HISTORIC PRESERVATION PLAN

TOWN OF LENOX

Lenox, Massachusetts

Lenox Historical Commission

September 2018









Heritage Strategies, LLC

HISTORIC PRESERVATION PLAN

TOWN OF LENOX

Lenox, Massachusetts

Prepared for the

Land Use Department

and Lenox Historical Commission

Town of Lenox

Prepared by

Heritage Strategies, LLC

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September 2018

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CHAPTER 1 – EXECUTIVE SUMMARY

The Town of Lenox is located in the heart of the Berkshires of western Massachusetts and, along with its immediate neighbors Lee and Stockbridge, is known for its natural beauty, cultural amenities, and quality of life. Lenox has undertaken preparation of a Historic Preservation Plan that examines the role of historic and cultural resources in the Town and how those resources can be preserved and enhanced as Lenox continues to grow and evolve.

The Historic Preservation Plan for Lenox reviews the types of historic resources that were developed during various periods of the Town's evolution, the degree to which they remain and contribute to the life of the Town, and how public and private actions can contribute positively to their preservation.

The plan takes a landscape approach, looking at landscape patterns and features—including but not limited to buildings—with an eye to understanding how landscape context has changed over time and continues to be a primary determinant of Town character. The plan identifies a broad range of tools and activities that influence historic resources and landscape character, including those traditional to the field of historic preservation but also those related to other disciplines and interests.

To that end, the process of developing the Historic Preservation Plan involved reaching out to a variety of stakeholders in Lenox to engage them in discussions about how historic resources relate to their interests. Focus groups were organized around four principle topics:

- History and Historic Preservation – individuals and organizations that study and research the history of Lenox and/or are involved in activities seeking their preservation;
- Town Committees and Commissions – residents engaged in Town governance as volunteers, serving on various committees and commissions whose interests and activities may touch on or relate to historic resources and landscape character;

- Lenox Planning Board and Zoning Board of Appeals – whose members are specifically engaged in planning for and reviewing development and physical change within Lenox; and
- Cultural Attractions and Heritage Businesses – that are the economic base of the Town, occupy and maintain many of the Town's premier historic resources, and recognize the importance of historic character to Lenox's appeal and quality of life.

The most active participation and enthusiastic support for the preservation plan came from the Town's cultural attractions, who were eager to engage with each other and the Town in collaborative endeavors to make Lenox a better place to live and work. Their enthusiasm helped shape the plan's strategies and are a key to its successful implementation.

The Historic Preservation Plan for Lenox was funded through a grant provided by the Massachusetts Historical Commission, whose staff provided guidance and support throughout the project. The plan was a project of the Lenox Historical Commission and the Town's Land Use Department and was coordinated by a Steering Committee made up of Historical Commission members and others with historic preservation interests.

FOUNDATION OF THE PLAN

Strategies for promoting historic preservation in the plan were founded upon three considerations that are reflected in Chapters 2 through 4 of the preservation plan: (1) understanding of the **types of historic resources** in Lenox and the degree to which they have been identified, recognized, and preserved; (2) the **planning context** for the Town—how change is occurring, its impact on historic resources, and how it can be used to further preservation interests over time; and (3) **preservation approach**—what is historic preservation, what are its principles, and how can they be applied to the range of activities and initiatives that shape change in Lenox.

In examining Lenox's history and how change has occurred over time, eight historic contexts have been identified through the work of local historians, each with its own set of historic resources that have influenced the Town's landscape and character. They include:

- **Native Landscape and Pre-Settlement (11,700 BP-1750)** – the landforms and ecology of the landscape that provide the setting, context, and natural resources influencing the Town's cultural development;
- **Agricultural Development and County Seat (1750-1870)** – the period during which Lenox was primarily an agricultural community and during which its primary landscape patterns—roads, boundaries, land uses, and many types of agricultural buildings and landscape features—were established;
- **Early Industry (1783-1877)** – part of the agricultural landscape, the mills, iron works, and other industries supporting the regional farm economy and dependent upon water power, wagon transport, and local natural resources;

