of Medfield has now turned its attention to expanding, repairing, or replacing other components of the town's infrastructure. All of these projects have the potential

to impact historic or prehistoric resources in the town. Projects currently planned are addressed in the following descriptions of town-owned resources.

Town Buildings

The Medfield community has demonstrated a commitment to preserving and maintaining town-owned historic buildings. The Historical Commission, through the inventory process, has already documented the significance of several town-owned historic buildings. These important resources are listed below.

TABLE 8
Town-Owned Historic Buildings
Key: SR = State Register of Historic Places; NR = National Register of Historic Places

NAME	ADDRESS	DATE	MHC #	HISTORIC DESIGNATIONS
Dwight-Derby House	7 Frairy Street	1651	9	Already listed in SR; soon to be nominated to NR individually; also potential NR district
Kingsbury Grist Mill	Spring Street	ca. 1890	90	Already listed in SR; potential NR district
Town Hall/Chenery Hall	459 Main Street	ca.1872, 1923	5	Potential NR district
Memorial Public Library	468 Main Street	1917	7	Potential NR district
H. Adams Pfaff High School	3 Dale Street	1927	223	Potential NR district
Medfield Historical Society	6 Pleasant Street	1922	246	Potential NR district
Dale Street School	7 Dale Street	1940	224	Potential NR district

Repair and maintenance of town-owned historic buildings tend to be under the direction of the department or agency operating each building. These entities include town bodies such as the Memorial Public Library trustees and the School Department, or non-profit entities such as the Historical Society or the Friends of the Dwight-Derby House. Significant reconstruction and expansion of both the Town Hall and the Memorial Public Library buildings were completed in 1998. In early 1999, the Board of Selectmen appointed a nine-member committee charged with exploring the possibility of hiring a buildings and grounds maintenance manager for the town.

Town Cemetery and Open Spaces

In addition to historic buildings, the town of Medfield owns one historic cemetery as well as historic parks of communitywide significance. These resources are listed in ***Table 10***. Vine Lake Cemetery, Main Street (1661, MHC #800) is one of Medfield's most important historic open spaces and has been recommended for listing in the National Register of Historic Places. Vine Lake Cemetery also contributes to the setting of the John Metcalf (Local) Historic District, of which the historic (front) part of the cemetery is a part.

The town has a three-member Cemetery Commission appointed by the Selectmen. The Commission hires a foreman and an assistant, both of whom work exclusively for the Commission and perform routine maintenance. Opening of graves and tree work is performed by outside sources. There is great interest in recording and rehabilitation of the historic part of the cemetery. Grave markers and tombs need stabilization and preservation. Though the condition

of these features is technically the responsibility of the families owning the burial plots, funds received from families for the perpetual care of graves are insufficient to cover the expenses of maintenance. Proper maintenance of the cemetery landscape is another issue, under discussion as the town investigates the option of hiring a buildings and grounds maintenance manager for town properties.

TABLE 9
Town-Owned Historic Cemetery and Open Spaces
Key: SR = State Register of Historic Places; NR = National Register of Historic Places

NAME	ADDRESS	DATE	MHC #	HISTORIC DESIGNATIONS
Vine Lake Cemetery	Main Street	1661	800	Already listed in SR; potential NR historic district
Meeting House Pond (aka Baker's Pond)	Frairy &North Streets	1724	936	Potential NR district
Baxter Park	Spring & Main Streets	ca. 1922	941	Potential NR district
Kingsbury Pond	Spring Street	N/A	939	Already listed in SR; potential NR historic district

The Park & Recreation Commission, School Department, Conservation Commission, and Water & Sewerage Commission are the other local agencies that manage parks, water resources, and outdoor recreation facilities owned by the Town of Medfield, according to the town's 1994 *Open Space and Recreation Plan*. The Park & Recreation Commission manages the two historic public parks at the town center, at Meeting House Pond, Frairy and North Streets (a/k/a Baker's Pond, 1724, MHC #936), and Baxter Park, Spring and Main Streets (ca. 1922, MHC #941). Both resources have been inventoried by the Medfield Historical Commission and are recommended for listing in the National Register as part of a proposed Medfield Center Historic District.

Town Roads and Bridges

The town's Public Works Department constructs, maintains, and repairs town roads and bridges. In addition to supervising street construction and maintenance, the Superintendent issues permits for driveway access to public streets (*Medfield Bylaws*, Art. IV, s.27). The Board of Selectmen decides whether to rebuild, pave, or extensively repair any public street or way (*Medfield Bylaws*, Art. II, s.4). The Tree Warden authorizes, after a public hearing, the pruning of trees in a public way.

Currently, Medfield has five **scenic roads** designated under the Scenic Roads Act, *M.G.L. c.40, s.15C*: Causeway Street, Noon Hill Road, Orchard Street, Foundry Street, and Pine Street (from Maplewood Drive to the Dover town line). Scenic road designation establishes a public hearing process for reviewing actions that directly affect the road itself, including the cutting or removal of trees or the demolition of stone walls or portions thereof. The designation does not, however, prohibit other changes from occurring along the road that may alter the road's scenic and historic character. It should be noted, too, that existing legislation does not actually define the characteristics of a scenic road. Scenic road designation does not affect the town's eligibility to receive state aid for its construction or reconstruction under *M.G.L. c.90*. In 1993, the town established a fine for violation of the Scenic Roads Act (*Medfield Bylaws*, Art. IV, s.33). Inquiries about the administration of scenic roads are usually forwarded to the Tree Warden and the Superintendent of Streets in the Public Works Department.

There has been escalating debate in Medfield over the specific characteristics of a scenic road as well as the contribution scenic roads make to the town's overall character. The treatment of unpaved roads in particular has emerged as a critical issue. Currently, a section of Causeway Street over the Stop River, most of Noon Hill Road (from the Stop River west to Causeway Street), and the eastern portion of Foundry Street leading to the Walpole town line are unpaved. In the last year, the Board of Selectmen has received separate petitions from residents requesting the paving on Causeway Street and a portion of Noon Hill Road. The Medfield Historical Commission considers scenic roads to be cultural landscapes, and has begun the process of recording each road's physical and historical features on Massachusetts Historical Commission inventory forms.

As the town continues to weigh questions of community character, public safety, and municipal expense with regard to paving dirt roads, there is ample illustration on Pine Street that scenic road designation alone does not ensure a road's visual and historic character will be preserved. Upper Pine Street was developed in the early 1990s with attractive, high-end single-family homes. The wooded setting of this scenic road, however, was substantially compromised by the development. In protecting the character of the area, scenic road designation must be combined with other measures, such as zoning overlay districts or *c.40C* local historic districts, which will effectively govern changes to the areas bordering the roadway. It is necessary for the Medfield Historical Commission to work with other town boards and departments to make a list of the specific components of the town's scenic roads that best contribute to the community's character and are of the highest priority for protection.

The Massachusetts Highway Department (Mass. Highway) has an active program to identify and evaluate the significance of historic bridges located on state or town-owned rights-of-way. Bridges on private property are not included in the survey. Mass. Highway's bridge survey provides the Massachusetts Historical Commission with the information needed to determine the impact a state-funded repair or reconstruction project will have on a historic bridge. Historic bridges to be repaired or reconstructed entirely with town funds, or historic bridges located on private property, do not receive the benefit of review and could be compromised unless the Medfield Historical Commission establishes active communication with the Public Works Department.

Regarding road-related capital construction, a $3 million reconstruction of 1.5 miles of South Street (from High Street-Route 27 to the Norfolk town line) is nearing completion. The road has been widened and realigned in some places. Construction also has included drainage improvements, extension of town sewer, the addition of sidewalks, and replacement of a historic bridge over the Stop River. Improvements to Route 109 (Main Street) will start in the fall of 1999. Other projects to be undertaken by the Public Works Department are in the planning stage. Most critical from a preservation perspective is the proposed realignment and reconstruction of the Causeway Street bridge. This rustic contemporary bridge is a character-defining feature of the only remaining gravel portion on this designated scenic road. With construction of a new bridge, the paving of the entire road appears likely. At the town center, proposed road-related construction includes the construction of sidewalks on South Street to provide better pedestrian access to the Middle School and High School, and possible reconstruction of sidewalks on North Street.

Town Sewer Extension

According to the Board of Health, two-thirds of the households in Medfield rely on on-site subsurface systems for the disposal of sewage. Since 1996, Town Meeting has approved funding for extending sewers to about forty streets in the town. The Water & Sewerage Board implements the Sewer Master Plan and directs the town's sewer extension project. Priority areas for sewer construction have been those that are closest to the town's water supply sources or have had numerous failures of existing septic systems. Another prospect for sewer extension in Medfield may occur in the northern part of town. Two options under consideration for expansion of the Dover-Sherborn Regional School complex in Dover would involve tying into Medfield's sewer system.

The most widely held concerns about extension of the town's sewer system focus on protection of the town's aquifers, as well as the possibility that access to sewers will lead to increased development. In addition, archaeological resources, if present in the sewer project areas, are likely to be affected given the nature of the construction. The sewer work proposed to date does not appear to be located within the designated Archaeological Protection District established in connection with the town's Demolition Bylaw (*Medfield Bylaws*, Art. XVI). At this time, the Medfield Historical Commission does not have regulatory review over projects in any archaeologically sensitive areas that are outside the boundaries of the designated Archaeological Protection District.

Medfield State Hospital

Though the town of Medfield does not own the State Hospital campus, reference to the hospital is included here because the condition, disposition, and future use of the campus grounds and buildings constitute one of the most critical public infrastructure concerns in Medfield today. The Medfield State Hospital, 45 Hospital Road (1892-1940, MHC Area C), continues to be owned by the Commonwealth and is operated by the Massachusetts Department of Mental Health (DMH). The campus, with its distinctive cottage-style plan and its agricultural landscapes, is listed in the National Register of Historic Places, is a designated a local historic district (*M.G.L. c.40C* design review district), and is listed in the State Register of Historic Places.

The Medfield Board of Selectmen has initiated discussion with selectmen from Dover and Sherborn to set priorities for local response to infrastructure issues at the hospital. A major concern is that the state stabilize the campus buildings to prevent further deterioration and the likelihood for demolition by neglect. There is considerable interest in seeing these historic buildings rehabilitated and converted to other uses, to guard against the possibility that the Commonwealth would close the hospital, demolish the buildings, and sell the land for development. The hospital campus currently is one of the largest properties in Medfield with redevelopment potential. Currently, the campus is zoned for business and agricultural use.

Medfield has established a town committee, the Hospital Preservation Committee, formerly known as the Medfield State Hospital Reuse Committee, to examine these issues. Possible uses suggested to date have included assisted living residences and a community arts center. Expansion of non-profit and institutional uses, such as the existing uses of buildings to house the town's civil defense functions and a Boy Scout troop, also is desired. Medfield's state representatives, working with the Hospital Preservation Committee, have secured $500,000 in the House's proposed FY2000 budget to go toward stabilization of the buildings.

The Medfield State Hospital Cemetery (ca. 1900, MHC #801) survives, off Hospital Road west of the State Hospital campus. Also under the jurisdiction of the Massachusetts Department of Mental Health (DMH), the State Hospital Cemetery already is listed in the National and State Registers of Historic Places by virtue of its location in the historic districts at the campus. The cemetery is in poor condition.

According to the staff of the Massachusetts Historical Commission (MHC), as long as the State Hospital campus remains in state ownership, the MHC directs all historic reviews of the campus under *M.G.L. c.9, ss.26-27c*, as amended by Chapter 254 of the Acts of 1988. The MHC reviews projects undertaken, funded, or licensed by a state body to determine whether such projects will have any adverse effect on properties listed in the State Register of Historic Places. Within this regulatory framework, the Medfield Historical Commission and Historic District Commission are encouraged to work with the MHC as consulting parties. Further information on these regulations and the Chapter 254 review process may be obtained from the MHC.

Despite the fact that the State Hospital is a designated local historic district, the Medfield Historic District Commission currently does not have design review authority over the campus, according to the staff of the MHC. If all, or a portion, of the State Hospital campus is transferred into private ownership, then proposed projects *involving the privately owned resources* would come under review by the Medfield Historic District Commission under *M.G.L. c.40C* and the town's local historic districts bylaw.

TAX STRUCTURE

Medfield has a single tax rate for all taxable properties in the town. Roughly 91% of the parcels in Medfield are residential or open space. As tax rates increase, it seems likely that private owners of large undeveloped tracts in residential zoning districts will need an incentive to maintain their properties as open space. Preservation of open space not only contributes greatly to community character but also places less demand on the town's infrastructure and requires less in public services than developed parcels.

The Commonwealth encourages the preservation of open space by enabling qualifying private property owners to have their land classified by the local assessors as forest land (under *M.G.L. c.61*), agricultural or horticultural land (under *M.G.L. c.61A*), or recreational land (under *M.G.L. c.61B*). This program allows for local property tax savings and gives the town the right of first refusal if the property is to be sold for development. The town's 1994 *Open Space and Recreation Plan* noted that about 4% of Medfield's total acreage was classified as c. 61, 61A, or 61B land that year. This represented a decline of 28.2%, or 152.04 acres, since 1988, when the previous open space plan had been completed, most of which is attributable to new development. The *Goals & Policies Statement* written in 1997 for the town's Master Plan revisions, points out that *c.61* lands are only protected while they are under those classifications, and the land could be sold for other purposes at a later date.

About 31% of Medfield's total acreage is protected open space and conservation lands, according to the 1994 open space plan. This acreage is owned by a number of public and private non-profit entities, in addition to the town of Medfield. These entities include the Trustees of

Reservations, the U. S. Army Corps of Engineers, the Commonwealth of Massachusetts, and Upper Charles Conservation, Inc.

The town of Medfield has yet to adopt the **Local Option Special Property Tax Assessment** [LOPTA] (*M.G.L. c.59*, as amended by *St. 1996, c.191*; see also *950 CMR 72.00*), enacted by the state legislature in 1996. For the substantial rehabilitation of an owner-occupied residential property listed in the State Register of Historic Places, this measure allows for a phasing-in over five years of any increase in the property's assessed value due to the rehabilitation. The legislation responds to a widely held belief that the prospect of significantly increased real estate tax assessments creates a disincentive for owners of historic houses to rehabilitate or restore their properties. Certification of the rehabilitation project by the Massachusetts Historical Commission is required.

There is great interest in Medfield in two measures currently before the state legislature that relate to local and/or state taxes: the Norfolk County Commissioners' Act and the Community Preservation Act. The **Norfolk County Commissioners' Act** (House Bill 3941) would establish an open space, park, and recreation fund in each city and town in Norfolk County, for the purpose of acquiring land for open space, conservation, construction or reconstruction of parks, and construction or reconstruction of recreational facilities. To fund the program, fifty percent of the deed excise tax revenue from the sale of property in each community would be redirected from the state, which currently receives the revenue, to that community. While funds could be used to preserve and protect culturally significant parks and landscapes, the Act does not provide for the preservation of other types of historic resources, such as buildings.

The **Community Preservation Act** (Senate Bill 1513/House Bill 3203) is enabling legislation to provide communities with the option of creating a local community preservation fund, when supported by a local ballot vote. Funds support the acquisition of open space, the preservation of historically significant structures and landscapes, and the provision of affordable housing. Under the provisions of the Act, several communities can jointly create watershed-wide and regional community preservation programs, if they choose. As currently drafted, the Community Preservation Act would allow Town Meeting to recommend one of three options for creating the local fund, and the selected option would have to be approved by Medfield voters in a ballot referendum. The options are 1) adoption of a real estate transfer tax of up to 1% of a property's sale price; 2) a surcharge on property tax bills of up to 3%; or 3) a combination of real estate transfer tax and property tax surcharge, at lesser amounts.

RECOMMENDATIONS FOR MUNICIPAL POLICIES AND PROCEDURES

Local Permit Application Procedures

- Amend the town's **building permit applications for demolition** to include a space for entering the approximate age of the subject building.

- Amend the town's **building permit applications for new construction, alterations, and demolition** to include a space for indicating whether the subject property is located within the boundaries of any of the three designated local historic districts. [*Note:* District boundaries are shown on the Assessors' maps.]

- Include a copy of the **design review application** in *Guidelines for Changes within Medfield Local Historic Districts*.

- Amend the town's **earth removal permit application** to include a space for indicating whether the subject property is located in the Archaeological Protection District. [*Note:* Copy of map should be provided to Selectmen's office.]

Comprehensive Planning

- Establish a **"think tank" day** on planning and environmental review, similar to the town forum held every third year on educational issues. This event would provide an opportunity for residents, town officials, and developers to identify ways in which the town can move with development in a spirit of cooperation. The event could have three goals: familiarizing town board members and the public with the mandate and activities of Medfield's planning-related boards; encouraging communication among the boards involved in planning and environmental review; and facilitating joint discussion of growth and development issues, including historic preservation.

- Have members of town boards attend the **conferences** sponsored by state and private organizations, for the purpose of familiarizing Medfield officials with the planning and preservation strategies employed by other communities.

- Continue coordinating with the town's **Geographic Information System** (GIS) working group to ensure that historic resources identified through the survey process and/or designated in the State Register of Historic Places are fully integrated with the town's GIS functions, now under development.

- Generate a **large-scale GIS historic district map** of Medfield, showing the boundaries of all existing and recommended National Register and local historic districts.

- Generate a **large-scale buildout map of Medfield** to illustrate the findings of the buildout studies undertaken by the Planning Board and the Long Range Planning Committee. The map would illustrate the density with which the town could be developed, given existing zoning regulations, and would draw attention to areas that are particularly susceptible to the creation of Approval Not Required (ANR) plans. Such a map also would indicate areas in the town in which cluster zoning (open space residential zoning) would be desirable to preserve open space and to maintain what remains of the town's rural character.

- ❑ Study existing lot sizes, building setback, lot coverage, and lot frontage for the historic areas listed below to confirm whether **zoning overlay districts** (*M.G.L. c.40A*) are needed to encourage new development that is visually consistent with the scale and massing of the historic development already present. Many respondents to the preservation plan questionnaire indicated an interest in the establishment of zoning overlay districts, particularly a village center overlay district to protect and enhance the character of the town center. The historic areas recommended for zoning overlay districts are largely defined by pre-existing nonconforming structures. The ability of the town's existing zoning regulations, including the maximum floor area ratio (FAR), to help maintain the visual character of these nonconforming neighborhoods is not yet clear and requires further study.

  It should be noted that *creation of a zoning overlay district does not establish an architectural design review process*. Protection of the character-defining features of a historic area, such as siding and other cladding materials, architectural ornament, and the design of walls and fences, may be achieved with the adoption of additional design review mechanisms in Medfield (see following section). Suggested areas for zoning overlay districts:

  - Main Street (from Pound Street to North Meadows Road/Spring Street)
  - North Street Commercial Corridor (from Main Street to Dale Street)
  - Town center residential north of Main Street (roughly, Dale Street to Main Street and Brook Street to Frairy Street)
  - Town center residential south of Main Street (roughly, Main Street to Oak Street and South Street to Spring Street)
  - Harding village (roughly, Harding Street from RxR right-of-way north to Marlyn Road)

- ❑ Draft a Memorandum of Understanding among town boards and departments that identifies the specific features of a **scenic road** (designated under *M.G.L. c.40, s.15C, as amended by St. 1985, c.354*) that merit preservation. There needs to be a common understanding in Medfield of what scenic road designation can, and cannot, do to protect the character-defining features of the town's scenic corridors. Scenic road designation provides for a public hearing for *only those actions that directly impact the public right of way*, such as the cutting or removal of trees or the destruction of stone walls, done in conjunction with repair, maintenance, reconstruction, or paving work. Scenic road designation does not, however, provide for public review of projects on land *adjacent to* the roadway. Designation of a scenic road does not affect the town's eligibility to receive state construction or reconstruction aid for the road under *M.G.L. c.90*.

- ❑ Study the **rural scenic corridors** listed below to determine how zoning overlay districts, implemented with **scenic road designations** (see above), would protect the rural character of these important routes while ensuring that new development would be compatible with the rural character. (*Note*: Rural scenic corridors passing through or adjoining protected public open space are not included in this list.)

  - North Street-Farm Street Residential Corridor (from West Street to Dover line, MHC Areas B and G), including Wight Street and School Street
  - Hospital Road (from Copperwood Road vicinity to North Meadows Road)
  - Elm Street (from Wheelock School to Walpole line)
  - Philip Street (from Foundry Street to Elm Street)

Design Review

- Continue to solicit input from the community to **determine the need for and interest in establishing additional design review mechanisms** in Medfield. From a preservation planning perspective, the goal of design review is to encourage new construction and building alterations that complement the physical character of a historic area and enhance the character of the community. Of the respondents to the preservation planning questionnaire, most who commented on the need for design review were concerned about the architecture of new single-family residential developments. Wider study of this issue in Medfield is needed.

  It should be noted that a zoning overlay district (see above) is *not* a design review district. The design review process, which involves review of exteriors only, discourages *irreversible* alterations to historic buildings and guards against the introduction of incompatible elements that may tend to detract from the established aesthetic and historic quality of a designated area. Demolition, new construction, additions, the removal of historic architectural features, and other visible exterior alterations that would constitute an *irreversible* alteration to a property should be subject to design review in Medfield. To further protect the character of historic areas, it is also recommended that the district commission review applications for walls and fences. Paint color, storm or screen doors or windows, window air conditioners, lighting fixtures, and temporary signs are examples of *reversible* changes to historic buildings. Regulation of *reversible* changes in Medfield design review activities is not recommended.