- **County Seat – Lenox Becomes a Shire Town (1784-1868)** – the influence of Lenox's designation as a county seat, attracting lawyers and prominent families and setting the stage for profound changes later in the century;
- **Arrival of Culture and Beginnings of a Summer Resort (1821-1870)** – how educated and affluent individuals and families were drawn to Lenox for its culture and beauty and began to shape its image and identity;
- **The Cottage Era (1870-1930)** – the profound impact of The Gilded Age on Lenox and its surroundings as wealthy and influential families from Boston, New York, and elsewhere used Lenox as a seasonal retreat and dramatically reshaped its landscape and economy through construction of ever more extravagant mansions and estates;
- **Mid-Twentieth Century Transition (1930-1970)** – transition, reinvention, and change as The Gilded Age was eclipsed, the extravagant seasonal estates were no longer economically sustainable and seeking new uses, and Lenox became a suburban enclave to Pittsfield, the Berkshire's industrial center;
- **Cultural Attraction and Suburbanization (1970-Present)** – the Town's present context with a focus on heritage tourism as the basis of the regional economy and a place attracting affluent middle class retirees as second home buyers, supplementing the local full time resident population.

Each of these periods or contexts had its own set of historic building and landscape resources and impacted the Lenox landscape in dramatically different ways. The result was a layering of resources and conditions that give Lenox its distinctive character today and enrich local quality of life. Planning and growth management in Lenox takes advantage of these resources in guiding and implementing future change.

Preservation Approach

The preservation approach for Lenox's Historic Preservation Plan is to be as broad as possible in considering what historic assets are; the roles they play in the community; and the ways in which they can be recognized, preserved, and enhanced. We will strengthen partnerships and use whatever tools are available to achieve our goals of community enhancement through historic preservation.

The preservation plan emphasizes the central role that heritage, historic buildings, and landscapes play in the Town's quality of life. It recognizes the natural and cultural landscape as the context in which individual resources exist and how assets are inter-related. In short, we view the Town's entire landscape as significant—a product of human interactions with the environment—and we focus upon the historic attributes of community character townwide as valued by residents and visitors.

With this in mind, eight broad goals have been identified that together express the ways in which historic preservation can be incorporated into the strategies and initiatives shaping Lenox's future:

GOAL 1: Make historic preservation and community character central to Lenox's quality of life.

GOAL 2: Use Lenox's historical identity as a core element of the Town's economic development strategy.

GOAL 3: Make Lenox's historic preservation program a model of best practices.

GOAL 4: Fully integrate historic preservation into Town programs and processes.

GOAL 5: Use planning and growth management as a means of enhancing community character and strengthening preservation of historic resources over time.

GOAL 6: Strengthen the relationships between historic preservation and land conservation, environment, and sustainability.

GOAL 7: Heighten public appreciation of Lenox's history and historic resources through storytelling and other means.

GOAL 8: Make full use of programs available for historic preservation and community enhancement.

To achieve these goals, it is important that preservation principles be incorporated into the plan and into the actions of public and private entities. Summarized in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, preservation principles have developed and honed over decades of experience. They emphasize the identification, preservation, and appropriate treatment of the authentic character defining features of the historic resources. The Standards, discussed in Chapter 4 of the preservation plan, are a series of "best practices" for planning and preservation that can inform decision making about future change.

Applying these principles, the Historic Preservation Plan for Lenox outlines strategies and actions under the following topics, discussed further below.

- Lenox's economic strategy,
- Planning, land use, and growth management,
- Land conservation and recreation,
- Traditional historic preservation programming, and
- Interpretation and public outreach.



THE CREATIVE ECONOMY AND HISTORIC PRESERVATION

Lenox is a leading center of the region's creative community as evidenced through the range and quality of cultural organizations and attractions located within the Town. The creative economy yields substantial economic and quality of life benefits to Lenox through cultural heritage tourism—heritage visitors who come to Lenox for its cultural amenities, natural beauty, fine lodging and restaurants, and community character.



The Mount, home of renowned American author Edith Wharton, is among Lenox's premier cultural attractions.

Heritage visitors are among the most desirable leisure and tourism travelers—they tend to stay longer and spend more. They want to experience authentic places. Historic preservation is an essential strategy in establishing the authenticity and sense of place that heritage visitors value.

Lenox can continue to strengthen its economy by embracing the idea of The Creative Economy and taking measures that support heritage and community character through historic preservation. Recommendations include:

- **Using *The Creative Economy* as the principal concept in developing and refining the economic strategy for Lenox.**
- **Recognizing the central role of historic buildings and character in the Lenox economy.**
- **Continuing to market Lenox's cultural attractions and quality of life.**
- **Supporting Lenox's cultural institutions and attractions as central to the Town's economy, character, and well-being.**
- **Establishing a Cultural District in accordance with the program requirements of the Massachusetts Cultural Council as a vehicle for the collaboration and promotion of cultural attractions.**
- **Using the master planning process to create a forum for heritage businesses for discussion of business interests and community character townwide.**





Heritage businesses adaptively reusing historic buildings and promoting their historic character are appealing to visitors and central to the Town's economy.

- **Preparing a townwide wayfinding plan that identifies sites to be included, locations for signage, and a system of graphically appealing sign types.**
- **Using the master planning process to identify the physical goals and needs of each of Lenox's different landscape areas to strengthen and enhance character and sense of place.**

Placing heritage tourism and historic preservation interests at the center of Lenox's economic development strategy will underscore the wisdom of applying historic preservation principles to every Town initiative.



Shakespeare and Company is one of several creative attractions that provide vitality, quality, and vibrancy to Lenox.

PLANNING AND LAND USE

Planning is critical to the potential future preservation and treatment of historic resources in Lenox. Through a variety of different planning documents, Town policies and procedures are established that influence how historic resources are treated as development and change take place.

To preserve the historic building and landscape resources that are central to Lenox's identity, historic preservation values and methodologies must be incorporated into the Town's planning policies and documents in as many ways as possible.



Second homes purchased for the enjoyment of Lenox's cultural, historic, natural, and lifestyle amenities are a large part of the market for new subdivisions.

Central to planning in Lenox is the role of the Planning Board, which is responsible for leading planning initiatives that affect growth management and protect and enhance community character. Additionally, the Planning Board reviews proposed subdivision projects and can advise the Zoning Board of Appeals on land development applications. The Planning Board is currently undertaking preparation of a new Master Plan for Lenox which should be a vehicle through which historic preservation principles are recognized and applied to future growth management.

This preservation plan suggests that the Planning Board be considered the design review entity for all new development submissions in Lenox, serving in an advisory capacity to the Zoning Board, Select Board, and other committees and commissions.

Through quality planning and design, character defining features will be identified, preserved, and incorporated into new development projects, preserving and adaptively reusing historic building and landscape resources. Supporting this concept, the preservation plans recommends:

- **Incorporate the Historic Preservation Plan into the new Master Plan for Lenox as a supporting Historic Preservation Element. Incorporate the vision,**

goals, guiding principles, and recommendations of the Historic Preservation Plan into the various elements of the Master Plan.

- **State clearly that it is Town policy that historic building and landscape resources should be preserved, appropriately treated, and incorporated into new land development projects as future development occurs.**
- **Specifically address master planning for each of the distinctive landscape areas within Lenox. Identify their character defining features, including historic building and landscape resources. Develop Town policies and planning guidelines that enhance the distinctive character and potential of each landscape.**



Planning for new development should incorporate the adaptive reuse of existing historic buildings and landscape features into their designs such as these examples in Lenox.