  Medfield currently has three options for expanding design review in the town. Establishment of additional **local historic districts**, to be administered by the Historic District Commission under *M.G.L. c.40C*, would provide the strongest form of protection for historic areas. *Chapter 40C* allows a community some flexibility in determining which exterior features will be exempt from review. It should be noted, however, that if a local historic district is established, the design review process would apply to *all* exterior alterations visible from the public way, and could not be limited to applications for demolition and new construction only. If the Medfield community finds that design review should be limited to demolition and new construction only, then another design review strategy would be needed.

  In contrast to a local historic district, the review process in a **neighborhood conservation district** can be limited to applications for demolition and new construction only, with other exterior changes being subject to a non-binding review process in which the district commission plays an advisory role. Established under municipal home rule authority by a two-thirds vote of Town Meeting, a neighborhood conservation district is primarily concerned with maintaining the physical relationships among historic resources and between those resources and their setting. Recommendations for potential districts may be made by the Medfield Historical Commission or by an appointed study committee. Neighborhood conservation districts are not widely used in Massachusetts at this time; the only community with such districts is the city of Cambridge. Other cities and towns use local historic districts (see above) to protect the character of historic areas.

  A third option for expanding design review in Medfield is the establishment, under municipal home rule authority, of a **design review board**. Design review boards generally review new construction and additions, though the town determines specifically what types of projects

would trigger review. This type of review focuses public attention on the project and would, it is hoped, yield designs that are compatible with the visual character of the surrounding area. Design review would require a public hearing, and the actual review decision would be non-binding. In the town of Wellesley, the design review board is appointed by the Planning Board, and reviews all new construction and addition projects in the town, with the exception of single or two-family construction.

Following is a list of priority areas for design review. It should be noted that this list corresponds to the recommendations for zoning overlay districts (see previous sections).

- North Street Commercial Corridor (from Main Street to Dale Street)
- Main Street (from Pound Street to Spring Street/North Meadows Road)
- Town center residential north of Main Street (roughly, Dale Street to Main Street and Brook Street to Frairy Street)
- Town center residential south of Main Street (roughly, Main Street to Oak Street and South Street to Spring Street)
- Harding village (roughly, Harding Street from RxR right-of-way north to Marlyn Road)

Amendments to the Zoning Bylaw

- ❑ Amend the *Zoning Bylaw*, Section 1.3, Purpose, to specify that preservation of the town's irreplaceable historic and prehistoric resources is one objective of the zoning.

- ❑ Amend the last sentence of the *Zoning Bylaw*, Section 12.1.1, Earth Removal, to read:

  "Furthermore, the Board of Selectmen shall grant no such permit as would in their opinion adversely affect the scheme of growth laid down in the Zoning Bylaw or elsewhere, or the economic status of the town, or tend to impair the beauty of the town or of the district most immediately affected, *or tend to adversely impact the town's historic or prehistoric resources* [emphasis added], or result in health or other hazards."

- ❑ Amend the *Zoning Bylaw*, Section 14.10.5, Findings of Fact for the Board of Appeals to grant a special permit, as follows:

  "(k) The proposed use will not have any adverse effect upon known historic or prehistoric resources in the neighborhood."

- ❑ To facilitate coordination between Historical Commission and Planning Board on site plan review projects that involve building demolition, amend *Zoning Bylaw*, Section 14.13, Site Plan Approval by Planning Board, to include the following:

  "If demolition on the property subject to review is proposed, or if said property is located in the Archaeological Protection District, the Planning Board shall direct the applicant to supply the Medfield Historical Commission with a copy of the application for review and recommendation. The Medfield Historical Commission shall submit to the Planning Board a written statement describing any significant historical or archaeological features on the site, with guidance to the Planning Board and the developer regarding compliance with any statutory regulations."

- Consider amending the *Zoning Bylaw* to establish the Archaeological Protection District (described in the *Medfield Bylaws*, Art. XVI, Demolition Bylaw) as a zoning overlay district with associated permitting procedures (see also ***Demolition Bylaw*** below). The Board of Appeals would likely be the permit-granting authority issuing a special permit under the bylaw.

Subdivision Review

- Amend the *Land Subdivision Rules and Regulations*, Section 3.1.2.b, Review by Other Town Boards, to clarify which party is responsible for notifying the Historical Commission and the Committee to Study Memorials when a subdivision plan has been filed with the Planning Board.

- Amend the *Land Subdivision Rules and Regulations*, Section 3.3.3, Protection of Natural Features, to change title to Protection of Natural and Cultural Features and add to the end of the paragraph:

  "If any historic or archaeological features are included in the proposed subdivision, the attention of the applicant is directed to the provisions of Art. XVI – Demolition (Historic and Archeologic) of the *Medfield Bylaws*."

- Amend the *Land Subdivision Rules and Regulations*, Section 4.2, Definitive Plan, to clarify when the Medfield Historical Commission report on significant historic or archaeological features (described in Section 4.2.9) is to be submitted to the Planning Board.

- Amend the *Land Subdivision Rules and Regulations*, Section 4.2.3, Plan Content, to add the requirement that the definitive plan illustrate the location of the Archaeological Protection District as defined in Art. XVI of the *Medfield Bylaws*.

- Clarify in the *Zoning Bylaw*, Section 7.1, For Open Space Residential Development of Land, and in the *Land Subdivision Rules & Regulations* whether the Board of Appeals or the Planning Board is the permit-granting authority responsible for directing an applicant to comply with the Demolition Bylaw, Art. XVI of the *Medfield Bylaws*.

Demolition Bylaw

- The Demolition Bylaw (*Medfield Bylaws*, Art. XVI) requires further study to determine whether protection of Medfield's historic and archaeological resources could be improved. One option to explore is whether demolition of regulated buildings, structures, and sites (as defined in Section 3 of the bylaw) could be defined as an undertaking that requires a **permit from the Historical Commission under municipal home rule authority**. If the Historical Commission were to issue a permit authorizing the work proposed, then any conditions of its approval would be binding on the applicant and could be enforced by the Building Inspector. *M.G.L. c.40, s.8D* outlines the powers and duties of a municipal historical commission. While state statute does not explicitly reference the authority of a historical commission to issue a permit, the statute does allow a commission to "do and perform any and all acts which may be necessary or desirable to carry out the purposes" of its mandate.

- Amend the Demolition Bylaw, Section 4.1, Procedure, to replace "historically significant building, structure, or site" with "regulated building, structure, or site."

- Amend the Demolition Bylaw, Section 5 as follows [recommended additions are italicized]:

  "Section 5: Building Permits, Earth Removal Permits, Subdivision Permits, Open Space Residential Permits, *and Site Plan Approval; Permits Issued in Connection with the Flood Plain, Watershed, or Aquifer Protection Districts; and Wetlands Permits*

  5.1 Upon receipt of an application for a building permit, an earth removal permit, a subdivision permit, an open space residential permit, *or site plan approval; an application for a permit issued under the zoning overlay districts known as the Flood Plain District, Watershed Protection District, or Aquifer Protection District; or the filing of a Notice of Intent or Determination of Applicability*, the permit-granting authority shall . . ."

- Amend the Demolition Bylaw, Section 2.7, Archaeological Protection District, to expand the coverage of the district to include the **archaeologically sensitive areas illustrated on the town's most recent sensitivity map**.

- Consider deleting the review of projects in the Archaeological Protection District from the provisions of the Demolition Bylaw altogether, and instead amend the *Zoning Bylaw* to establish the Archaeological Protection District as a **zoning overlay district**, with associated permitting procedures (see also above). The Board of Appeals would likely be the permit-granting authority issuing a special permit under the *Zoning Bylaw*.

- As an alternative to establishing a zoning overlay district (see above), consider deleting the review of projects in the Archaeological Protection District from the Demolition Bylaw, and implement an **archaeological review process** similar to the method employed by the Westborough Historical Commission and the town of Westborough. Under state statute, *M.G.L. c.40, s.8D*, municipal historical commission have the authority to preserve and protect the historical or archaeological assets of the town. The Medfield Historical Commission could receive, on a referral basis from the Building Inspector and Planning Board, all applications for construction projects located in identified areas of archaeological sensitivity. Following review, the Historical Commission could enter into an agreement with the property owner for an archaeological dig, the granting of a preservation easement to protect the site, or similar mitigation or protection measures.

Historic and Archaeological Resources Protection Bylaw

- The draft Resource Protection Bylaw (on file with the Medfield Historical Commission) requires further study. It is recommended that the Resource Protection Bylaw not be implemented until the issues surrounding the Demolition Bylaw (see above) are resolved. One option for the Resource Protection Bylaw is to explore is whether alteration of regulated buildings, structures, and sites (as defined in Section 3 of the bylaw) could be defined as an undertaking that requires a **permit from the Historical Commission under municipal home rule authority**. If the Historical Commission were to issue a permit authorizing the

work proposed, then any conditions of its approval would be binding on the applicant and could be enforced by the Building Inspector. *M.G.L. c.40, s.8D* outlines the powers and duties of a municipal historical commission. While state statute does not explicitly reference the authority of a historical commission to issue a permit, the statute does allow a commission to "do and perform any and all acts which may be necessary or desirable to carry out the purposes" of its mandate.

- ❑ As a first step in the implementation of a Resource Protection Bylaw, consider revising the scope of the bylaw to limit review by the Medfield Historical Commission to those **public projects** undertaken by the Town of Medfield or some other local government entity.

- ❑ If regulation of private projects in Medfield is still desired, implement an extensive **public information program** to build support for passage of the bylaw at Town Meeting. Work with the owners of properties to be regulated under the bylaw to establish a dialogue on issues of mutual concern.

- ❑ Submit the revised Historic and Archaeological Resources Protection Bylaw to **Town Meeting** for approval.

Infrastructure and Capital Improvements

- ❑ Establish regular communication between the Historical Commission and the town departments charged with the **care and maintenance of town-owned historic resources**, including roads, bridges, parks, and Vine Lake Cemetery.

- ❑ To streamline communications between the Historical Commission and other town boards and officials, any committee appointed to plan a project involving a **town-owned historic resource** should always include a representative of the Historical Commission.

- ❑ Advocate for the consideration and inclusion of "fine turf management" in the **town's grounds maintenance program**. The historic Town Hall, Memorial Library, Vine Lake Cemetery, Meeting House Pond, and Baxter Park properties have special landscape maintenance needs that differ from the standard maintenance provided to school grounds and athletic fields.

- ❑ Continue to pursue **historic preservation grant funding** for study and rehabilitation of town-owned historic resources, including funding from the following programs:

  - Historic Landscape Preservation Grant Program (Dept. of Environmental Management)
  - Massachusetts Preservation Projects Fund (Massachusetts Historical Commission)
  - Preservation Services Fund (National Trust for Historic Preservation)
  - Johanna Favrot Fund (National Trust for Historic Preservation)

- ❑ For recommendations regarding additional **scenic road designations**, see ***Comprehensive Planning*** section above.

- ❑ Continue advocating for the stabilization and reuse of buildings at **Medfield State Hospital**, and continue monitoring the actions of the Commonwealth with regard to the current use of the campus.

Tax Structure

- Advocate for the passage of the **Community Preservation Act** currently before the state legislature (Senate Bill 1513/House Bill 3203). If approved, this program would give Medfield the option of establishing, by a ballot vote, a local fund to support the acquisition of open space, the preservation of historically significant structures and landscapes, and the provision of affordable housing. Funds would be raised through adoption of a real estate transfer tax of up to 1% of a property's sales price, a surcharge on property tax bills of up to 3%, or a combination of the real estate transfer tax and property tax surcharge, at lesser amounts.

- Advocate for the passage of the **Norfolk County Commissioners' Act** (House Bill 3941) to establish **funds for open space acquisition** in the cities and towns of Norfolk County, of which Medfield is a part. If enacted, this legislation would return a portion of deed excise (real estate transfer) taxes to the communities, for use to acquire open space and maintain or build new recreational facilities. It should be noted that while funds could be used to preserve and protect culturally significant parks and landscapes, the Act does not provide for funding the preservation of other types of historic resources, such as buildings.

- Actively pursue **town acquisition of open space** coming out of the state's property tax classification program (*M.G.L. c. 61, 61A, and 61B*).

- Consider whether to develop a local bylaw to adopt the **Local Option Special Property Tax Assessment** enacted by the state legislature in 1996 (*M.G.L. c.59*, as amended by *St. 1996, c.191*; see also *950 CMR 72.00*). For the substantial rehabilitation of an owner-occupied residential property listed in the State Register of Historic Places (individually or as a contributing element in a historic district), this measure provides for a five-year phasing-in of the increase in assessed value due to rehabilitation. The legislation designates the Massachusetts Historical Commission as the agency responsible for reviewing and certifying that rehabilitation work meets the U. S. Secretary of the Interior's standards. The regulations define allowable costs of rehabilitation, and establish time frames within which rehabilitation work must be completed.

CHAPTER 9
ACTION PLAN

IMMEDIATE PRIORITIES (TASKS FOR YEARS ONE AND TWO)

Most of these tasks can be accomplished in two years or less. Tasks have been numbered for quick reference, with a cross-reference to the chapter of the plan in which the corresponding recommendation is discussed. Information on estimated costs and possible funding sources is provided if known. No attempt has been made to estimate photocopying costs that would be incurred for these tasks.

	Task	For more information see	Agent(s) for implementation	Estimated cost and potential funding sources (if known)
1.	Generate a large-scale buildout map of Medfield	Chapter 8	Planning Board Long Range Planning Committee	Consultant hire (cost to be determined)
2.	Complete minor amendments to the town's building permit applications, historic district guidelines brochure, and earth removal application, per plan recommendations	Chapter 8	Historical Commission Historic District Comm. Building Inspection Dept. Board of Selectmen	N/A
3.	Form a coalition of historic preservation groups to advocate for preservation in Medfield	Chapter 5	Historical Commission Historic District Comm. Historical Society (and other groups listed in Table 1 of plan)	N/A
4.	Establish regular communication among town boards and non-profit groups on care and maintenance of town-owned historic resources	Chapter 8	Historical Commission Board of Selectmen Town Administrator Library Director Public Works Dept. Cemetery Commission School Department Historical Society Friends of the Dwight-Derby House Kingsbury Pond Grist Mill Committee (and other town boards)	N/A

IMMEDIATE PRIORITIES (continued)

	Task	For more information see	Agent(s) for implementation	Estimated cost and potential funding sources (if known)
5.	Draft Memorandum of Understanding among town boards and departments identifying specific features of a scenic road that merit preservation	Chapter 8	Planning Board Conservation Comm. Historical Commission Board of Selectmen Public Works Dept. Tree Warden	N/A
6.	Pursue town acquisition of open space coming out of the state's property tax classification program (M.G.L. c.61, 61A, 61B)	Chapter 8	Town Administrator Board of Selectmen Open Space Committee Conservation Comm. Historical Commission	Not yet determined
7.	Pursue historic preservation grant funding for study and rehabilitation of town-owned historic resources (including cemetery and landscapes)	Chapter 8	Historical Commission Historic District Comm. Cemetery Commission Town Administrator Board of Selectmen (and other town boards)	Not yet determined
8.	Advocate for the passage of the Community Preservation Act, which would provide a source of funding for preservation of historic buildings and landscapes as well as acquisition of open space	Chapter 8	Historical Commission Town Administrator Board of Selectmen (and other town boards)	N/A
9.	Advocate for the passage of the Norfolk County Commissioners' Act, which would provide a source of funding for open space acquisition if the Community Preservation Act is not passed	Chapter 8	Historical Commission Town Administrator Board of Selectmen (and other town boards)	N/A
10.	Ensure that data on historic and prehistoric resources are integrated with the town's GIS functions, now under development	Chapter 8	Historical Commission GIS Working Group Town's GIS consultant	Not yet determined

IMMEDIATE PRIORITIES (continued)

	Task	For more information see	Agent(s) for implementation	Estimated cost and potential funding sources (if known)
11.	Generate a large-scale GIS map of the town showing boundaries of all existing and recommended historic districts	Chapter 8	Historical Commission GIS Working Group Town's GIS consultant	Not yet determined
12.	Amend Zoning Bylaw and Land Subdivision Rules & Regulations to clarify existing procedures as they may concern historic and prehistoric resources, per plan recommendations	Chapter 8	Planning Board Historical Commission	N/A
13.	Establish a "think tank" day on planning and environmental review issues in Medfield	Chapter 8	Planning Board Long Range Planning Committee Historical Commission Conservation Comm. Board of Selectmen (and other town boards)	N/A
14.	Establish a coordinated program of public information on preservation in Medfield	Chapter 5	Historical Commission Historical Society (and other groups listed in Table 1)	N/A
15.	Revise and republish. *Historic Medfield . . . 300 Years. A Guide to the Architectural Heritage of Medfield Center*	Chapter 5	Historical Commission	$2000
16.	Develop a public information plan to acquaint residents and property owners with the National Register listing process	Chapter 7	Historical Commission	N/A

IMMEDIATE PRIORITIES (continued)

	Task	*For more information see*	*Agent(s) for implementation*	*Estimated cost and potential funding sources (if known)*
17.	Approach owners of properties recommended for National Register listing and develop a priority list for preparing MHC National Register evaluation opinions; begin drafting CLG evaluation opinions for MHC concurrence	Chapter 7 Chapter 5	Historical Commission	N/A
18.	Prepare MHC inventory form for Medfield Center (MHC Area A), and submit to MHC with completed CLG evaluation opinion for concurrence by MHC staff (roughly 350 properties in proposed district)	Chapter 6	Historical Commission	Approximately $2,000 –$3,000, if a consultant hire, to produce area form with photographs and data sheet. Note that photograph negatives and data sheet can be used again for a National Register district nomination. (Contract amount too low to qualify for matching grant from MHC, unless combined with other survey or planning projects.)
19.	Identify income-producing, depreciable historic buildings in Medfield (commercial buildings and rental housing) and inform owners about federal investment tax credits for rehabilitation (if listed in the State or National Registers)	Chapter 5	Historical Commission	N/A
20.	Survey owners and tenants of historic commercial buildings to determine interest in a façade improvement loan program	Chapter 5	Historical Commission	N/A

IMMEDIATE PRIORITIES (continued)

	Task	For more information see	Agent(s) for implementation	Estimated cost and potential funding sources (if known)
21.	Study further the following issues regarding the Demolition Bylaw: giving the Historical Commission binding as opposed to advisory review; tying the Archaeological Protection District to the most recent town sensitivity map; and the feasibility of expanding review under the bylaw to site plan approval, flood plain protection, watershed protection, aquifer protection, and wetlands permits	Chapter 8	Historical Commission Conservation Comm. Planning Board Board of Appeals	N/A
22.	Advocate for conservation of historic municipal records	Chapter 5	Historical Commission Town Clerk Board of Selectmen	Not yet determined
23.	Solicit input from property owners, residents, and business owners to determine the need for/interest in establishing additional design review mechanisms (local historic districts or neighborhood conservation districts) in the five priority areas listed in the plan	Chapter 8	Historic District Comm. Historical Commission	N/A
24.	Prepare modified MHC inventory forms to record character-defining features and condition of historic and prehistoric resources at Medfield State Hospital	Chapter 34	Historic District Comm. Historical Commission State Hospital Preservation Committee	Approximately $4,000-$5,000, if a consultant hire. (Contract amount too low to qualify for matching grant from MHC, unless combined with other survey or planning projects.)

SHORT-TERM PRIORITIES (TASKS FOR YEARS THREE TO FIVE)

As a group, these tasks generally involve study and implementation of new bylaws or the expansion of the town's survey of historic and prehistoric resources. Tasks have been numbered for easy reference. For additional information on each task, the reader is referred to the plan chapter noted in the third column. Information on estimated costs and possible funding sources is provided if known. No attempt has been made to estimate photocopying costs that would be incurred for these tasks. ***Note:*** Most tasks that involve amending the town's Zoning Bylaw have been assigned to the long-term priorities (next section) if such a task would require a study first.

	Task	***For more information see***	***Agent(s) for implementation***	***Estimated cost and potential funding sources (if known)***
1.	Study the potential for establishing an Archaeological Protection District (keyed to the town's archaeological sensitivity maps) as a zoning overlay district, and deleting the archaeology section of the Demolition Bylaw	Chapter 8	Planning Board Historical Commission Town Counsel	N/A
2.	Establish design review districts in the areas determined to be of the highest priority (see tasks under Immediate Priorities), following study and public information by the Historic District Commission or a district study committee appointed by the Board of Selectmen.	Chapter 8	Historic District Comm. Historical Commission Board of Selectmen	Approximately $500 for mailing and production of historic district study report to be completed by study committee
3.	Study existing historic development in five areas suggested in the plan as possible locations for zoning overlay districts (village zoning); confirm whether such districts are needed to protect the character of these nonconforming areas *if design review districts are not pursued*	Chapter 8	Planning Board Long Range Planning Committee Historical Commission	Possible consultant hire to gather and interpret data on existing development (cost to be determined)

SHORT-TERM PRIORITIES (continued)

	Task	*For more information see*	*Agent(s) for implementation*	*Estimated cost and potential funding sources (if known)*
4.	Study four rural scenic corridors listed in plan to determine how zoning overlay districts, implemented with scenic road designations, can protect the rural character of these roadways	Chapter 8	Planning Board Long Range Planning Committee Historical Commission	Possible consultant hire to gather and interpret data on existing and potential development (cost to be determined)
5.	Continue survey of additional historic properties, including buildings, bridges cultural landscapes (including trees of cultural significance) and areas bordering designated scenic roads	Chapter 6	Historical Commission	Approximately $20,000-25,000 total (matching grants available from MHC, with a minimum grant award of $9000 for the minimum survey project cost of $15,000)
6.	Proceed with National Register nomination and associated public information activities for Medfield Center Historic District (roughly 350 properties)	Chapter 7 Chapter 6	Historical Commission	Approximately $6,000-$8,000 if consultant hire. Money already spent on preparing district data sheet reflects cost savings here. (Contract amount too low to qualify for matching grant from MHC. Note that this task could be combined in one project with Medfield Center area inventory task under Immediate Priorities to create a project that meets the MHC minimum for funding.)

SHORT-TERM PRIORITIES (continued)

	Task	For more information see	Agent(s) for implementation	Estimated cost and potential funding sources (if known)
7.	Proceed with National Register nomination of individual properties or additional districts, based on priorities already identified (see task in Immediate Priorities)	Chapter 7	Historical Commission	Individual nominations typically $1,500-$2,000; nominations for small districts typically $3,000-$5,000 (matching grants available from MHC)
8.	Revisit the draft Historic and Archaeological Resources Protection Bylaw. Consider narrowing the scope of historic and prehistoric resources regulated under the bylaw to those resources owned by the Town of Medfield. Confirm that the procedures under Section 4.3 are consistent with the authority of other town boards and departments.	Chapter 8	Historical Commission Town Counsel (and other town boards and departments)	N/A
9.	Establish a World Wide Web site, or page on the Medfield web site, devoted to historic preservation in Medfield	Chapter 5	Historical Commission Historical Society Web Site Development Committee School Department	Not yet determined
10.	Incorporate information on culturally significant properties into a guidebook for the Bay Circuit Trail (Medfield portion)	Chapter 5	Historical Commission Friends of Medfield's Forests and Trails	N/A

LONG-TERM PRIORITIES (TASKS FOR YEARS SIX AND BEYOND)

These long-term tasks, to be initiated in year six or later, depend upon the successful completion of certain short-term tasks described in the previous section. Amendments to the zoning bylaw will require a study before implementation.

Tasks have been numbered for easy reference. For additional information on each task, the reader is referred to the plan chapter noted in the third column. Information on estimated costs and possible funding sources is provided if known. No attempt has been made to estimate photocopying costs that would be incurred for these tasks.

	Task	***For more information see***	***Agent(s) for implementation***	***Estimated cost and potential funding sources (if known)***
1.	Establish zoning overlay districts for historic and rural areas, per results of study (see tasks under Short-Term Priorities)	Chapter 8	Planning Board Long Range Planning Committee Historical Commission	N/A
2.	Establish the expanded Archaeological Protection District as a zoning overlay district, per results of study (see task under Short-Term Priorities)	Chapter 8	Planning Board Long Range Planning Committee Historical Commission	N/A

CHAPTER 10
MAPS

Maps in this chapter illustrate specific recommendations of the plan involving National Register historic districts, zoning overlay districts, rural scenic corridors, and design review. Detail maps for existing and recommended districts supplement the two townwide maps.

LIST OF MAPS

- Existing and Recommended National Register Historic Districts (townwide map)
- Existing and Recommended Design Review Districts, Zoning Overlay Districts, and Rural Scenic Corridors (townwide map)
- Detail Maps for Existing and Recommended Districts:

	NATIONAL REGISTER OF HISTORIC PLACES	DESIGN REVIEW OR ZONING OVERLAY DISTRICT	RURAL SCENIC CORRIDOR
John Metcalf Historic District		Existing	
Medfield State Hospital Historic District/ Hospital Farm Historic District	Existing	Existing	
Clark-Kingsbury Farm Historic District	Recommended	Existing	
Medfield Center Historic District	Recommended	Recommended (see map for sub-areas)	
North Street – Farm Street District	Recommended		Recommended
Harding	Recommended	Recommended	
Mill Brook Historic District	Recommended		
Foundry Street – Philip Street Historic District	Recommended		

Town of Medfield

January 1999

Mass. Map Company
308 W. Central St.,Franklin, MA 02038

Town of Medfield Historic Preservation Plan September 1999

National Register of Historic Places

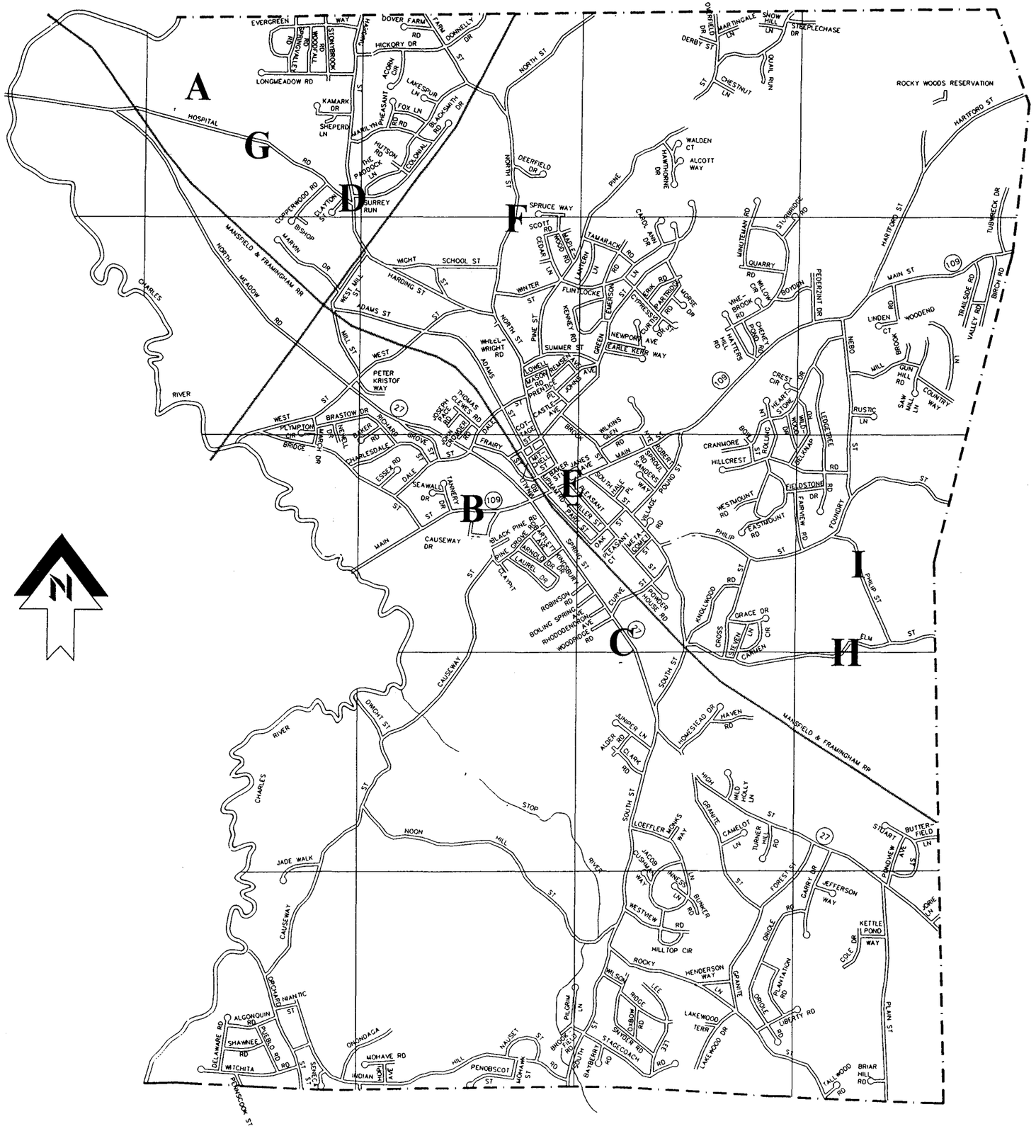
Existing National Register Historic District

1 Medfield State Hospital Historic District
45 Hospital Road
(Listed in National Register 1994)
See detail map

Recommended National Register Historic Districts
(*Note:* Boundaries shown here are suggested boundaries that may be refined in the future. See detail maps for each of these recommended historic districts.)

2 Harding Historic District
3 North Street – Farm Street Historic District
4 Medfield Center Historic District
5 Mill Brook Historic District
6 Foundry Street – Philip Street Historic District
7 Clark-Kingsbury Farm Historic District

Individual properties are not shown here. For lists of the individual properties listed in or recommended for the National Register, see Table 4 and Table 7 in the text.



Town of Medfield

January 1999

Mass. Map Company

308 W. Central St.,Franklin, MA 02038

Town of Medfield
Historic Preservation Plan
September 1999

Design Review Districts, Zoning Overlay Districts, and Rural Scenic Corridors

Existing Design Review Districts (see also detail maps)

A Hospital Farm Local Historic District
45 Hospital Road
Established 1994

B John Metcalf Local Historic District
Main Street bt. Route 27 and Charles River
Established 1989, amended 1996

C Clark-Kingsbury Farm Local Historic District
Spring Street at Kingsbury Pond
Established 1997

Recommended Design Review or Zoning Overlay Districts
(*Note:* Suggested boundaries may be refined in the future. See detail maps for each of these recommended districts.)

D Harding Village
E Medfield Center, specifically North Street Commercial Corridor, Main Street, Town Center Residential (North), and Town Center Residential (South)

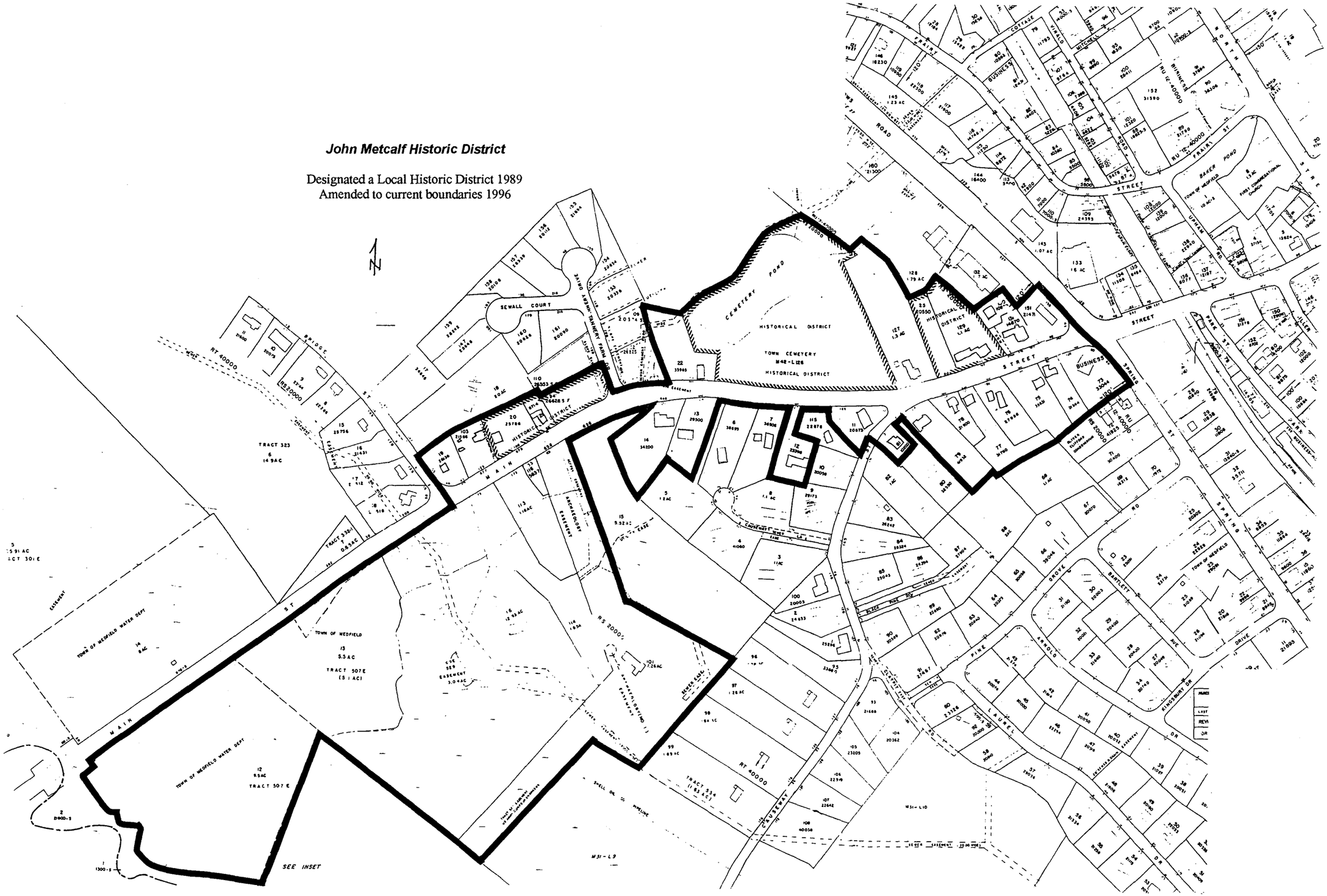
Recommended Rural Scenic Corridors

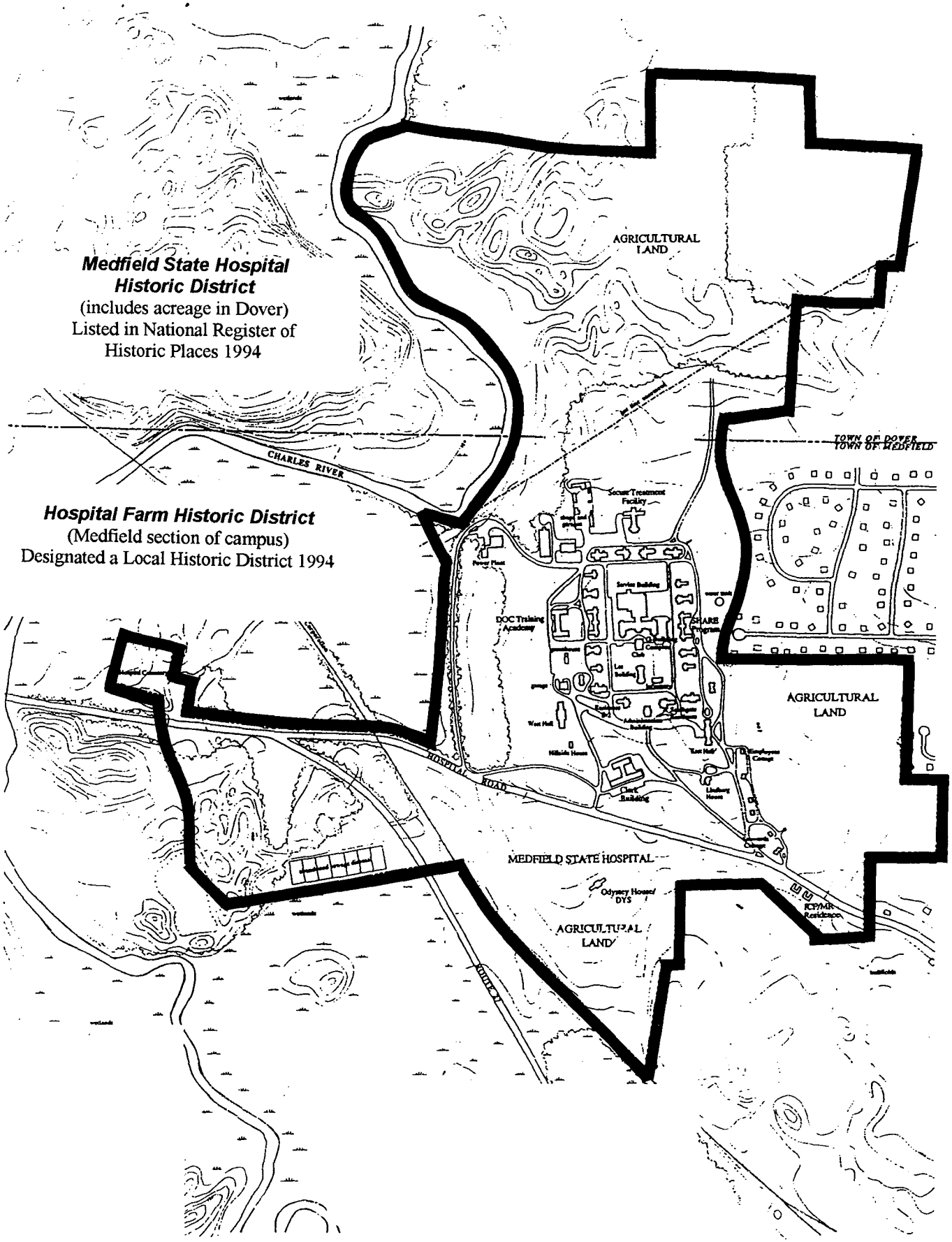
F North Street-Farm Street Residential Corridor (see detail map)
G Hospital Road (from Copperwood to North Meadows Roads)
H Elm Street (from Wheelock School to Walpole town line)
I Philip Street (from Foundry Street to Elm Street)

Note: The letter codes assigned to these existing districts and recommended study areas are intended as a key to using this map only; they are not intended to correspond with the Massachusetts Historical Commission codes for inventoried historic areas.

John Metcalf Historic District

Designated a Local Historic District 1989
Amended to current boundaries 1996

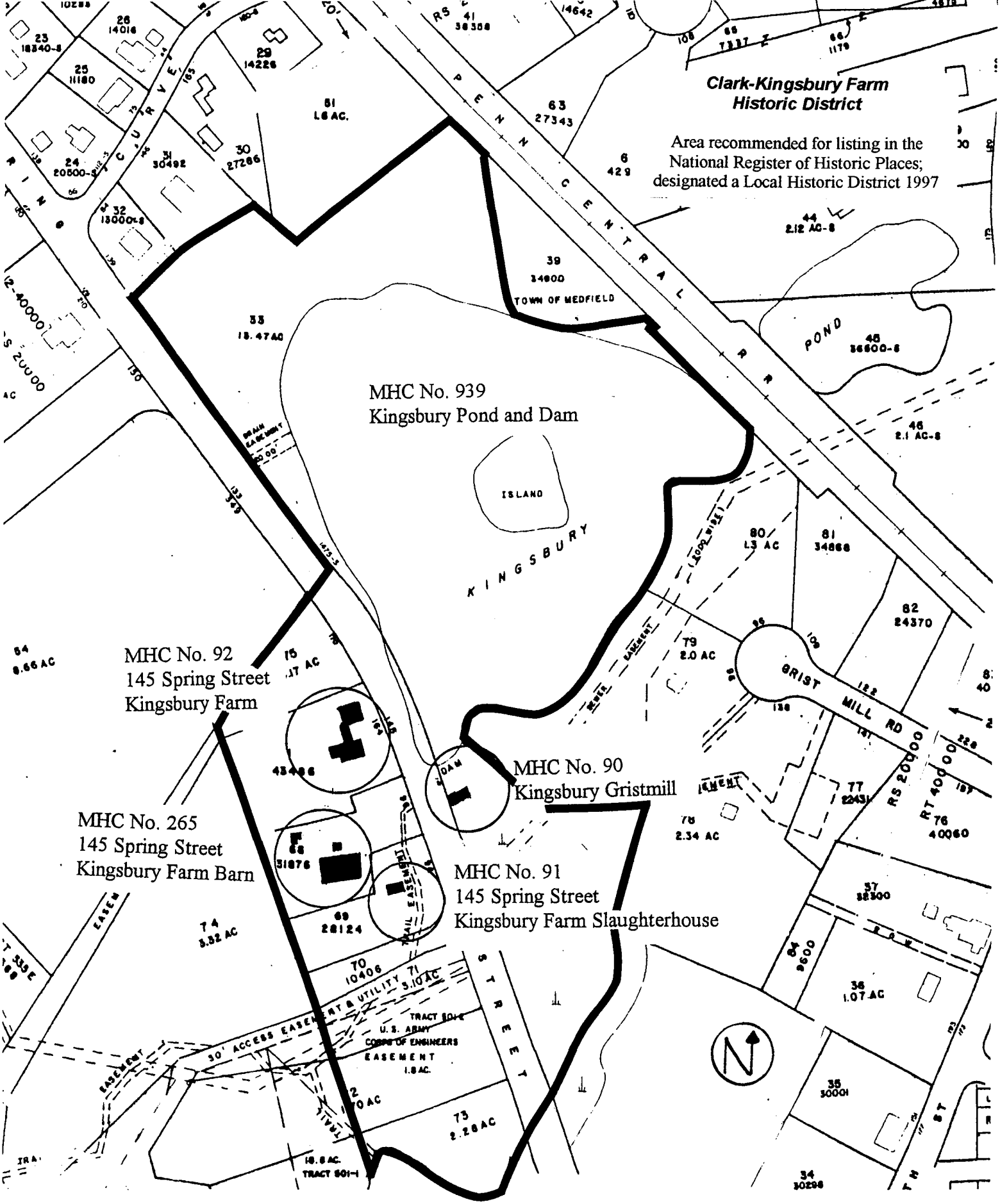




MEDFIELD STATE HOSPITAL

COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF MENTAL HEALTH DIVISION OF CAPITAL PLANNING & OPERATIONS


Clark-Kingsbury Farm
Historic District
Area recommended for listing in the National Register of Historic Places; designated a Local Historic District 1997
MHC No. 939
Kingsbury Pond and Dam
MHC No. 92
145 Spring Street
Kingsbury Farm
MHC No. 265
145 Spring Street
Kingsbury Farm Barn
MHC No. 90
Kingsbury Gristmill
MHC No. 91
145 Spring Street
Kingsbury Farm Slaughterhouse
KINGSBURY
ISLAND
POND
DAM
GRIST MILL RD
PENN CENTRAL R R
TOWN OF MEDFIELD
30' ACCESS EASEMENT & UTILITY
U.S. ARMY CORPS OF ENGINEERS EASEMENT 1.8 AC.
TRACT 501-C
TRACT 501-1