- **Following completion of the Master Plan, update the Town's Zoning Bylaw and Rules and Regulations Governing the Subdivision of Land to strengthen historic preservation provisions.**
- **Use the Special Permit process and bylaw provisions related to C-1A/C-3A, Estate Preservation, Open Space, and Gateway Overlay zoning to encourage the preservation and appropriate treatment of historic buildings and their landscape contexts.**
- **Build public support for the adoption of a demolition delay bylaw and scenic roads bylaw that will support the preservation of historic resources.**
- **Work with the Lenox building code officials on appropriate levels of mitigation for historic buildings that enhance public safety while preserving historic character and integrity.**

Historic preservation interests and principles should be incorporated into Lenox's planning documents, bylaws, and project review processes in as many ways as possible.

LAND CONSERVATION AND TRAILS

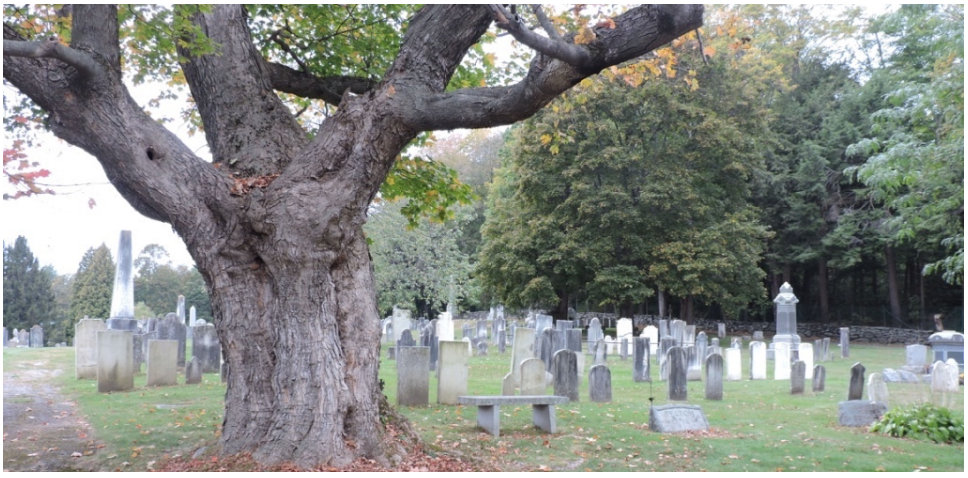
Land conservation has been an important community initiative in Lenox and supports historic preservation by preserving historic landscapes and the historic resources that are present on conserved lands. Land conservation and historic preservation are complementary activities with a common philosophy and perspective.

The preservation plan encourages a cultural landscape approach to historic preservation in Lenox, emphasizing the relationship of historic buildings and other features to their surrounding landscape contexts. The plan promotes appreciation of landscape and *community character* as a means through which the Town's cultural landscape will be recognized. Historic resources are character defining features of the landscape.



Lenox's natural landscape is the foundation for understanding its evolving cultural landscape. Natural and cultural features are inextricably intertwined.

The Massachusetts Department of Conservation and Recreation (DCR) has developed a program for the identification of Heritage Landscapes, specific landscape areas within a community of distinctive quality, significance, and integrity. Lenox can use the methodologies established through the DCR program to identify and preserve its special places.



Church on the Hill Cemetery, a premier Heritage Landscape in Lenox.

More broadly, land conservation is a means through which historic resources can be preserved and is an important tool supporting a landscape approach to historic preservation. While the primary impetus for many land conservation initiatives

has been based on ecological and environmental values, cultural and historic landscape values are important as well.

Several of Lenox's leading historic and cultural institutions have developed plans for land conservation, open space, and trails through innovative partnerships. Similarly, Lenox is in the process of developing a townwide trail network that has broad public support. The trail system will link historic villages centers, historic sites, and conserved natural landscapes. Such public/private initiatives can incorporate historic preservation interests and be used to build public awareness and support for conservation and historic preservation.