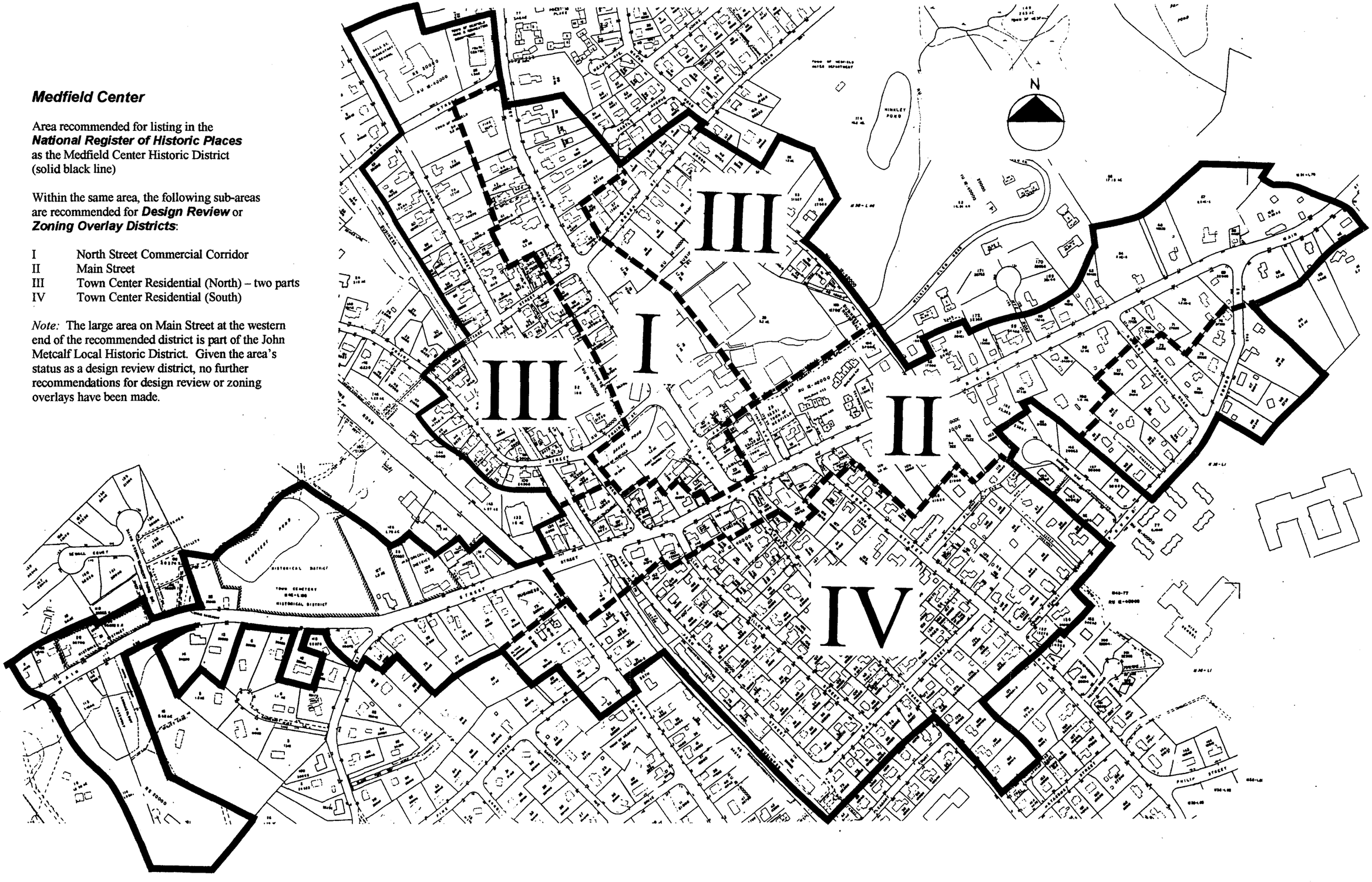
Medfield Center

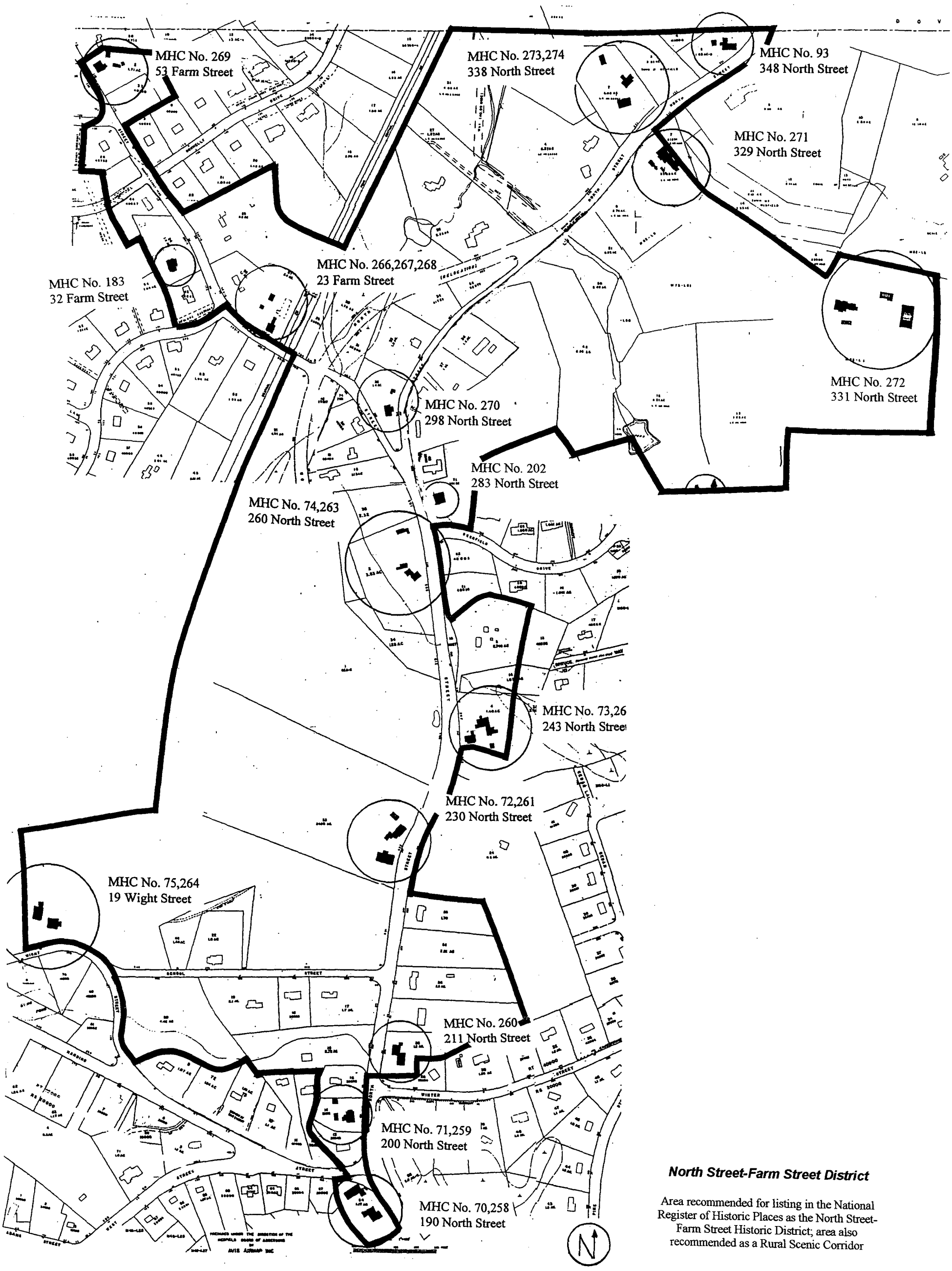
Area recommended for listing in the ***National Register of Historic Places*** as the Medfield Center Historic District (solid black line)

Within the same area, the following sub-areas are recommended for ***Design Review*** or ***Zoning Overlay Districts***:

I	North Street Commercial Corridor
II	Main Street
III	Town Center Residential (North) – two parts
IV	Town Center Residential (South)

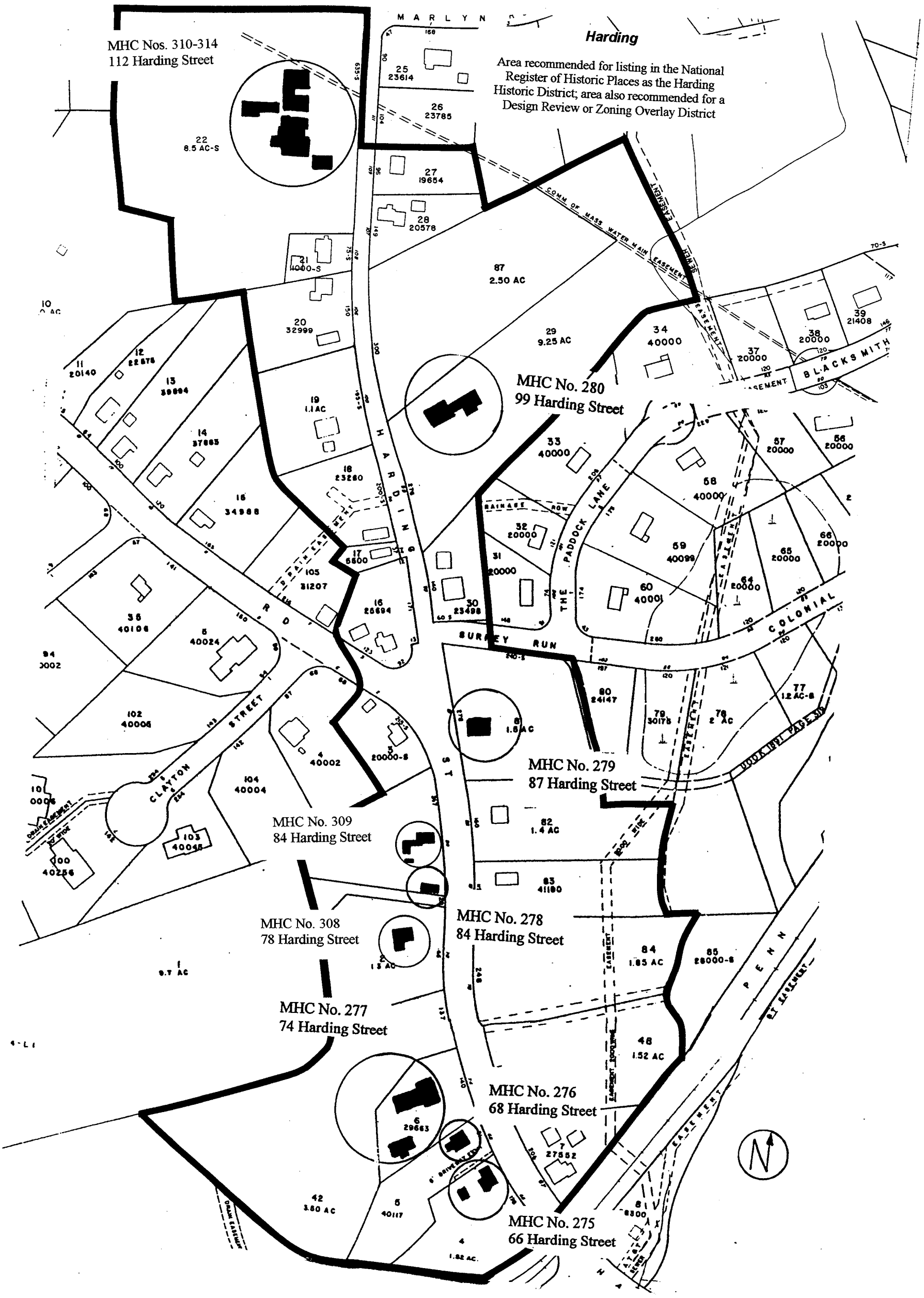
Note: The large area on Main Street at the western end of the recommended district is part of the John Metcalf Local Historic District. Given the area's status as a design review district, no further recommendations for design review or zoning overlays have been made.

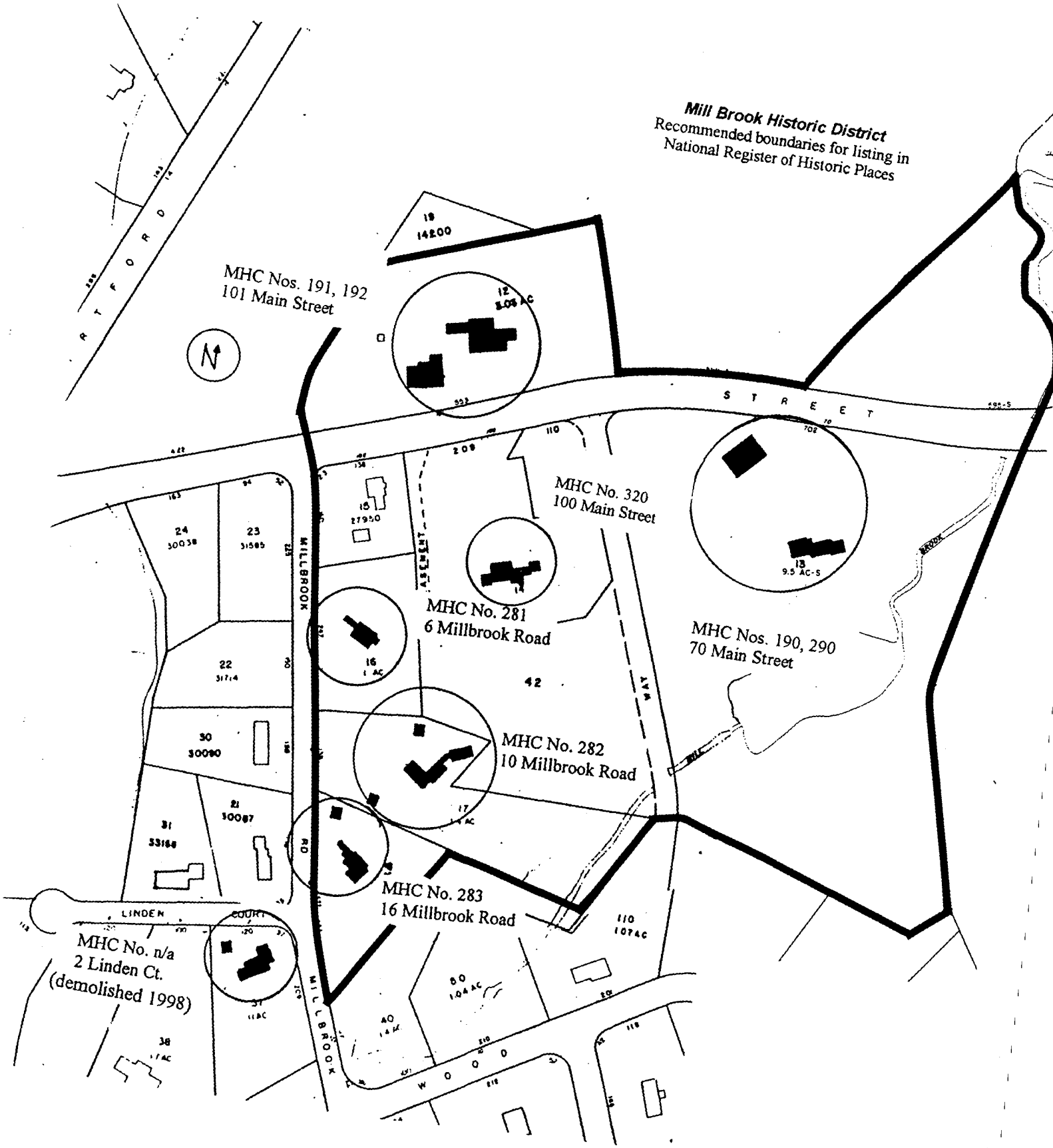




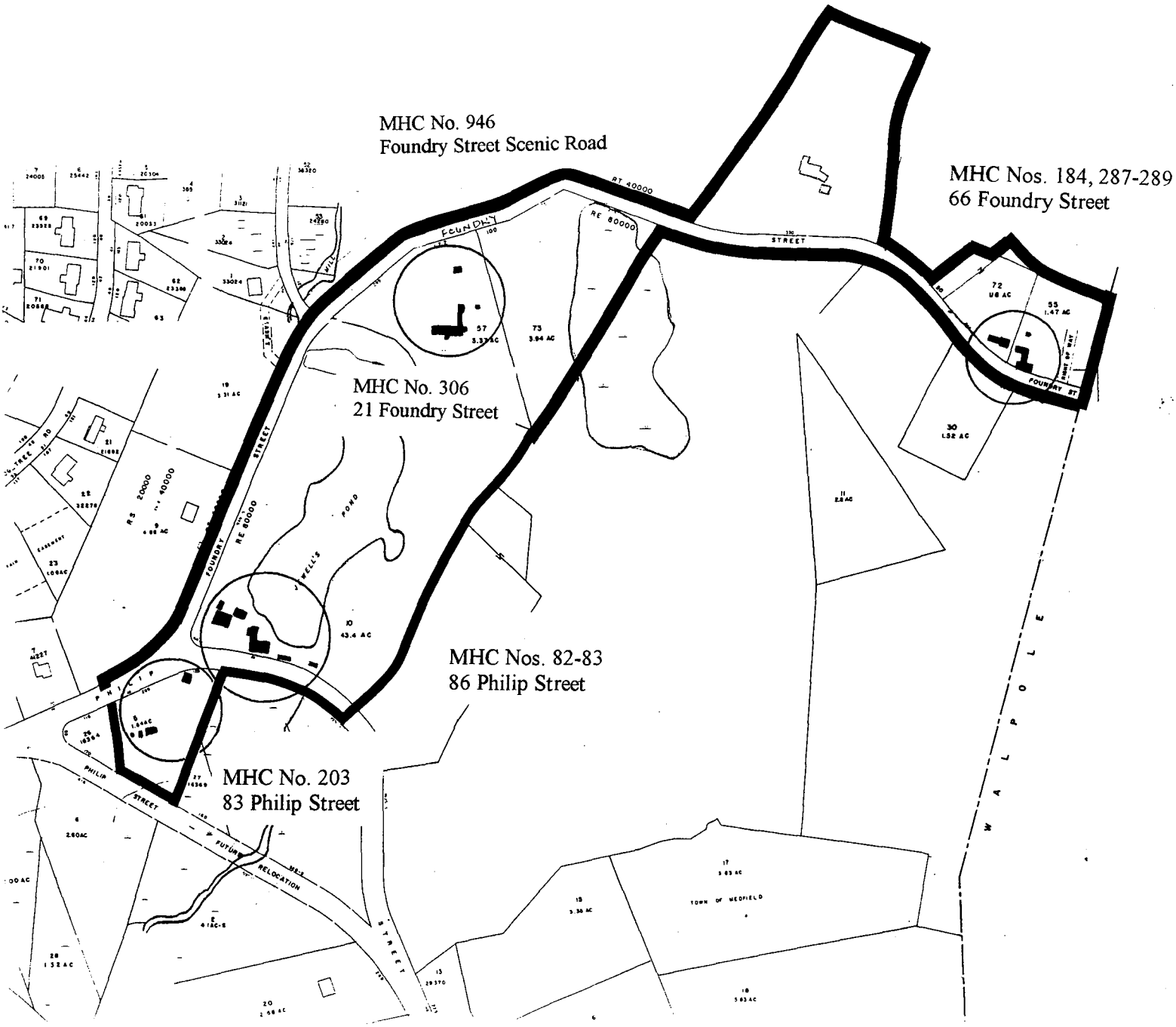
North Street-Farm Street District

Area recommended for listing in the National Register of Historic Places as the North Street-Farm Street Historic District; area also recommended as a Rural Scenic Corridor


Harding
Area recommended for listing in the National Register of Historic Places as the Harding Historic District; area also recommended for a Design Review or Zoning Overlay District
MHC Nos. 310-314
112 Harding Street
MHC No. 280
99 Harding Street
MHC No. 279
87 Harding Street
MHC No. 309
84 Harding Street
MHC No. 308
78 Harding Street
MHC No. 278
84 Harding Street
MHC No. 277
74 Harding Street
MHC No. 276
68 Harding Street
MHC No. 275
66 Harding Street
MARLYN
HARDING
THE PADDOCK LANE
COLONIAL
SURREY RUN
CLAYTON
STREET
BLACKSMITH
COMM OF MASS WATER MAIN EASEMENT
SEWER EASEMENT
DRAIN EASEMENT
PENN
N


Mill Brook Historic District
Recommended boundaries for listing in
National Register of Historic Places
MHC Nos. 191, 192
101 Main Street
MHC No. 320
100 Main Street
MHC No. 281
6 Millbrook Road
MHC Nos. 190, 290
70 Main Street
MHC No. 282
10 Millbrook Road
MHC No. 283
16 Millbrook Road
MHC No. n/a
2 Linden Ct.
(demolished 1998)
STREET
MILLBROOK
LINDEN
COURT
ASCENT
WAY
WOOD

Foundry Street – Philip Street Historic District
Recommended boundaries for listing in National Register of Historic Places



APPENDIX A
SOURCES FOR RESEARCH ON MEDFIELD'S HISTORY

For research on the history of Medfield's development, the Medfield Historical Society, the Massachusetts Archives in Boston, and the State Library in Boston are the major repositories for primary and secondary source materials. A title search at the Norfolk County Registry of Deeds in Dedham is often thought to be the only means for researching a property's history. In fact, historical information may have already been compiled or can be gleaned from maps, atlases, directories, town histories, and town records. This information often sheds more light, than deeds alone, on the activities of the people who lived and worked in Medfield in the past.

The Medfield Historical Commission has originals of recently completed **Massachusetts Historical Commission inventory forms** for historic resources throughout the town, and is in the process of reproducing them for placement in files at the Town Hall and the Historical Society. These forms, which include architectural descriptions, brief histories, and current exterior photographs for each resource inventoried, are available for use by the public. Accompanying the inventory forms are **base maps** that show the locations of resources recorded to date, as well as detailed **survey final reports**. The reports include extensive bibliographies of sources to be consulted in researching Medfield's history. Readers of the preservation plan are referred to those bibliographies for further information.

An important source for information on Medfield's publicly accessible buildings is the **state Division of Inspection building inspection plans and index cards**. Housed at the Massachusetts Archives and known informally as the Public Safety plans, the collection provides information on buildings in the state that were constructed or altered after 1889. Typically represented are municipal buildings such as schools, institutional buildings such as churches, and commercial buildings such as hotels, office buildings, and industrial complexes. The index cards prepared for each set of plans are an excellent source for construction dates and names of architects or builders. The architectural plans themselves often prove to be the only original drawings still available for a town's historic buildings. Index cards and plans are available for fifty-eight construction projects undertaken in Medfield between from 1893 to 1977. Thirty-nine of those projects were located on the campus of the State Hospital. A copy of Medfield's index cards has been provided to the Medfield Historical Commission. The building permit system in Medfield did not start until the 1950s.

The following **historic maps** of Medfield are available for research at the Massachusetts Archives (copies are in the collection of the Medfield Historical Society).

1794 *Plan of the Town of Medfield* (Massachusetts Archives #1217).
1831 *Map of the Town of Medfield in the County of Norfolk*. John G. Hales.

The following **historic maps and atlases** relevant to Medfield are available for research in the Special Collections Division of the State Library (copies or period originals also are in the collection of the Medfield Historical Society). These sources cover the entire town unless noted.

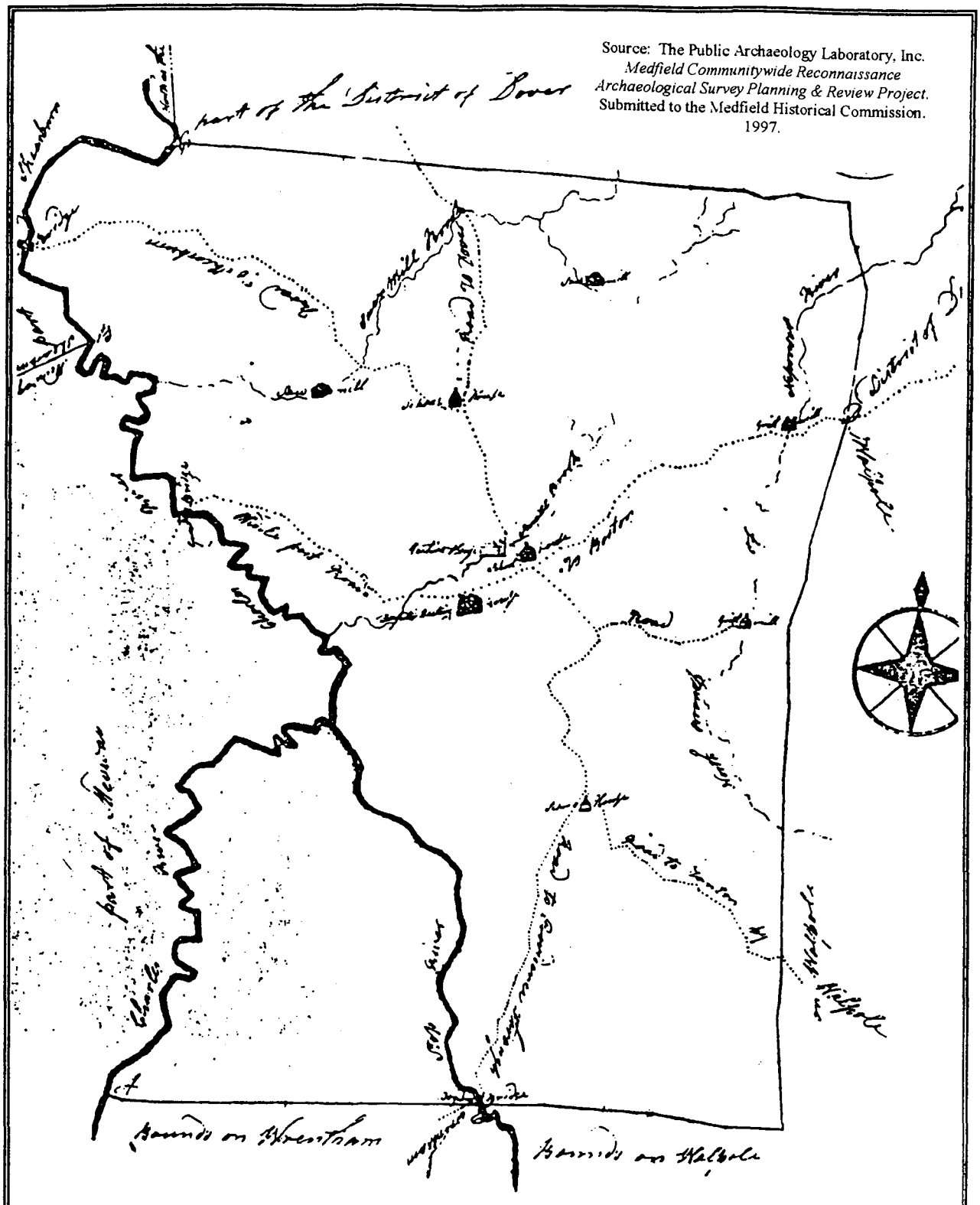
1852 *Map of the Town of Medfield*. H. F. Walling.
1858 *Atlas of Norfolk County, Massachusetts*. H. F. Walling.
1876 *Atlas of Norfolk County, Massachusetts*. Comstock & Cline.

1888 *Bird's Eye View. Medfield, Massachusetts.* J. H. Bailey & Co.
1888 *Atlas of Norfolk County, Massachusetts.* E. Robinson.
1898 *Fire Insurance Map of Medfield.* Sanborn Map Company [sections of town].
1903 *Fire Insurance Map of Medfield.* Sanborn Map Company [sections of town].
1909 *Atlas of the Towns of Needham, Dover, Westwood, Millis, and Medfield, Norfolk County, Massachusetts.* Walker Lithograph and Publishing Co.
1911 *Fire Insurance Map of Medfield.* Sanborn Map Company [sections of town].
1922 *Fire Insurance Map of Medfield.* Sanborn Map Company [sections of town].
1933 *Fire Insurance Map of Medfield.* Sanborn Map Company (updated in 1944 and 1954) [sections of town].

Samples of these maps and atlases are included in this appendix. In addition to the maps and atlases noted above, the Medfield Historical Society has a copy of the town's assessors' maps from 1918/1923, with an index, compiled by Earl Pilling of Pilling Engineering.

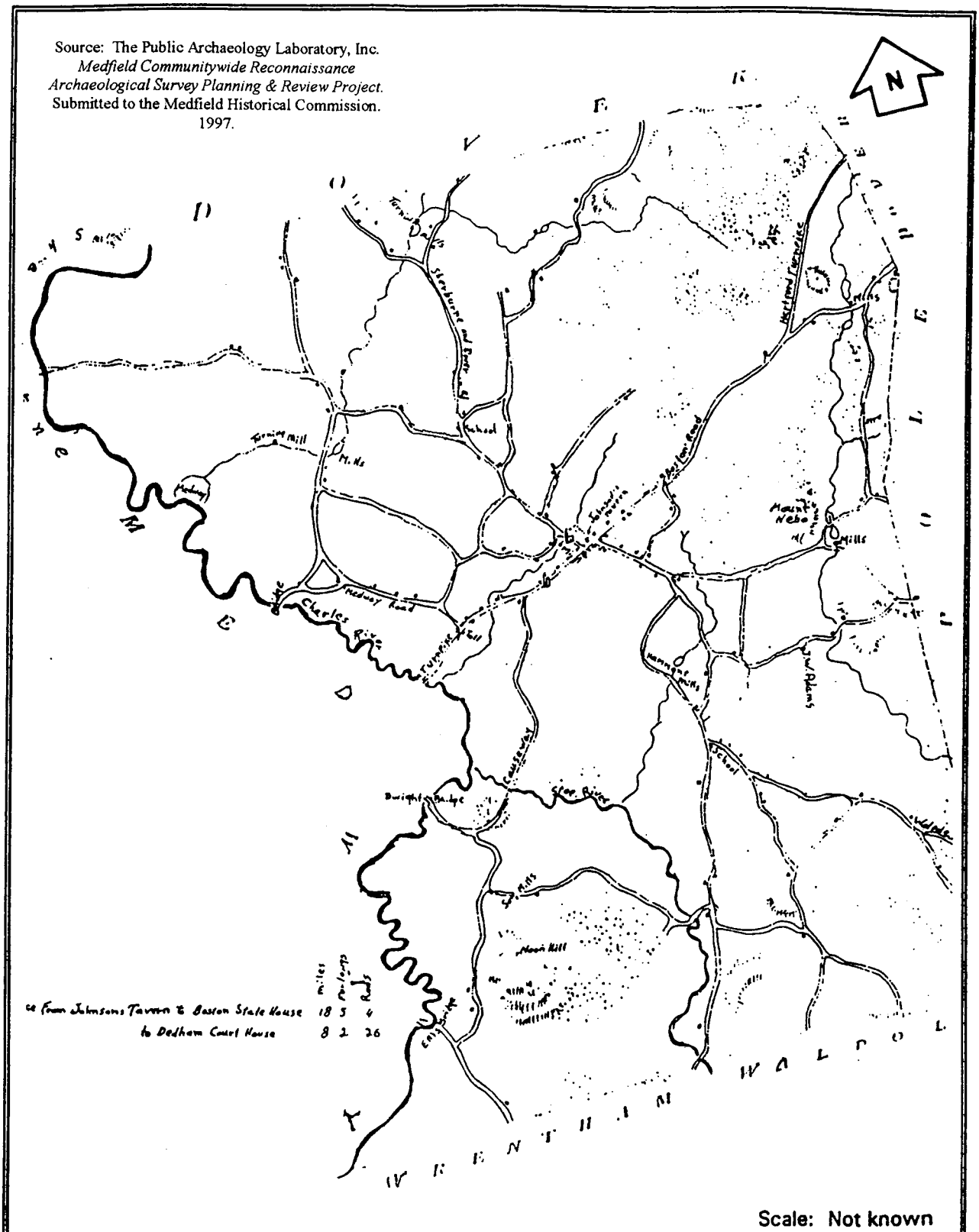
Town directories provide the names of residents with their addresses and occupations. A separate business directory and advertisements are often included. Directories available for Medfield were issued in 1884, 1886-1887, and 1914-1915, and may be found at the Medfield Historical Society and the State Library.

Town of Medfield's **published assessors' valuation and tax records** were issued every five years from 1895 onward. In some years, the records were bound with the *Annual Town Report*, and in other years were published separately. Copies of these records and the town reports are available at the Medfield Historical Society and the Memorial Public Library. Few primary sources yield as much property-specific information as the town's valuation and tax records. Determining an owner's name for each property, however, is the key to using these records most efficiently. Organized by owner's name, the valuation and tax records include the property's location (street name only); uses of buildings, including outbuildings, on a property; and the owner's street address or town of residence, if other than Medfield. Acreage, as well as the type and number of animals present on a property at the time of valuation, indicate the nature of farming operations. An out-of-town owner for a residential property may indicate its use as a summer estate or camp (seasonal cottage). Multiple adjacent lots under the ownership of a single individual or company suggest a subdivision. Finally, building construction dates can be estimated within a five-year range, given the frequency with which these records were published.

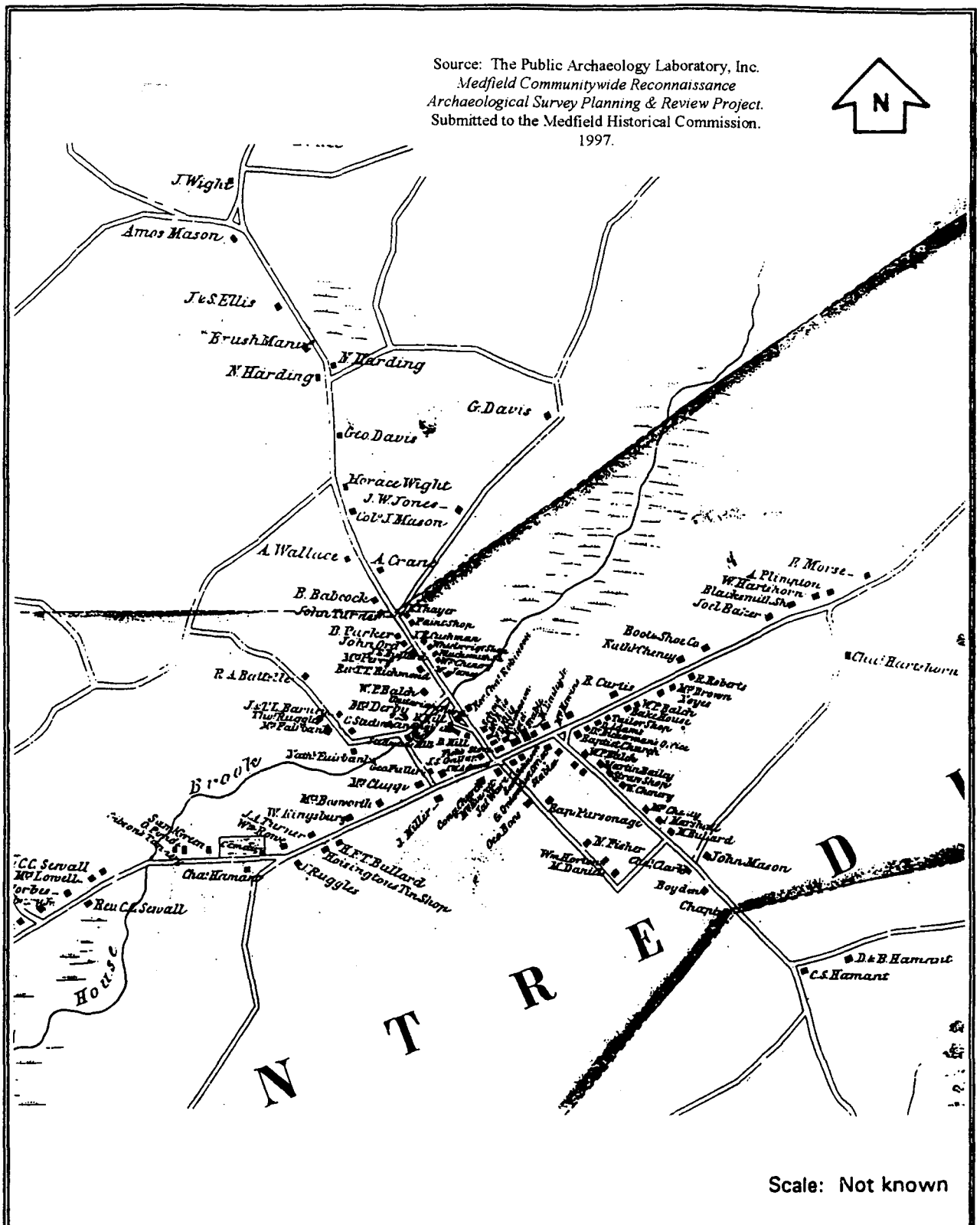


Source: The Public Archaeology Laboratory, Inc. *Medfield Communitywide Reconnaissance Archaeological Survey Planning & Review Project.* Submitted to the Medfield Historical Commission. 1997.

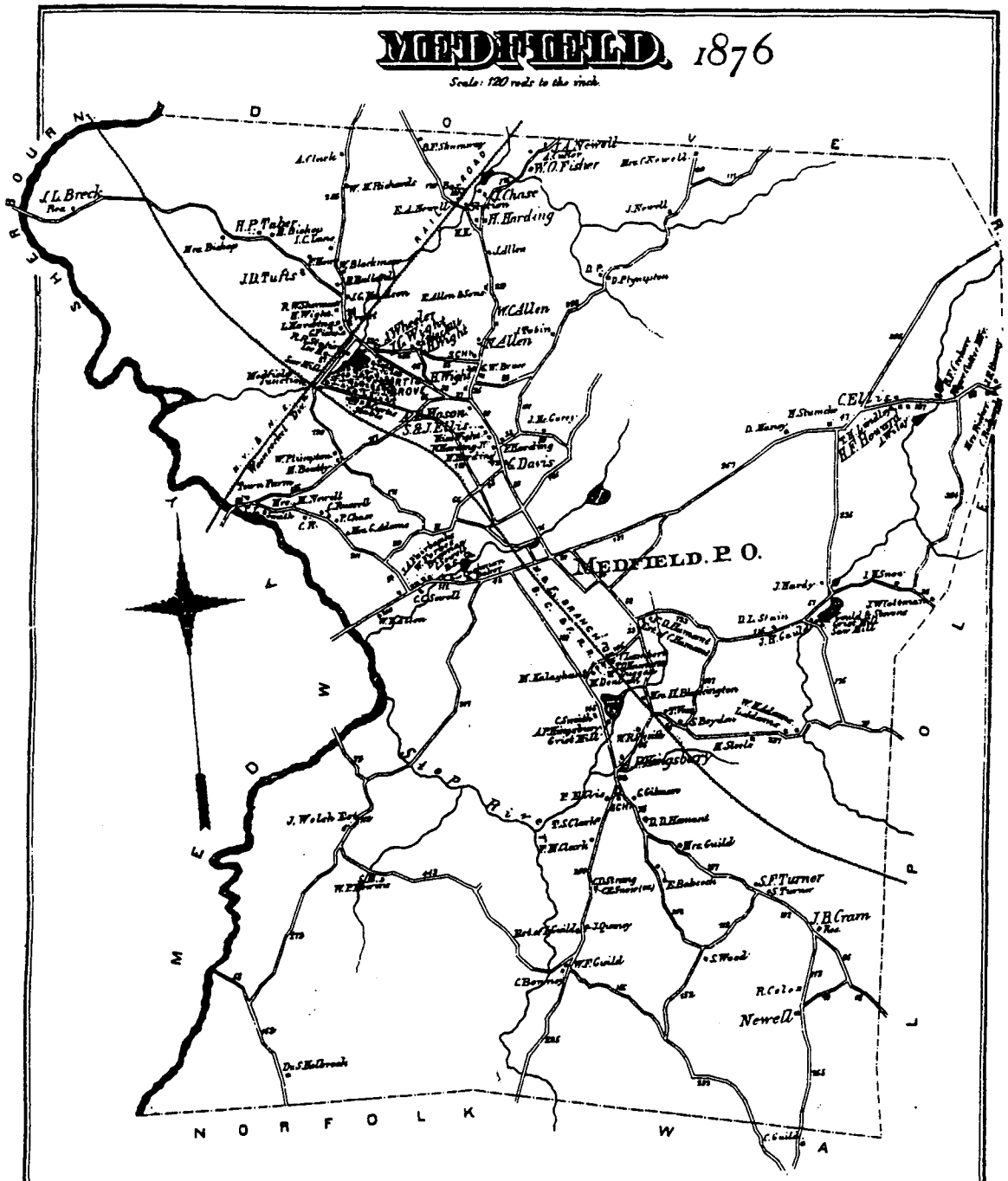
Plan of Medfield from survey of October, 1794.



Plan of Medfield in early nineteenth century (1831).