Conservation/preservation recommendations include:

- **Use a cultural landscape approach in assessing Lenox's identity and historic character. For each of the Town's landscape areas, identify the character defining features of the landscape—including buildings—and work toward their preservation and enhancement.**
- **Undertake a reconnaissance survey of potential Heritage Landscapes in Lenox using methodologies outlined by the Massachusetts Heritage Landscape Inventory Program. Identify Heritage Landscapes that may be threatened for potential preservation action.**
- **Support land conservation efforts that help preserve and connect historic landscapes and landscape resources.**
- **Incorporate historical and cultural values into the criteria used to assess and prioritize land for conservation initiatives.**
- **Support specific projects enhancing community open space, providing trail linkages, and supporting historic interpretive sites.**
- **Participate in and support development of a townwide trail network in Lenox. Use the trail to link the regional trail network to Lenox Village, Lenox Dale, New Lenox, and historic and cultural attractions.**

Land conservation and historic preservation are mutually supportive, can be combined in interesting ways, have broad community support, and enhance community character.



Historic resources are found throughout Lenox's cultural landscape. Some have been neglected and overgorwn, but remain to be discovered.

HISTORIC PRESERVATION PROGRAM

Though not presented first, discussion of Lenox's local historic preservation program is the heart of the Historic Preservation Plan. The local historic preservation program is responsible for identifying and documenting historic resources and working with all of the other Town entities in their preservation and appropriate treatment.

Chapter 8 of the plan reviews measures specific to historic preservation in Lenox, including the identification and recognition of historic resources, role and responsibilities of the Historical Commission, administration of the Lenox Village Historic District, and stewardship of historic properties owned or managed by the Town.

The most important historic preservation activity happens at the local level, where local residents, officials, and volunteers know their communities, histories, and historic resources best. Local government plays a critical role in the identification of resources and in providing protections through the administration of routine governmental regulatory and planning processes. A key goal is to to fully integrate historic preservation values and considerations into every aspect of Town programs and processes.

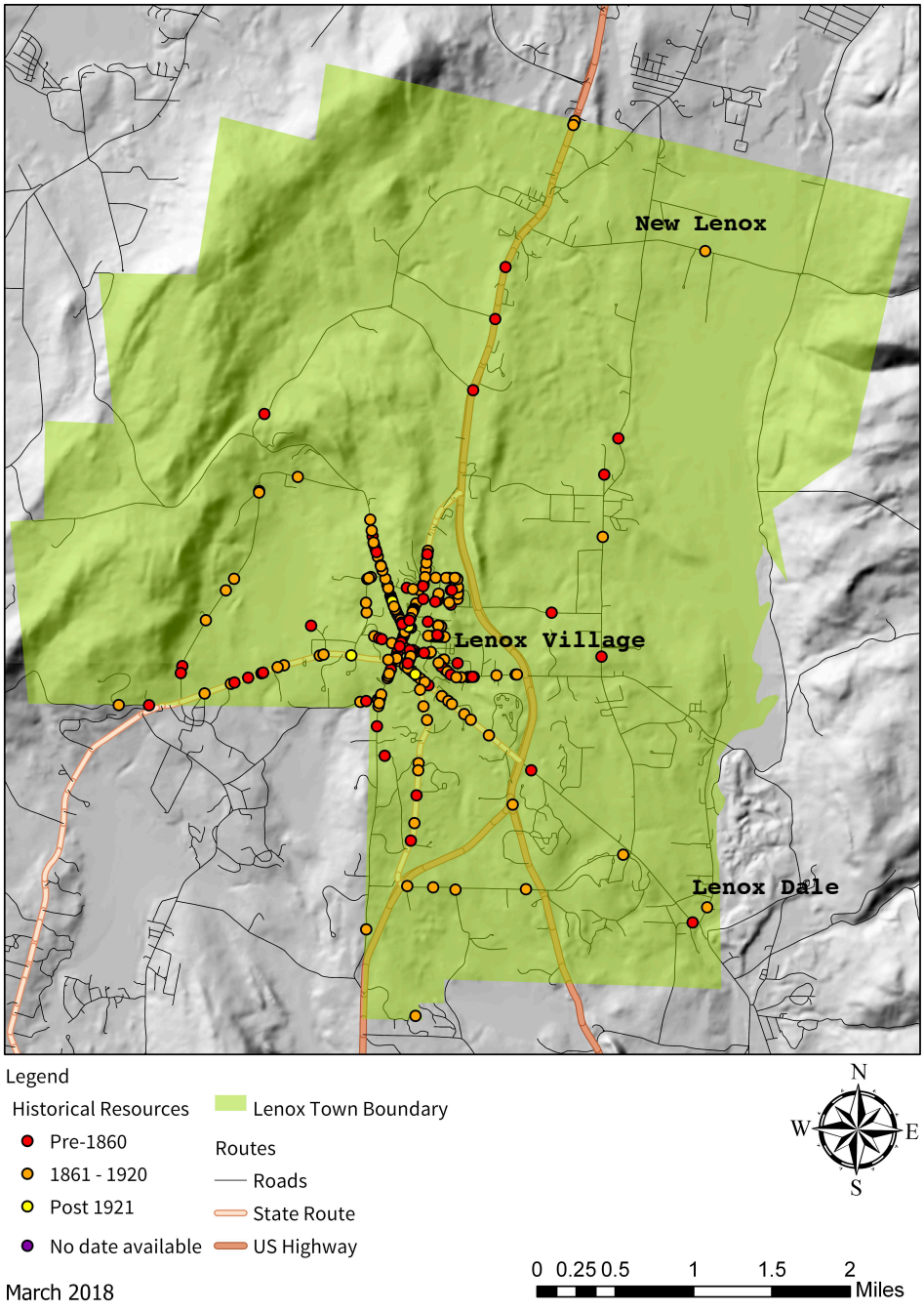
Historical Commission

The Lenox Historical Commission is responsible for leading and orchestrating the local historic preservation program for the Town. It should participate actively in Town governance and be integral to Town activities, policies, and programs. As an advisory body, the Historical Commission should make sure that other Town entities have the information and guidance they need to make informed decisions about actions that may have an impact upon historic buildings, structures, landscapes, and sites.

Lenox's Historical Commission has had a strong group of volunteers, appointed by the Select Board, with interest in history, historic preservation, and community character. However, the Town's volunteer corps and staff have limited capacity and time such that the tasks being undertaken by boards, commission, and committees must be organized, prioritized, and targeted to what can reasonably and realistically be achieved. Historical Commission members should be expected to participate in the monitoring of historic resource issues and conditions, to be engaged in Town affairs, and to be effective ambassadors and advocates for preservation and the appropriate treatment of Lenox's historic resources.

The Town's historic resource inventory is an essential historic preservation tool in support of community planning in Lenox. Lenox's historic resource inventory should continue to be upgraded and improved as an ongoing priority.

Past inventories focused on resources in and around Lenox Village and included most of the Cottage Era resources in the southern portion of the Town. A number of resources in the eastern and northern portions of Lenox were not included, many of which relate to Lenox's early nineteenth century agricultural era. Lenox Dale has also not surveyed, with only a few key buildings included in the existing inventory. These significant gaps in the Town's inventory should be addressed.



Map of inventoried historic resources in Lenox. Historic resources in the east and north of the Town as well as in Lenox Dale have yet to be inventoried.

In the short term, approval of the recently submitted National Register Historic District nomination for Lenox Village should be completed. In the future, following completion of the inventory work outlined above, the preparation of National Register Historic District nominations for Lenox Dale and for Cottage Era resources should be considered.



Many of the historic resources that have not been inventoried are related to Lenox's early-to-mid-19th century agricultural era.

Recommendations include:

- **Organize the Lenox Historical Commission to take responsibility for the overall leadership and coordination of the Town's historic preservation program as outlined in this preservation plan.**
- **Continue to inventory and improve documentation on historic resources in Lenox. Maintain physical and digital files with survey information and photographs for each historic property in Lenox. Make available and integrate the Town's historic resource inventory into Town planning documents and Geographic Information System by lot number.**
- **As a long term project, continue to upgrade older survey forms in the Town's historic resource inventory in accordance with the standards established for survey forms for Lenox Village in 2011/12.**
- **As a short term priority, undertake a reconnaissance survey of historic resources in the eastern and northern portions of Lenox to identify resources that have not previously been inventoried. Create files with photographs for each resource and link the reconnaissance survey to the Town's GIS database. Prepare MHC survey forms for each resource as a longer term project.**
- **As a short-to-mid-term priority project, undertake a comprehensive inventory of historic resources in Lenox Dale by qualified professional consultant.**
- **As a short term priority, complete the approval process for the National Register Historic District nomination for Lenox Village by the Massachusetts Historical Commission and National Park Service.**
- **Undertake a systematic, long term program of monitoring the condition of historic resources throughout Lenox.**