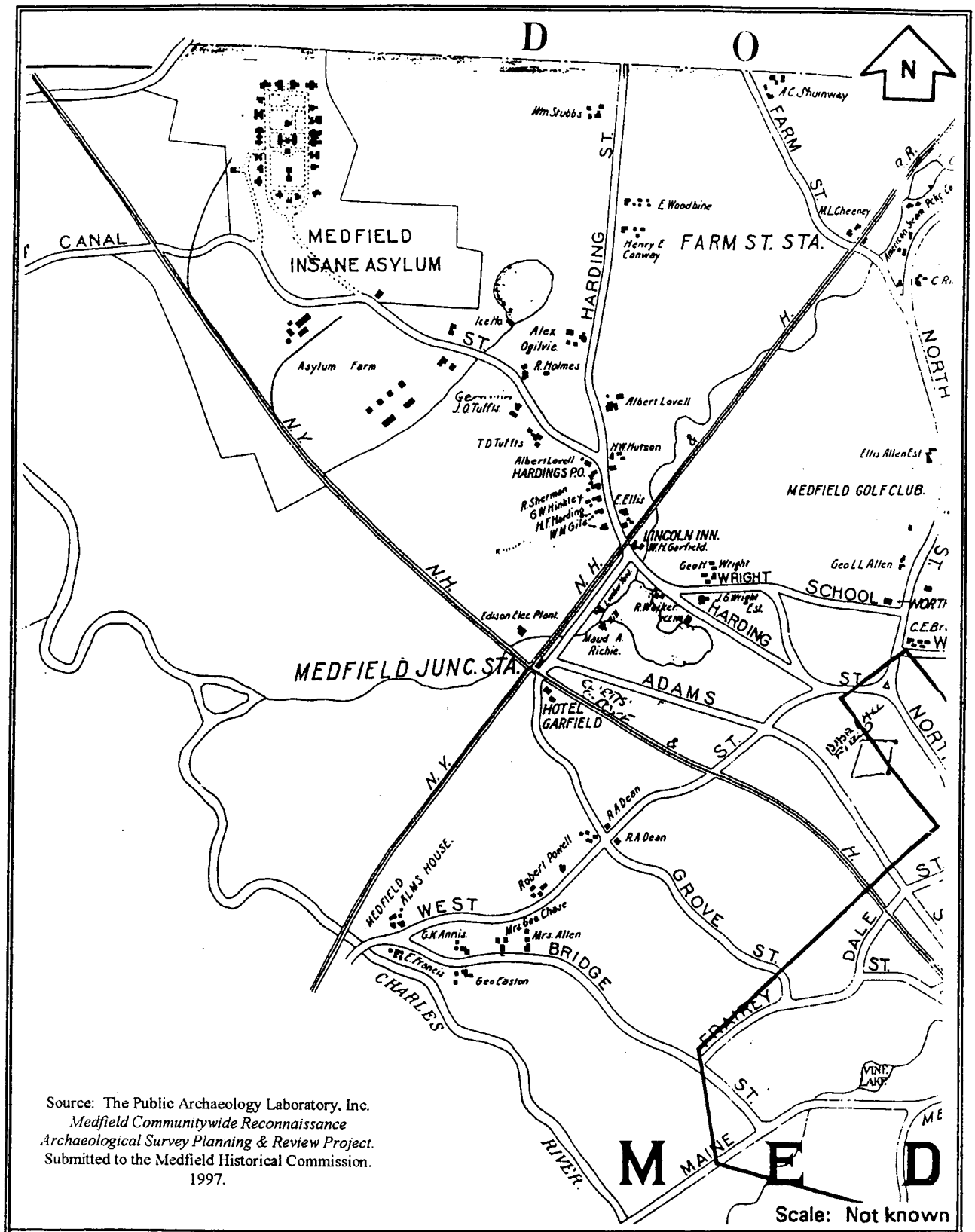
Portion of mid-nineteenth-century map of the town of Medfield showing town center (Walling 1852).



Source: The Public Archaeology Laboratory, Inc. *Medfield Communitywide Reconnaissance Archaeological Survey Planning & Review Project.* Submitted to the Medfield Historical Commission. 1997.

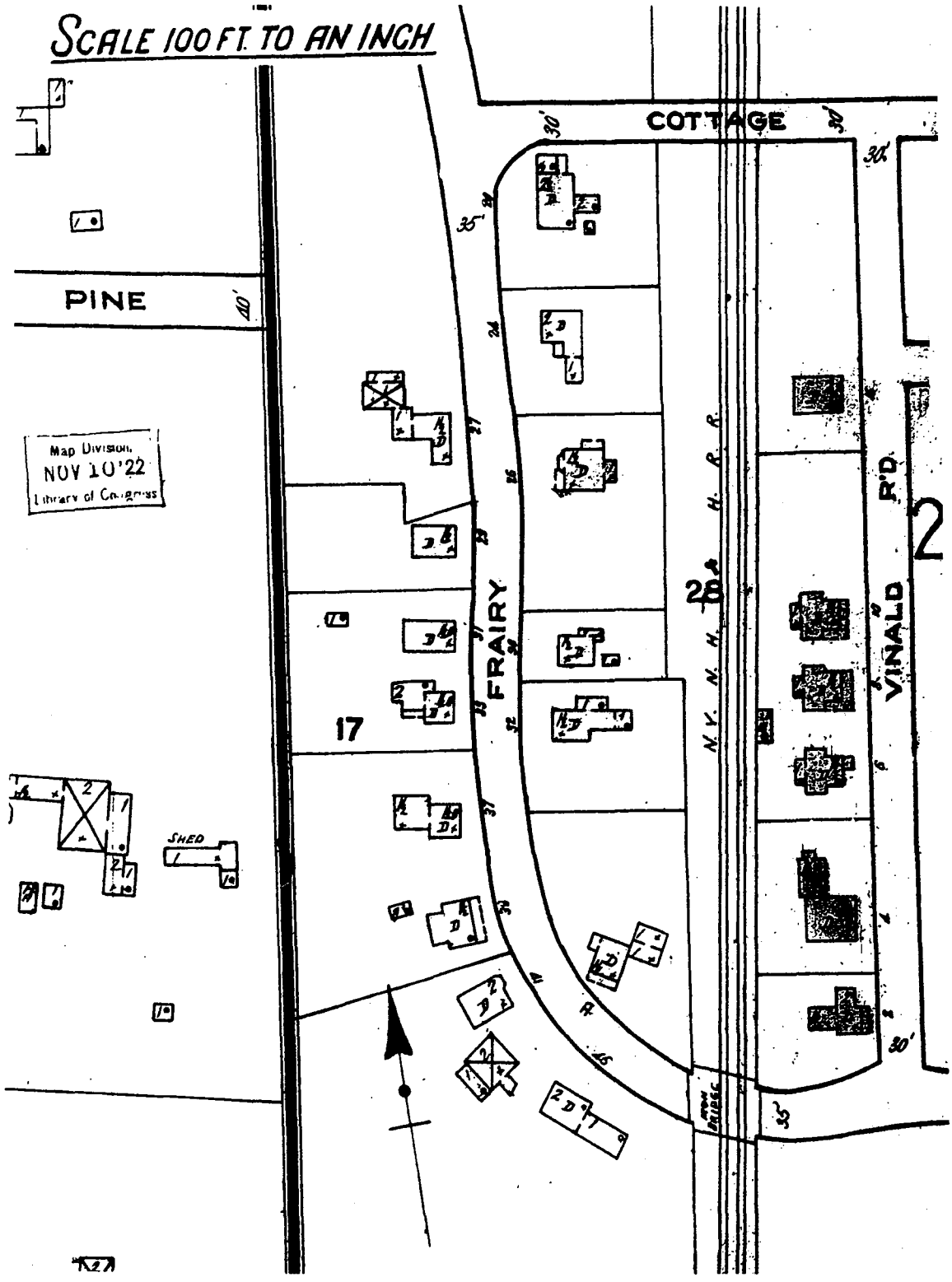
Late-nineteenth-century atlas map of the town of Medfield (Beers 1876).

Portion of late 19th-century map of the town of Medfield showing town center (Robinson 1888).



Source: The Public Archaeology Laboratory, Inc. *Medfield Communitywide Reconnaissance Archaeological Survey Planning & Review Project.* Submitted to the Medfield Historical Commission. 1997.

Portion of early-twentieth-century atlas map showing Medfield Junction/Harding section of Medfield (Walker 1909).



Portion of Sanborn Company fire insurance map showing Frairy Street (1922).

APPENDIX B
SURVEY OF TOWN BOARDS, COMMISSIONS, AND EMPLOYEES

The following items, developed during the public input phase of the preservation plan project, are included in this appendix.

- Letter distributed by Medfield Historical Commission to members of town boards and commissions, requesting responses to preservation plan questionnaire
- Preservation plan questionnaire (2 pp.)
- Attendance list for the public meeting on the preservation plan (April 5, 1999)
- Results of preservation plan questionnaire (4 pp.)

TOWN OF MEDFIELD

HISTORICAL COMMISSION

MEDFIELD, MASSACHUSETTS 02052

March 15, 1999

Dear Board/Commission Member:

The Medfield Historical Commission is in the process of creating a Preservation Plan, which will contribute to the town's updated Master Plan. The Preservation Plan is scheduled for completion in September 1999.

Among other objectives, the Preservation Plan will assess the status of historic preservation in the community and identify additional opportunities for integrating historic preservation goals with the communitywide planning process. Current town planning and permitting procedures will be reviewed to determine how they impact, or could impact, preservation of the town's historic and archaeological resources. The plan will include recommendations for establishing or improving coordination between the Historical Commission and the other town boards and departments charged with the protection of Medfield's natural and built environment.

You have been selected to receive this questionnaire because the board or commission on which you serve makes decisions that could impact historic and archaeological resources in Medfield. Your input is vital to the success of the Preservation Plan. We appreciate your thoughtful response, because it will be helpful now and in the future.

Please use the enclosed postage-paid envelope to return the completed questionnaire to Kathleen Kelly Broomer, the Historical Commission's consultant, by **Monday, April 5, 1999.**

You are invited to participate in a public meeting about the Preservation Plan, co-hosted by the Medfield Historical Society, on **Monday, April 5th at 8 p.m. at the Unitarian Universalist Meetinghouse, 26 North Street.** Completed questionnaires may be returned at that time.

If you have any questions, please call one of the Historical Commission members listed below. Thank you for participating in this process.

Medfield Historical Commission
David Temple, Chairman
Monica Bushnell
Mary Preikszas
Charlotte Reinemann
Richard Reinemann
Burgess Standley
Ancelin Wolfe

1. **In your view, which features are most important in defining Medfield's character?**
Please rank from 1 to 10, with 1 being the most important

___ Historic buildings
___ Archaeological sites
___ Village character at town center
___ Established residential neighborhoods
___ Scenic and/or rural roads
___ Agricultural complexes and landscapes
___ Open space
___ Cemeteries
___ Scenic views
___ Other (*specify*) _____

2. **Which of the following preservation tools or techniques would you like to know more about?**
Please rank from 1 to 13, with 1 being of the greatest interest
(= already implemented in Medfield)*

___ Demolition delay bylaw*
___ Protection of scenic roads* and stone walls
___ Local historic districts*/designation of individual local historic landmarks
___ Historic and archaeological resources protection bylaw
___ Preservation easements or restrictions (for buildings, archaeological sites, agricultural properties)
___ Neighborhood conservation districts
___ Village center zoning
___ Flexible development zoning
___ Establishment of a Design Review Board (reviewing new construction and additions)
___ Tax incentives for historic property rehabilitation
___ Façade improvement loan program (revolving fund) for historic commercial properties
___ Deed excise tax transfer to fund community preservation initiatives (including open space preservation, affordable housing, and septic system improvements)
___ Other (*specify*) _____

3. **Which of the following would be helpful to you as you work to protect Medfield's natural and built environment?**
Please rank from 1 to 7, with 1 being the most helpful

___ Definition of "historic"
___ Explanation of types of resources that may be considered historic
___ Explanation of preservation planning
___ Identification of historic and archaeological resources in Medfield
___ Description of Medfield Historical Commission's duties
___ Explanation of the relationship between my board or commission and the town's historic and archaeological resources
___ Other (*specify*) _____

(continued on reverse)

4. **What growth and development issues, if any, have you encountered that you believe are not dealt with adequately under the zoning bylaw, subdivision rules and regulations, or town bylaws as they are written currently? (These issues need not be directly related to historic preservation.)**

5. **What specific measures do you believe should be taken to protect and enhance the town's unique character?**

6. **What would Medfield look like in fifty years if there were no further changes to local bylaws and procedures?**

Thank you for your responses.

Historical Society Meeting — Mon. 5 April 14

Al Clark
Kay Buchanan
Ruth Chick
Marshall Chick
Electa Tritsch
Hot Aronson
Alice Goodsell
Barbara Cronin
Betty Kalmer
Dwight Carter
Fred Clarridge
Marge Clarridge
Barbara Leighton
Dick Reinemann
Ed Attings
Mac Attings
Phyllis Wilmarth
John Harney
Mike Sullivan
Ancelin Wolfe
Jean Clark
Sally Adams
Connie Sweeney
C. B. Doud
Anne Mentzer
Claire Temple
Lee Whitten
Alice Whalen
Vicki Tritschi

RESULTS OF PRESERVATION PLAN QUESTIONNAIRE

Compiled April 30, 1999
Number of questionnaires processed: 41

1. Features most important in defining Medfield's character

Ranked from 1 to 10, with 1 being the most important

Choices *Ranks →*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*Total*
Historic buildings	9	6	5	2	9	8	1	1	0	0	41
Archaeological sites	1	1	0	1	3	5	12	6	8	2	39
Village character at town center	14	7	5	6	5	0	0	2	1	0	40
Established residential neighborhoods	3	4	3	2	9	5	5	5	5	0	41
Scenic and/or rural roads	3	11	8	8	4	1	2	2	1	0	40
Agricultural complexes and landscapes	2	2	1	8	4	4	4	7	6	1	39
Open space	16	5	12	2	3	2	1	0	0	0	41
Cemeteries	1	1	1	2	2	3	7	9	8	3	37
Scenic views	1	2	8	7	4	6	6	3	4	0	41
Other features identified:											
State Hospital land and buildings											
Tree-lined streets/trees											
Appropriate maintenance of public space											
Entrances to Medfield											
Friendliness/people											
Outdoor activity											
Charles River											
Variety of styles in historic properties											

2. Preservation tools and techniques of the greatest interest

Ranked from 1 to 13, with 1 being of the greatest interest

Choices *Ranks →*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*Total*
Demolition bylaw	3	2	1	1	3	2	1	2	2	5	2	4	1	28
Protection of scenic roads/stone walls	2	6	4	2	4	3	1	1	0	3	2	0	1	29
Local historic districts/landmarks	4	1	5	1	5	3	2	2	1	2	2	1	0	29
Historic and archaeological resources protection bylaw	4	1	5	5	4	2	7	0	2	3	0	0	0	33
Preservation easements/restrictions	3	3	1	4	1	6	4	2	2	1	3	0	0	30
Neighborhood conservation districts	3	1	2	3	6	2	2	1	2	1	2	1	0	26
Village center zoning	5	5	1	4	2	1	2	4	3	3	0	0	0	30
Flexible development zoning	5	2	4	1	2	0	1	2	3	1	3	5	2	31
Establishment of design review board	5	7	1	1	2	4	3	3	1	0	1	1	1	30
Tax incentives for historic rehabilitation	2	6	4	4	4	1	3	1	5	2	2	0	0	34
Façade loan programs (commercial)	3	1	3	3	3	1	1	6	1	5	1	2	0	30
Deed excise tax transfer	8	3	6	3	0	4	1	3	1	1	2	3	1	36
Other tools or techniques identified														
None														

3. Information on preservation planning that would be helpful to respondent

Ranked from 1 to 7, with 1 being the most helpful

Choices *Ranks →*	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*Total*
Definition of "historic"	8	2	3	5	5	9	0	32
Explanation of types of resources that may be considered historic	8	6	9	8	1	1	1	34
Explanation of preservation planning	10	4	8	6	4	2	0	34
Identification of historic and archaeological resources in Medfield	10	10	9	3	1	2	0	35
Description of Medfield Historical Commission's duties	3	5	5	3	10	5	1	32
Explanation of the relationship between my board and the town's historic and archaeological resources	9	4	4	4	5	6	0	32
Other information requested								
Maps of public open space								
Maps and projections for future build-out								
Restrictions on historic properties								

4. Growth and development issues that respondent believes are not dealt with adequately under existing bylaws (need not be directly related to historic preservation).

Responses on similar topics are grouped together.

- Failure of several town boards to communicate with one another; time commitment needed/expected of volunteer boards; all town boards need an overview of the development of the whole town; all town boards involved in planning could benefit from a "think tank" day on development/preservation issues (similar to education forum held every third year)
- Preservation of residential village at town center
- Need for greater flexibility in parking, signage, and redevelopment requirements of zoning in the downtown business district
- Medfield could look to Holliston's model for environmental zoning
- Skewed development of Medfield resulting in two towns: 1) bedroom community for wealthy and 2) town with some modest housing and "committed residents"
- Subdivision of land surrounding older homes for new development, leaving insufficient land around original house; separation of older homes and their outbuildings into different lots under separate ownership; conversion of original outbuildings to housing, producing two houses in close proximity; new homes constructed behind older homes at the town center; too many cookie-cutter houses of identical "flat-front colonial" design; need for requirement of different architectural styles
- Density of new residential development; outbuildings and landscape setting compromised or lost in conversion of historic houses to condominiums
- Poor/limited road access through town (many small, separated residential clusters and cul-de-sacs); wide, straight streets devoid of trees in new developments
- Clear-cutting of trees/stripping of forest land for new development; need for protection for "high water table" areas; wetlands setbacks should be greater
- Expansion of town sewer system and application of sewer/septic requirements
- Need for creating recreational areas (e.g., pool and/or tennis court) within new subdivisions; need to set aside open space areas or historic/scenic trails

5. Specific measures respondent believes should be taken to protect and enhance town's unique character.

Responses on similar topics are grouped together.

- Educate public about town's history and importance of preserving and adapting historic buildings; do more to discourage demolition of historic buildings; preserve and rehabilitate *worthwhile* historic structures; establish larger historic districts to include many of town's historic houses; educate people about ramifications of historic districts; implement incentives for homeowners to spruce up their properties
- Keep working with elected and appointed officials who have an expressed concern for historic issues in Medfield and preservation ideas for the future; have town board members attend statewide conferences where knowledge of what other towns are doing is shared, since our problems are often common ones
- Unite the whole town in harmonious ways to move with development; make issues not adversarial or divisive, but of mutual concern and effort
- Consider enacting design review
- Resolve long-term protection of State Hospital
- Façade improvement on Main Street at town center; encourage village buildings to look more old fashioned; underground wiring for downtown business district, Route 109 corridor, and Route 27 corridor
- Define "unique character." Medfield is no different than most small communities with two highways bisecting a town.
- Set aside acreage to which endangered historic buildings can be moved for preservation and enjoyment
- Purchase more open space; actively pursue properties coming out of a property tax classification system; establish a transfer tax to help purchase open space; encourage conservation restrictions or donations of land to conservation trusts
- Study and implement: village center zoning at town center, cluster zoning for outlying sections of town; slow down development/limit number of building permits issued; control square footage of housing per site; reduce number of available building lots through increases in minimum lot size requirements
- Try to reduce traffic at center of town by diverting to other streets; move Route 109 from the center of town
- Mixed-income housing
- Landscaping review of new subdivisions; too much paving
- Enhance the entrances to Medfield

6. What would Medfield look like in fifty years if there were no further changes to local bylaws and procedures?

Similar responses are grouped together.

- *Note*: Various suburbs south and west of Boston were cited as examples of towns that are developed more densely than Medfield.
- Over-built; like any other suburb; densities will increase; houses *everywhere*; bigger homes; little land left so *numerous* additions and renovations, plus some tear-downs; possible mansionization; more schools because of growth; many historic buildings demolished to create more housing units
- Our past planners and bylaws are working well. We do not need to change very much.
- Further built out – but there is a need to stress maintenance and upkeep.

6. What would Medfield look like in fifty years if there were no further changes to local bylaws and procedures? (*continued*)

   - Tremendously over-built with large single-family homes, little industry, few farms and open space, and less sense of 'community'
   - North Street will be all businesses, which will open up the neighborhood between Frairy, Dale, and North to business; village character and historic buildings, scale, and relationship to pedestrian could be lost; Main Street gone with new construction etc.
   - South Street and Pound Street will be a major highway.
   - Perhaps [the town] will grow so large that it will merge with Walpole or Millis or Westwood and we will have collaboratives where resources are shared between groups of towns.
   - Agricultural complexes would be either completely erased or retain the house but lose all context; historic landscapes will be lost; loss of fields and woods

APPENDIX C
MHC MACRIS STREET INDEX FOR MEDFIELD

The Massachusetts Cultural Resource Information System (MACRIS) is a computerized historic properties database maintained by the Massachusetts Historical Commission (MHC). The MACRIS street index for Medfield includes all individual properties in Medfield that are listed in the National or State Registers of Historic Places, as well as all properties that have been inventoried during the communitywide comprehensive historic properties survey. For further information on MACRIS, see ***Chapter 6*** of the preservation plan. Following is a key to the street index, based in information provided by the MHC. Questions regarding MACRIS should be directed to the MHC.