- **Provide information, guidance, and advice to the Select Board and other Town boards, commissions, and committees on issues related to historic preservation and community character.**



Historic residentially scaled and adaptively reused commercial buildings along Church Street.

Historic District Commission

The Historic District Commission in Lenox reviews proposed construction projects, improvements, and new signage requiring building permits within the Lenox Historic District. Differences of opinion have existed in the review of some projects, pitting the need for flexibility for business uses against the preservation of historic buildings and building fabric. Both perspectives are important, and they need not be in conflict. These difficulties should be addressed by providing assistance, support, and training to Commission members.

- **Retain a professional historic preservation consultant to assist the Historic District Commission in the review of projects involving changes to historically significant buildings within the Lenox Village local historic district.**
- **Provide periodic workshops on historic preservation principles and treatments to members of the Historic District Commission and property owners.**
- **The Town of Lenox should be a model for the stewardship of its historic buildings and landscapes. Incorporate historic preservation principles, processes, and conservation treatments into capital planning projects, site management, and site maintenance.**

In summary, townwide, the Lenox Historical Commission must maintain a proactive stance in taking responsibility for the leadership of historic preservation initiatives in Lenox. In undertaking this task, the Historical Commission must have members who are willing and able to be active participants in Town affairs.

INTERPRETATION AND OUTREACH

Lenox history and character are central to the Town's appeal to heritage visitors and to the concept of The Creative Economy discussed in Chapter 5. The authenticity and complete experience that heritage visitors seek includes an interest in learning about the places they are visiting. In Lenox such experiences are available at attractions such as The Mount, Ventfort Hall, Pleasant Valley Nature Center, Lenox Historical Society, and others.

Place-based interpretation and storytelling is a way to engage visitors with a richer, in-depth experience that reinforces Lenox's identity and quality of life. It supports historic preservation by highlighting historic buildings and landscapes, encouraging their recognition and appreciation, and building support for their stewardship and care.



Attractions such as Ventfort Hall are experienced in interpretive presentation.

Interpretation of Lenox and its partner sites can be coordinated and developed into a townwide program and network that educates visitors and residents while providing rewarding experiences that they will find engaging and that will encourage them to stay and to return. Recommendations for a townwide interpretive presentation include:

- **Continue to undertake research on Lenox history, places, and people.**
- **Make research results and stories available online, through publications, and through interpretation in Lenox.**
- **Plan and implement a townwide interpretive program building on and coordinating with the existing interpretation presented by the Town's historic sites, cultural attractions, and heritage businesses.**
- **Present the townwide interpretive presentation online and through a limited family of published materials.**
- **Support the programming of Lenox's historic sites and cultural attractions as part of a townwide interpretive presentation.**

A townwide interpretative program for Lenox should be an initiative of the proposed Lenox Cultural District, including potential use of state Cultural District Program grant funding.