Column Heading	*Explanation*
Street Name	Arranged alphabetically. Note that the first listings on the street index are for *areas* covering one or more streets; *individual* historic resources identified within each area are listed by street address.
St No [Street Number]	Arranged numerically.
MHCN [MHC Number]	Includes the three-letter code for Medfield and the assigned MHC inventory letter (in the case of areas) or number (for individual properties). MHC uses the data in this field to access the computerized information for each property. MACRIS employs a sequential letter and numbering system that does not allow for the entering of assessors' map and parcel numbers or other local numbering systems in this field.
Loc Nbr [Local Number]	In some cases, this is the Medfield assessors' map and parcel number; in other cases, this column contains an earlier MHC Number for the property that has since been changed. MHC has not uniformly required information on assessors' numbers for the inventoried properties until recent years. Consequently, assessors' numbers are not provided for every listing. In addition, some earlier MHC Numbers for Medfield properties had to be reassigned by the MHC during preparation of the Medfield inventory for data entry.
Historic Name	The name of the property as recorded on the inventory form or as listed in the National or State Registers.
Ar Code [Area Code]	Indicates the letter code for the inventoried *area* with which this property is associated, if appropriate. These codes correspond to the areas listed at the beginning of the street index. Area names shown here come from area inventory forms or the official names of designated historic districts as listed in the National or State Registers of Historic Places.
Places	Generally a neighborhood or section of town, such as the town center (*i.e.*, Medfield) or an outlying village (*i.e.*, Harding).
Type	Indicates the type of historic resource: B = building; A = area; BG = burial ground; S = structure; and O = object.
NF [No Form]	Asterisk indicates that the MHC does not have an individual inventory form on file for this property. In most cases, information on such a property has come from an area inventory form, or the documentation submitted to designate a historic district. See example below to determine the source of the information. ***Example:*** The Josiah Cheney House, 211 North Street (MED.260), has an asterisk in the No Form column. Read left to the Area Code column in the same line to determine the appropriate code (Area B). The beginning of the street index shows that Area B (MED.B) is the North and Wight Streets Area. Detailed information about the Josiah Cheney House may be found in the North and Wight Streets Area form.

Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
		MED.A		Main Street Area		Medfield	A	
		MED.B	51	North and Wight Streets Area		Medfield	A	
			155					
		MED.C	DMH-1716	Medfield State Hospital			A	
		MED.D		Massachusetts State Hospitals and State Schools			A	*
		MED.E		Metcalf, John Historic District		Medfield	A	*
		MED.F	170	Clark - Kingsbury Farm Historic District		Medfield	A	
		MED.G		Farm and North Streets Area			A	
		MED.H		Harding Area		Harding	A	
		MED.I		Millbrook Road Area			A	
		MED.J		Frairy Street Area		Medfield	A	
Adams St	14	MED.293	42-65	Sawyer, Webber House	A	Medfield	B	
Adams St	25	MED.76	157	Mason, Lowell House	A	Medfield	B	
			90					
			42-75					
Adams St	38	MED.294	42-63	Sweeney, Martin W. House	A	Medfield	B	
Adams St	59	MED.222	49-32	Memorial Elementary School	A	Medfield	B	
Bridge St	39	MED.78	159	Adams, Gershon House		Medfield	B	
			41-52					
Bridge St	49	MED.77	86	Harding - Fairbanks House		Medfield	B	
			158					
Bridge St	55	MED.284	176	Russell, Arnold House			B	
			41-24					
Bridge St	62	MED.295	41-17	Old Bridge Farm			B	
Bridge St	62	MED.296	41-17	Old Bridge Farm Barn			B	
Bridge St	62	MED.297	41-17	Old Bridge Farm Garage			B	
Brook St	15	MED.298	43-106	Medfield Second Congregational Church Parsonage	A	Medfield	B	
Causeway St	3	MED.34	52	Plimpton - Bartlett - Hamant House	A	Medfield	B	
					E			
Causeway St	8	MED.35	54	Bartlett Caretaker House	A	Medfield	B	
Causeway St		MED.36	55	Bartlett Barn	A	Medfield	B	
					E			
Causeway St		MED.942		Causeway Street			S	
Causeway St		MED.943		Causeway Street Stone Wall System			S	
Causeway St		MED.944		Stop River Bridge			S	

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
Causeway St		MED.945		Buttonwood Tree - Hungry Sycamore Tree			S	
Charles River		MED.906		Charles River Branch Railroad Bridge #12.00			S	
Cottage St	16	MED.299	42-53	Hanks, George M. - Ware, Sumner B. House	A	Medfield	B	
Cottage St	16	MED.300	42-79	Ware, Sumner B. Garage	A	Medfield	B	
Curve St	4	MED.301	32-24				B	
Curve St	4	MED.302	32-24				B	
Curve St	5	MED.303	32-31				B	
Curve St		MED.907		N.Y., N.H. and H. Railroad Bridge #38.15		Medfield	S	
Dale St	3	MED.223	49-86	Pfaff, Hannah Adams High School	A	Medfield	B	
Dale St	7	MED.224	49-32	Dale Street Junior and Senior High School	A	Medfield	B	
Elm St	11	MED.177	33-94				B	
Elm St	16	MED.304	33-34				B	
Elm St	16	MED.305	33-34	Boyden, Silas Jr. Barn			B	
Elm St	45	MED.178	30-1	Holiday Farm Guest House			B	
Elm St	49	MED.285	89	South Plain Farm Barn			B	
			33-91					
Elm St	49	MED.89	169	Adams, Hannah House - South Plain Farm			B	
			12					
			33-91					
Elm St	55	MED.179	34-13	Overview - Holiday Farm			B	
Elm St	55	MED.286	179	Overview - Holiday Farm Stable			B	
			34-13					
Elm St	72	MED.180	88	Adams Bank Barn			B	
			34-1					
Elm St	72	MED.88	13	Adams, Henry House - Glen Adams			B	
			168					
			34-1					
Elm St	75	MED.181	34-12	Holiday Farm Gardner's Cottage			B	
Elm St	75	MED.182	34-12	Holiday Farm Barn			B	
Farm St	23	MED.266	G	Bullen, Elisha House - Station Farm	G		B	*
			73-27					
Farm St	23	MED.267	G	Newell, Eleazar Allen Barn	G		B	*
			73-27					
Farm St	23	MED.268	G	Newell, Eleazar Allen	G		B	*

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code	Places.....	Type	NF
				Corn Crib					
			73-27						
Farm St	32	MED.183	73-24	Stephenson, Harry E. House				B	
Farm St	53	MED.269	G	Wight, Nathan House	G			B	*
			81-2						
Foundry St	21	MED.306	45-57	Jewell, Pliny House				B	
Foundry St	66	MED.184	45-55,56,72	Chenery, Isaac House				B	
Foundry St	66	MED.287	184	Swaim, Stanley Guest House				B	
			45-55,56,72						
Foundry St	66	MED.288	184	Swaim, Stanley Barn				B	
			45-55,56,72						
Foundry St	66	MED.289	184	Coltman, George Garage				B	
			45-55,56,72						
Foundry St		MED.946		Foundry Street				S	
Foundry St		MED.947		Foundry Street Stone Wall System				S	
Foundry St		MED.948		Foundry Street Bridge over Mill Brook				S	
Frairy St	7	MED.9	11	Dwight, Timothy - Derby, John B. House	A		Medfield	B	
			76						
			42-89						
Frairy St	15	MED.12	14	Stedman, Cyrus - Chamberlain, D. House	A		Medfield	B	
			42-88						
Frairy St	20	MED.353	J	Zanstuck House	A		Medfield	B	*
			42-109		J				
Frairy St	22	MED.225	42-109	Page, Joseph W. House	A		Medfield	B	
					J				
Frairy St	25	MED.354	J	King - Bravo - Grover House	A		Medfield	B	*
			42-86		J				
Frairy St	26	MED.355	J	DeFlumero House	A		Medfield	B	*
			42-110		J				
Frairy St	28	MED.356	J	Fairbanks - Maker - Granchelli House	A		Medfield	B	*
			42-111		J				
Frairy St	29	MED.357	J	Bravo House	A		Medfield	B	*
			42-85		J				
Frairy St	29	MED.961	J	Bravo Granite Fence Posts	A		Medfield	S	*

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
			42-85		J			
Frairy St	32	MED.358	J	Blackington - Bishop House	A	Medfield	B	*
			42-112		J			
Frairy St	34	MED.359	J	Fairbanks - Iafolla House	A	Medfield	B	*
			42-113		J			
Frairy St	35	MED.360	J	Palumbo - Poli House	A	Medfield	B	*
			42-83		J			
Frairy St	35	MED.962	J	Palumbo - Poli Wall	A	Medfield	S	*
			42-83		J			
Frairy St	36	MED.361	J	Ruggles - Coolidge - Gentile House	A	Medfield	B	*
			42-114		J			
Frairy St	36	MED.963	J	Ruggles - Coolidge - Gentile Granite Fence Posts	A	Medfield	S	*
			42-114		J			
Frairy St	38	MED.362	J	Briscoe - D'Antonio - Celli House	A	Medfield	B	*
			42-115		J			
Frairy St	38	MED.964	J	Briscoe - D'Antonio - Celli Fence	A	Medfield	S	*
			42-115		J			
Frairy St	39	MED.363	J	DiFrancisco House	A	Medfield	B	*
			42-82		J			
Frairy St	39	MED.965	J	DiFrancisco Wall	A	Medfield	S	*
			42-82		J			
Frairy St	40	MED.364	J	Babcock, Lowell - Belmont House	A	Medfield	B	*
			42-116		J			
Frairy St	43	MED.365	J	King, Thomas House	A	Medfield	B	*
			42-81		J			
Frairy St	43	MED.966	J	King, Thomas Wall	A	Medfield	S	*
			42-81		J			
Frairy St	45	MED.226	42-80	Barney, Thomas L. House	A	Medfield	B	
					J			
Frairy St	45	MED.967	J	Barney, Thomas L. Wall	A	Medfield	S	*
			42-80		J			
Frairy St	53	MED.227	42-26	Clark, Moses F. House	A	Medfield	B	
Frairy St		MED.960	J	New York, New Haven and Hartford Railroad Bridge	A	Medfield	S	*
					J			
Green St	8-14	MED.228	42-37	Clifford, Oliver Building	A	Medfield	B	
Green St	19	MED.229	43-11	Meany, David House	A	Medfield	B	
Green St	24	MED.307	50-2	Sawyer, Charles House		Medfield	B	
Green St	42	MED.185	50-44	Johnson, Samuel House			B	

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code	Places.....	Type	NF
Harding St	66	MED.275	H 56-4	Adams, Oliver House	H		Harding	B	*
Harding St	68	MED.276	H 56-5	Fiske, Jonathan House	H		Harding	B	*
Harding St	74	MED.277	H 56-6,42	Harding, John House	H		Harding	B	*
Harding St	78	MED.308	64-2	Wight - Hinckley, George W. House	H		Harding	B	
Harding St	84	MED.278	H 64-86	Harding Post Office	H		Harding	B	*
Harding St	84	MED.309	64-86	Sherman, Reuben W. House	H		Harding	B	
Harding St	87	MED.279	H 64-81	Hinsdale, Robert House	H		Harding	B	*
Harding St	99	MED.280	H 64-29	Lovell, Albert House	H		Harding	B	*
Harding St	112	MED.310	64-22	Ogilvie, Alexander House and Farm			Harding	B	
Harding St	112	MED.311	64-22	Stubbs, William S. Hen and Turkey Coop			Harding	B	
Harding St	112	MED.312	64-22	Ogilvie, Alexander Shed			Harding	B	
Harding St	112	MED.313	64-22	Scribner, George W. Garage			Harding	B	
Harding St	112	MED.314	64-22	Ogilvie, Alexander Poultry Brooder House			Harding	B	
Harding St	139	MED.186	72-61	Richards, W. M. House			Harding	B	
Harding St	154	MED.187	72-59	Clark, Asa House			Harding	B	
Hartford St		MED.903	902 171	Fork Factory Brook Reservation				S	
High St	15	MED.188	29-2	South Schoolhouse - Adams, Hannah School				B	
High St	22	MED.189	96 29-30,37	Hamant, George D. Barn			Medfield	B	
High St	22	MED.96	173 4 29-30,37	Hamant, Samuel House			Medfield	B	
High St	44	MED.315	23-35	Smith, David - Mason, George S. House				B	
High St	44	MED.316	23-35	Ashley, John C. Barn and Stable				B	
High St	44	MED.317	23-35	Ashley, John C. Shed				B	
High St	44	MED.318	23-35	Ashley, John C. Shed				B	
High St	120	MED.319	18-42	Pine Tree Farm				B	
High St		MED.937	29-51	Medfield Town Pound				S	
Hospital Rd	45	MED.100	C	Medfield State Hospital - Ward B-3	C			B	*

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code Places.....	Type	NF
Hospital Rd	45	MED.101	C	Medfield State Hospital - Ward B-4	D C	B	*
Hospital Rd	45	MED.102	C	Medfield State Hospital - Ward C-1	D C	B	*
Hospital Rd	45	MED.103	C	Medfield State Hospital - Ward C-2	D C	B	*
Hospital Rd	45	MED.104	C	Medfield State Hospital - Ward C-3	D C	B	*
Hospital Rd	45	MED.105	C	Medfield State Hospital - Ward C-4	D C	B	*
Hospital Rd	45	MED.106	C	Medfield State Hospital - Ward D-1	D C	B	*
Hospital Rd	45	MED.107	C	Medfield State Hospital - Ward D-2	D C	B	*
Hospital Rd	45	MED.108	C	Medfield State Hospital - Ward D-3	D C	B	*
Hospital Rd	45	MED.109	C	Medfield State Hospital - Ward D-4	D C	B	*
Hospital Rd	45	MED.110	C	Medfield State Hospital - Ward E-1	D C	B	*
Hospital Rd	45	MED.111	C	Medfield State Hospital - Ward E-2	D C	B	*
Hospital Rd	45	MED.112	C	Medfield State Hospital - Ward F-1	D C	B	*
Hospital Rd	45	MED.113	C	Medfield State Hospital - Ward F-2	D C	B	*
Hospital Rd	45	MED.114	C	Medfield State Hospital - Ward L-1	D C	B	*
Hospital Rd	45	MED.115	C	Medfield State Hospital - Ward L-2	D C	B	*

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Hospital Rd	45	MED.116	C	Medfield State Hospital - Ward R	C D		B	*
Hospital Rd	45	MED.117	C	Medfield State Hospital - Ward S	C D		B	*
Hospital Rd	45	MED.118	C	Medfield State Hospital - TB Cottage	C D		B	*
Hospital Rd	45	MED.119	C	Medfield State Hospital - TB Cottage	C D		B	*
Hospital Rd	45	MED.120	C	Medfield State Hospital - Male Employees Home	C D		B	*
Hospital Rd	45	MED.121	C	Medfield State Hospital - Nurses Home	C D		B	*
Hospital Rd	45	MED.122	C	Medfield State Hospital - Employee Cottage #1	C D		B	*
Hospital Rd	45	MED.123	C	Medfield State Hospital - Employee Cottage #3	C D		B	*
Hospital Rd	45	MED.124	C	Medfield State Hospital - Employee Cottage #5	C D		B	*
Hospital Rd	45	MED.125	C	Medfield State Hospital - Employee Cottage #6	C D		B	*
Hospital Rd	45	MED.126	C	Medfield State Hospital - Farm Dormitory	C D		B	*
Hospital Rd	45	MED.127	C	Medfield State Hospital - Hennery	C D		B	*
Hospital Rd	45	MED.128	C	Medfield State Hospital - Brooder House	C D		B	*
Hospital Rd	45	MED.129	C	Medfield State Hospital - Wagon Shed	C D		B	*
Hospital Rd	45	MED.130	C	Medfield State Hospital - Tractor Shed	C D		B	*
Hospital Rd	45	MED.131	C	Medfield State Hospital -	C		B	*

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
				Shed	D			
Hospital Rd	45	MED.132	C	Medfield State Hospital - Stable and Main Garage	C		B	*
Hospital Rd	45	MED.133	C	Medfield State Hospital - Greenhouse Headhouse	D C		B	*
Hospital Rd	45	MED.134	C	Medfield State Hospital - Superintendent House	D C		B	*
Hospital Rd	45	MED.135	C	Medfield State Hospital - Asst Superintendent Hse	D C		B	*
Hospital Rd	45	MED.136	C	Medfield State Hospital - Hillside Cottage S-8	D C		B	*
Hospital Rd	45	MED.137	C	Medfield State Hospital - Hillside Cottage S-5	D C		B	*
Hospital Rd	45	MED.138	C	Medfield State Hospital - Administration Building	D C		B	*
Hospital Rd	45	MED.139	C	Medfield State Hospital - Infirmary	D C		B	*
Hospital Rd	45	MED.140	C	Medfield State Hospital - Chapel and Gymnasium	D C		B	*
Hospital Rd	45	MED.141	C	Medfield State Hospital - Club and Recreation Bldg	D C		B	*
Hospital Rd	45	MED.142	C	Medfield State Hospital - Laundry	D C		B	*
Hospital Rd	45	MED.143	C	Medfield State Hospital - Kitchen	D C		B	*
Hospital Rd	45	MED.144	C	Medfield State Hospital - Bakery and Food Service	D C		B	*
Hospital Rd	45	MED.145	C	Medfield State Hospital - Power Plant	D C		B	*
Hospital Rd	45	MED.146	C	Medfield State Hospital - Paint Shop	D C		B	*

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Street Name	St No	MHCN	Loc Nbr	Historic Name	Ar Code Places	Type	NF
Hospital Rd	45	MED.147	C	Medfield State Hospital - Salvage Yard	D C D	B	*
Hospital Rd	45	MED.148	C	Medfield State Hospital - Salvage Yard	D C D	B	*
Hospital Rd	45	MED.149	C	Medfield State Hospital - Salvage Yard	D C D	B	*
Hospital Rd	45	MED.150	C	Medfield State Hospital - Salvage Yard	D C D	B	*
Hospital Rd	45	MED.151	C	Medfield State Hospital - Clark Building	D C D	B	*
Hospital Rd	45	MED.152	C	Medfield State Hospital - Machine Shop	D C D	B	*
Hospital Rd	45	MED.153	C	Medfield State Hospital - MR Housing	D C D	B	*
Hospital Rd	45	MED.801	C	Medfield State Hospital - Cemetery	D C D	BG	*
Hospital Rd	45	MED.908	C	Medfield State Hospital - Employee Cottage #2 Site	D C D	S	*
Hospital Rd	45	MED.909	C	Medfield State Hospital - Employee Cottage #4 Site	D C D	S	*
Hospital Rd	45	MED.910	C	Medfield State Hospital - Calf Barn Foundation	D C D	S	*
Hospital Rd	45	MED.911	C	Medfield State Hospital - Cellar Hole	D C D	S	*
Hospital Rd	45	MED.912	C	Medfield State Hospital - Main Barn Foundation	D C D	S	*
Hospital Rd	45	MED.913	C	Medfield State Hospital - Bull Barn Foundation	D C D	S	*
Hospital Rd	45	MED.914	C	Medfield State Hospital - Storage Shed	D C D	S	*

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Hospital Rd	45	MED.915	C	Medfield State Hospital - Wagon Shed Site	C D		S	*
Hospital Rd	45	MED.916	C	Medfield State Hospital - Tool Shed Site	C D		S	*
Hospital Rd	45	MED.917	C	Medfield State Hospital - Coal Storage	C D		S	*
Hospital Rd	45	MED.918	C	Medfield State Hospital - Railroad Trestle	C D		S	*
Hospital Rd	45	MED.919	C	Medfield State Hospital - Pumping Station	C D		S	*
Hospital Rd	45	MED.920	C	Medfield State Hospital - Salvage Yard	C D		S	*
Hospital Rd	45	MED.921	C	Medfield State Hospital - Silo	C D		S	*
Hospital Rd	45	MED.922	C	Medfield State Hospital - Filter Bed Pump Station	C D		S	*
Hospital Rd	45	MED.923	C	Medfield State Hospital - Standpipe	C D		S	*
Hospital Rd	45	MED.924	C	Medfield State Hospital - Ventilator	C D		S	*
Hospital Rd	45	MED.925	C	Medfield State Hospital - Round Pavilion	C D		S	*
Hospital Rd	45	MED.926	C	Medfield State Hospital - Walled Yard	C D		S	*
Hospital Rd	45	MED.927	C	Medfield State Hospital - Stone Wall	C D		S	*
Hospital Rd	45	MED.928	C	Medfield State Hospital - Ventilator	C D		S	*
Hospital Rd	45	MED.929	C	Medfield State Hospital - Ventilator	C D		S	*
Hospital Rd	45	MED.930	C	Medfield State Hospital -	C D		S	*

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code	Places.....	Type	NF
				Main Gate	D				
Hospital Rd	45	MED.931	C	Medfield State Hospital - Quadrangle and Green	C			S	*
Hospital Rd	45	MED.932	C	Medfield State Hospital - Superintendent Hse Lawn	D C			S	*
Hospital Rd	45	MED.933	C	Medfield State Hospital - Clark Building Lawn	D C			S	*
Hospital Rd	45	MED.934	C	Medfield State Hospital - Agricultural Land	D C			S	*
Hospital Rd	45	MED.98	C	Medfield State Hospital - Ward B-1	D C			B	*
Hospital Rd	45	MED.99	C	Medfield State Hospital - Ward B-2	D C			B	*
Janes Ave	15	MED.18	20	Fowle Tenement House	D A	Medfield		B	
Janes Ave	21	MED.19	21		A	Medfield		B	
Janes Ave	25	MED.230	43-27	McCarthy, Robert Blacksmith Shop	A	Medfield		B	
Main St	70	MED.190	60-13	Saltonstall, Nathaniel House				B	
Main St	70	MED.290	190 60-13	Saltonstall, Nathaniel Caretaker's House				B	
Main St	100	MED.320	60-14	Nail Factory Estate				B	
Main St	101	MED.191	60-12	Cheney, Josiah - Ellis, Seth House				B	
Main St	101	MED.192	60-12	Ellis, Caleb Bank Barn				B	
Main St	160	MED.193	52-109	Pederzini, Peter House				B	
Main St	162	MED.194	52-1	Parker, Alonzo B. House				B	
Main St	162	MED.195	52-1	Parker, Alonzo B. Barn				B	
Main St	339	MED.68	143 57 44-120	Morse, Eliakim House	A	Medfield		B	
Main St	340	MED.69	145 44-112	Pember, Herbert P. House	A	Medfield		B	
Main St	344	MED.67	144 44-115	Ord, John Jr. House	A	Medfield		B	
Main St	347	MED.66	142 56	Peak House	A	Medfield		B	
Main St	353-355	MED.63	139	Clark Tavern	A	Medfield		B	

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
			55					
			43-67					
Main St	354	MED.64	140	Murphy, Helen S. House	A	Medfield	B	
			43-69					
Main St	358	MED.62	138	Wills, John N. House	A	Medfield	B	
			43-70					
Main St	367	MED.61	137	Baker, Joel House	A	Medfield	B	
			43-64					
Main St	368	MED.60	136	Hartshorn, M. House	A	Medfield	B	
			43-71					
Main St	375	MED.154	43-63	Cox House	A	Medfield	B	
Main St	377	MED.155	43-62	Johnson, Richard House	A	Medfield	B	
Main St	378	MED.59	135	Smith, George Metcalf House and Brush Shop	A	Medfield	B	
			43-98					
Main St	383-385	MED.58	134	Balch, Wesley P. - Parker, Henry M. House	A	Medfield	B	
			43-61					
Main St	387-389	MED.57	133	Smith, George Metcalf Double House	A	Medfield	B	
			43-60					
Main St	388	MED.156	43-99	Dunn, Charles House	A	Medfield	B	
Main St	393	MED.56	132	Cheney, Nathaniel H. - Hewins, James III House	A	Medfield	B	
			43-59					
Main St	396	MED.55	131	Daniels, Noah - Roberts, Robert House	A	Medfield	B	
			43-101					
Main St	399	MED.157	43-58	Hewins, Amy House	A	Medfield	B	
Main St	401-403	MED.53	129	Lovering, J. W. - Grover, W. B. Double House	A	Medfield	B	
			43-57					
Main St	402	MED.54	130	Sanders, Daniel Clark House	A	Medfield	B	
			53					
			43-102					
Main St	406	MED.158	52	Noyes, Henry O. Barn	A	Medfield	B	
			43-103					
Main St	406	MED.52	128	Inness, George House and Studio	A	Medfield	B	
			43-103					
Main St	407	MED.51	127	Hewins, James - Parker, Alonzo B. House	A	Medfield	B	
			43-56					
Main St	411	MED.50	126	Quinnapin	A	Medfield	B	
			43-55					

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
Main St	419	MED.159	49 43-39	Cheney, Timothy Barn	A	Medfield	B	
Main St	419	MED.49	125 43-39	Cheney, Timothy - Curtis, Bradford House	A	Medfield	B	
Main St	420	MED.48	124 43-107	Gould, John H. House	A	Medfield	B	
Main St	421	MED.46	123 43-38	Hewins House	A	Medfield	B	
Main St	422	MED.47	124A 43-108	Gould, John H. Carriage House	A	Medfield	B	
Main St	423	MED.45	122 43-37	Hewins, William P. House	A	Medfield	B	
Main St	424	MED.44	121 43-109	Keyou, Edwin J. House	A	Medfield	B	
Main St	428	MED.43	119 43-110	Adams, Daniel House	A	Medfield	B	
Main St	435	MED.17	19 73 43-35	Fisher, John - Hewins, Dr. James House	A	Medfield	B	
Main St	438	MED.2	43-111	Medfield First Baptist Church	A	Medfield	B	
Main St	441-443	MED.16	18 74 43-33	Fairbanks, David House - Town Mansion	A	Medfield	B	
Main St	445	MED.15	17 43-32	Ord, James Block	A	Medfield	B	
Main St	454-456	MED.20	22 43-131	Medfield Grand Army of the Republic Hall	A	Medfield	B	
Main St	458	MED.4		Saint Edward's Roman Catholic Church	A	Medfield	B	
Main St	459	MED.5	43-24	Medfield Town Hall - Chenery Hall	A	Medfield	B	
Main St	460	MED.176	43-132	Saint Edward's Roman Catholic Church Rectory	A	Medfield	B	
Main St	468	MED.7	8 43-133	Medfield Memorial Public Library	A	Medfield	B	
Main St	481	MED.14	16 43-79	Thayer, Elijah Block	A	Medfield	B	
Main St	486-496	MED.3	43-146	Medfield Second Congregational Church	A	Medfield	B	

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
Main St	495	MED.21	23	Monks, J. H. S. Artist Studio	A	Medfield	B	
Main St	505	MED.10	43-4	Plimpton, William House	A	Medfield	B	
			12					
			160					
Main St	511	MED.161	43-3	McHugh, Charles Real Estate Office	A	Medfield	B	
Main St	519	MED.22	24	Upham, Thomas House	A	Medfield	B	
Main St	574	MED.26	43	Tibbetts, Paul - Ord House	A	Medfield	B	
			36-74		E			
Main St	577-579	MED.30	47	Clark, Joseph House	A	Medfield	B	
			42-131		E			
Main St	579R	MED.31	48	Clark, Joseph Barn	A	Medfield	B	
					E			
Main St	584	MED.231	27	Hoisington, Dennis Barn	A	Medfield	B	
			36-75		E			
Main St	584	MED.27	44	Medfield Baptist Meeting House	A	Medfield	B	
			36-75		E			
Main St	589	MED.32	49	Metcalf House	A	Medfield	B	
					E			
Main St	592	MED.28	45	Stevens, A. H. House	A	Medfield	B	
					E			
Main St	600	MED.196	36-77	Dewar, Lewis House	A	Medfield	B	
					E			
Main St	608	MED.29	46	Ruggles, Joseph House	A	Medfield	B	
					E			
Main St	609	MED.33	50	Rowe, William D. House	A	Medfield	B	
			42-127		E			
Main St	643	MED.37	56	Green, Samuel House	A	Medfield	B	
					E			
Main St	661	MED.40	59	Bran, Lucy House	A	Medfield	B	
					E			
Main St	663	MED.38	57	Peters, Adam House	A	Medfield	B	
					E			
Main St	668	MED.39	58	Peters, Adam Barn	A	Medfield	B	
			36-16		E			
Main St	671	MED.41	60	Warren, Peter House	A	Medfield	B	
					E			
Main St	679	MED.42	61	Sheppard, Samuel House	A	Medfield	B	
			84		E			
			36-19					
Main St		MED.800	802	Vinelake Cemetery	A	Medfield	BG	
			70		E			
Main St		MED.902	53	Buttonwood Sign Tree	A	Medfield	O	

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
				Jonathan House				
			55-2					
North St	260	MED.263	B	Allen, Joseph Barn	B	Medfield	B	*
			51-21					
North St	260	MED.74	154	Allen, Joseph House	B	Medfield	B	
			51-21					
North St	283	MED.202	73-41	Kingsbury, Blanche M. House			B	
North St	298	MED.270	G		G		B	*
			73-32					
North St	329	MED.271	G	Fisher, William House	G		B	*
			82-1					
North St	331	MED.272	G	Morse, Dr. Henry Lee House	G		B	*
			82-1					
North St	331	MED.292	G	Morse, Dr. Henry Lee Carriage House	G		B	*
			82-1					
North St	338	MED.273	G	Cutler, John House	G		B	*
			81-7					
North St	338	MED.274	G	Cutler Barn	G		B	*
			81-7					
North St	348	MED.93	170	Allen, Elijah House	G		B	
			82-2					
North St		MED.1	75	First Parish Unitarian Church	A	Medfield	B	
North St		MED.936	43-1	Meetinghouse Pond and Park	A	Medfield	S	
Oak St	12	MED.241	37-176	Hogdon, Elza and Lucy House	A	Medfield	B	
Orchard St		MED.953		Orchard Street			S	
Orchard St		MED.954		Orchard Street Stone Wall System			S	
Orchard St		MED.955		Orchard Street Signpost			O	
Orchard St		MED.956		Medfield - Norfolk Granite Boundary Marker			O	
Orchard St		MED.957		Orchard Street Bridge over Charles River			S	
Park St	15	MED.242	37-80	Dewer and Johnson Gas Station	A	Medfield	B	
Park St	17	MED.243	37-81	Clark, F. H. Livery Stable	A	Medfield	B	
Park St	26-38B	MED.244	37-198	Gilmore's Fuel and Grain Warehouse	A	Medfield	B	
Park St	40-42	MED.326	37-76	Curtis, Daniel D. Double House	A	Medfield	B	

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
Park St	40-42	MED.327	37-76	Blood Shed	A	Medfield	B	
Park St	40-42	MED.328	37-76	Blood Shed	A	Medfield	B	
Park St	41	MED.245	37-85	Harding, Moses B. House - Manitowapuct	A	Medfield	B	
Park St	49	MED.329	37-88		A	Medfield	B	
Park St	49	MED.330	37-88		A	Medfield	B	
Park St	53	MED.331	37-89		A	Medfield	B	
Park St	53	MED.332	37-89		A	Medfield	B	
Park St	59	MED.333	37-91	Gilmore and Sons Garage and Storage Building		Medfield	B	
Philip St	7	MED.85	165 38-61	Hamant, Francis House		Medfield	B	
Philip St	83	MED.203	39-5	Jewell, M. L. House			B	
Philip St	83	MED.204	39-5	Gould Water Pumphouse			B	
Philip St	86	MED.82	164A 176	Chenery, Seth Grist Mill			B	
Philip St	86	MED.83	164A 176	Chenery, Seth Saw Mill			B	
Philip St	86	MED.84	164	Chenery, Isaac House			B	
Pine St	11	MED.334	50-69	Gorman, Richard House			B	
Pine St	11	MED.335	50-69	Gorman, Richard Garage			B	
Pine St	111	MED.205	66-12,64	Guild, Samuel P. House			B	
Pine St	111	MED.206	66-12,64	Plimpton, David Barn Complex			B	
Pine St	164	MED.207	75-1	Newell, Jason House			B	
Pine St		MED.958		Pine Street			S	
Pine St		MED.959		Pine Street Stone Wall System			S	
Plain St	27	MED.208	18-77	Cole, Francis House			B	
Plain St	37	MED.209	12-3,4	Smith, Henry House			B	
Plain St	37	MED.210	12-3,4	Newell - Nelson, G. E. Barn			B	
Pleasant St	6	MED.246	43-133	Medfield Cooperative Bank	A	Medfield	B	
Pleasant St	22	MED.336	43-136	Medfield Baptist Church Parsonage	A	Medfield	B	
Pleasant St	23	MED.337	37-119	Marshall, William House	A	Medfield	B	
Pleasant St	28	MED.247	37-120	Episcopal Church of the Advent	A	Medfield	B	
Pleasant St	29	MED.248	37-117	Chenery, R. House	A	Medfield	B	
Pleasant St	35	MED.249	37-116	Griffin, Michael House	A	Medfield	B	
Pleasant St	38	MED.250	37-121	Fisher, N. House	A	Medfield	B	
Pleasant St	44	MED.338	37-122	Horton, George House	A	Medfield	B	
Pleasant St	76	MED.339	37-181	Cutter, Frank W. House	A	Medfield	B	
Pound St	10	MED.251	44-116 65	Hartshorn, Moses Barn	A	Medfield	B	
Pound St	10	MED.65	141	Hartshorn, Moses House	A	Medfield	B	

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Street Name	St No	MHCN	Loc Nbr	Historic Name	Ar Code	Places	Type	NF
			54					
			44-116					
Pound St	18	MED.252	44-119	Bullard, William H. House	A	Medfield	B	
Pound St	27	MED.253	43-93	Warner, Charles House	A	Medfield	B	
Pound St	58	MED.79	161	Boyden, Joshua House	A	Medfield	B	
			50					
			15					
			37-136					
Preservation Way	1	MED.91	170	Kingsbury Farm Slaughter House and Barn	F	Medfield	B	
			8					
			32-68					
Preservation Way	3	MED.366	F		F	Medfield	B	*
Preservation Way	4	MED.367	F		F	Medfield	B	*
Preservation Way		MED.265	F	Kingsbury Farm Barn	F	Medfield	B	*
			32-1,69					
South St	23	MED.340	43-126	Crocker, Ellery C. House	A	Medfield	B	
South St	29	MED.341	43-125	Chenery, Benjamin House	A	Medfield	B	
South St	34	MED.211	43-115	Chenery, Warren House - Wootonekanuske	A	Medfield	B	
South St	40	MED.254	43-120	Medfield First Baptist Church Parsonage	A	Medfield	B	
South St	41	MED.255	37-130	Winship, George House - Takekam	A	Medfield	B	
South St	44	MED.212	43-121	Babcock, George House - Petonowowett	A	Medfield	B	
South St	44	MED.213	43-121	Babcock, George Barn	A	Medfield	B	
South St	48	MED.214	43-122	Cheney, Priscilla House	A	Medfield	B	
South St	52	MED.215	43-123	Marshall, Jacob House	A	Medfield	B	
South St	53	MED.216	37-127	Pierce, George House	A	Medfield	B	
South St	58	MED.80	49	Cleaveland, Bela - Bullard, Silas House	A	Medfield	B	
			162					
			37-132					
South St	59	MED.342	37-173	Mason, Harry S. House	A	Medfield	B	
South St	59	MED.343	37-173	Mason, Harry S. Garage	A	Medfield	B	
South St	63	MED.81	48	Bullard, Silas - Clark, Charles House	A	Medfield	B	
			163					
			37-172					
South St	72-74	MED.217	37-139	Dunn, Henry J. - Wight, Francis S. Double House			B	
South St	100	MED.86	166	Turner, John House		Medfield	B	
			15					
South St	118	MED.87	167	Hamant, Francis Daniels House		Medfield	B	

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar	Code Places.....	Type	NF
			14					
			33-1					
South St	149	MED.344	32-46	Hardy, May Millinery Shop - Tubridy, Jane Cottage			B	
South St	205	MED.218	94	South Schoolhouse			B	
			28-31					
South St	205	MED.94	171	Smith, Aaron House			B	
			28-31					
South St	215	MED.95	172	Clark Family Homestead			B	
			6					
			28-48					
South St	256	MED.345	22-30	Strang, Cyrus D. House			B	
South St	274	MED.219	16-49	Tilden, Eleazar - Loeffler, Charles Martin House			B	
South St	274	MED.220	16-49	Guild - Quincy Bank Barn			B	
South St	297	MED.97	174	Allen, John - Kingsbury, Amos P. House			B	
			16-40					
South St	299	MED.346	16-39	Bonney - Kimball House			B	
South St	299	MED.347	16-39	Bonney - Kimball Garage			B	
South St	299	MED.348	16-39	Bonney - Kimball Root Cellar			B	
South St	299	MED.349	16-39	Bonney - Kimball Shed			B	
South St	299	MED.350	16-39	Bonney - Kimball Shed			B	
South St		MED.935		South Street Bridge over Stop River			S	
Spring St	15	MED.256	36-71	Tilden, William S. House	A	Medfield	B	
Spring St	25	MED.351	42-105	Roberts, William B. House	A	Medfield	B	
Spring St	125	MED.221	32-2				B	
Spring St	125	MED.291	221				B	
			32-2					
Spring St	145	MED.92	170	Kingsbury Farm House	F	Medfield	B	
			10					
			32-1,69					
Spring St	149	MED.939	F	Kingsbury Pond and Dam	F	Medfield	S	*
			32-33					
Spring St		MED.90	170	Kingsbury Grist Mill	F	Medfield	B	
			175					
			32-33					
Spring St		MED.940	37-27	Medfield World War I Monument and Flagpole	A	Medfield	O	
Spring St		MED.941	37-27	Baxter Park	A	Medfield	S	
Upham Rd	8-12	MED.11	13	Woodward, Artemas Cabinet and Chair Shop	A	Medfield	B	
			43-2					

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Street Name.....	St No...	MHCN.....	Loc Nbr...	Historic Name.....	Ar Code	Places.....	Type	NF
Vinald Rd	34	MED.352	42-105	Wilkins, James E. House		Medfield	B	
Vinald Rd	40	MED.257	42-107	Brock, Frank G. House	A	Medfield	B	
Wight St	19	MED.264	B 57-54	Wight, Jonathan Barn	B		B	*
Wight St	19	MED.75	156 57-54	Wight, Jonathan House	B		B	

[405] 442 items listed out of 442 items.

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APPENDIX D
MEDFIELD'S ZONING BYLAW (excerpts)

Following are three excerpts of the town's *Zoning Bylaw*. This information provides a useful starting point for assessing the potential impact of new construction or building renovation on the town's established character.

- Zoning Map of Medfield
- Table of Area Regulations
- Table of Height & Bulk Regulations

Source:
Zoning Bylaw, Town of Medfield
Revised to April 27, 1998

6.2 TABLE OF AREA REGULATIONS

Zoning District	Use	Minimum Required Lots: Area* (sq. ft.)	Perfect Square (ft.)**	Front-age (ft.)	Width (ft.)	Depth (ft.)	Yards: Front (ft.)	Side (ft.)	Rear (ft.)
R-E	Any permitted structure or principal use	80,000	180x180	180	225	200	40	25	50
R-T	Any permitted structure or principal use	40,000	142x142	142	175	150	40	15	50
R-S	Any permitted structure or principal use	20,000	96x96	96	120	125	30	12	40
R-U	One-family dwelling	12,000	80x80	80	100	100	20	12	30
	Two-family dwelling	20,000	100x100	100	100	100	20	12	30
	Multi-family dwelling (3 Units)	24,000+	200x200	200	200	100	30	20	50
	(per additional unit)	6,000							
	Public Housing for the Elderly (1st Unit)	12,000+	200x200	200	200	100	30	20	50
	(per additional unit)	2,000							
	Convalescent or nursing home	40,000	200x200	200	200	100	30	20	50
	Funeral home or mortuary establishment	40,000	200x200	200	200	100	30	20	50
	Any other permitted community facility	12,000	100x100	100	100	100	20	12	30
	Any other permitted structure or principal use	12,000	100x100	100	100	100	20	12	30
B	Automotive sales, service or repair establishment	40,000		200	200	100	25	12	12
	Motion picture or amusement & recreation	40,000		200	200	100	25	12	12
	Any other permitted business use	-0-		(See 6.2.18)		-0-	7***	****	-0-
	Any permitted residential use	10,000		(See 6.2.18)		-0-	7***	****	-0-
B-I	Any permitted structure or principal use	10,000		60	60	60	10	6	12
I-E	Any permitted structure or principal use (See notes on pages 34 through 37)	40,000		200	200	200	25	25	25
A	Any permitted structure or principal use	10 acres (See Section 5.5.3)							

*Minimum lot area shall be calculated to include only contiguous land which is not in wetlands (see 2.1.88); which is not in the Watershed and/or Flood Plain District; nor in a Detention Pond, Retention Pond, or Open Drainage Structure; and which does not have a slope greater than 20% for a distance of 50 feet in its natural and unaltered state. A lot which fails to meet these requirements by reason of excessive slope shall be subject to a Special Permit from the Zoning Board of Appeals as set forth in Section 14.10.

** No structure shall be built on any lot in any Residential Zoning District unless the lot is of sufficient size and shape to contain a perfect square, as defined in this bylaw, in accordance with the dimensions set out in Table 6.2

*** See 6.2.19

**** See 6.2.17

Source:
Zoning Bylaw, Town of Medfield
Revised to April 27, 1998

6.3 TABLE OF HEIGHT AND BULK REGULATIONS

The Table of Height and Bulk Regulations that follows together with the Notes (6.3) are declared to be part of this Bylaw.

District	Maximum Height (ft.)	Permitted Height (Stories)	Maximum Floor Area Ratio Incl. Accessory Buildings	Maximum Lot Coverage %	Multifamily Dwelling Minimum Unit Floor Area (sq. ft.)
A*					
R-E	35	2 1/2	0.20	10	Not permitted
R-T	35	2 1/2	0.25	15	Not permitted
R-S	35	2 1/2	0.35	20	Not permitted
R-U	35	2 1/2	0.35	35	500 450**
B	35	3	0.75	90	500
B-I	30	2	0.75	90	Not permitted
I-E	35	2	0.50	90	Not permitted

*See Section 5.5
**450 sq. ft. required for Public Housing for Elderly

II. THE NATIONAL REGISTER CRITERIA FOR EVALUATION

CRITERIA FOR EVALUATION[3]

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- That are associated with events that have made a significant contribution to the broad patterns of our history; or
- That are associated with the lives of persons significant in our past; or
- That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- That have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his productive life; or
- A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- A property achieving significance within the past 50 years if it is of exceptional importance.

[3]The Criteria for Evaluation are found in the *Code of Federal Regulations, Title 36, Part 60,* and are reprinted here in full.