PRIORITIES FOR IMPLEMENTATION

Priorities for implementation of strategies and actions outlined in the preservation plan include:

1. Incorporate historic preservation principles into Town policy and planning in as many ways as possible as outlined in recommendations of the Historic Preservation Plan.
2. Organize the Lenox Historical Commission to take responsibility for the overall leadership and coordination of the Town's historic preservation program as outlined in the preservation plan.
3. Continue to inventory and improve documentation on historic resources in Lenox. Maintain physical and digital files with survey information and photographs for each historic property in Lenox. Make available and integrate the Town's historic resource inventory into Town planning documents and Geographic Information System by lot number.
4. Undertake a reconnaissance survey of historic resources in the eastern and northern portions of Lenox to identify resources that have not previously been inventoried, and undertake a comprehensive inventory of historic resources in Lenox Dale.
5. Update the Town's Zoning Bylaw and Rules and Regulations Governing the Subdivision of Land to strengthen historic preservation provisions.
6. Recognize the central role of historic buildings and character in the Lenox economy. Support Lenox's cultural institutions and attractions as central to the Town's economy, character, and well-being.
7. Be a model for the stewardship of its historic buildings and landscapes.





CHAPTER 2 – HISTORICAL DEVELOPMENT AND RESOURCES

Lenox has developed and changed over the past three centuries in response to large scale national trends that have played out locally in the Town's landscape. The native landscape of the Berkshires is the context influencing how and where economic, social, and demographic changes were manifested. Distinct historic building and landscape resources are associated with each period of the Town's historical development, many of which remain today.

Chapter 2 reviews the Town's historical development and outlines the types of historic resources that are associated with each period of change. Historic resource inventories have documented many of the associated buildings and structures for each period, but continuing work is needed in bringing those inventories up to date. In addition to the built resources, understanding how the vegetative landscape has changed during each period is central to appreciation of how Lenox's appearance and physical character has evolved over time.

Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site can be understood and its meaning within history or prehistory made clear. The physical evolution of Lenox can be tied to a series of historic contexts involving natural, economic, and social patterns at a local, regional, and national level. This chapter reviews Lenox's historical development within the framework of the primary contexts influencing its historic building and landscape resources. The historic contexts and time periods to which they relate have been discussed by local historians based upon detailed research into local history. They include:

- Native Landscape and Pre-Settlement (11,700 BP to 1750)
- Agricultural Development and County Seat (1750-1870)
- Early Industry (1783-1877)
- County Seat – Lenox Becomes a Shire Town (1784-1868),
- Arrival of Culture and Beginnings of a Summer Resort (1821-1870)

- The Cottage Era (1870-1930)
- Mid-Twentieth Century Transition (1930-1970),
- Cultural Attraction and Suburbanization (1970-Present).

The Early Industry, County Seat, and Arrival of Culture contexts are sub-contexts of the larger Agricultural Development theme, which is townwide. These sub-contexts, in contrast, have distinct historical topics and relate to specific limited areas of the Town.

Within each of these historic contexts the types and patterns of historic resources that were developed within the landscape are discussed. Whether the historic resources have survived to the present is noted. The extent to which these resources have been inventoried is reviewed. This discussion provides the basis for the identification of issues and recommendations in later chapters of the preservation plan.

WRITINGS ON LENOX HISTORY

Lenox is fortunate to have a number of high quality contemporary histories that relate the Town's story and document its various aspects. Two books that provide the best overview of Lenox history are David Wood's 1969 *Lenox Massachusetts Shire Town* and Lucy Kennedy's 2016 *Lenox at 250: An Updated History*. Added to this is the Lenox Library Association's 2016 *Lenox*, an Images of America Series publication that provides a wealth of historic photographic images visually tracing the Town's history. All three publications are compact, written in an accessible manner, and provide insightful overviews of Lenox's historical development.

Wood's *Lenox Massachusetts Shire Town* was written for Lenox's 1967 bicentennial and published by the Town (Wood 1969). It is currently out of print. Wood's book is accessible, entertaining reading yet, though brief, appears to be accurate and authoritative. It was the first book to provide a complete history of the Town. In addition to his competent presentation of earlier eras, Wood included chapters on key themes and individuals and provides an overview of contemporary events in the 1960s that brings his history up to the date of its writing. His insights are informative in that he discusses preparation of the Town's first Master Plan, completed in 1968, a decade before economic conditions in the Berkshires began to alter development trends in Lenox significantly.

Lucy Kennedy's *Lenox at 250: An Updated History* was published as an Amazon eBook, available only online (Kennedy 2016). Also entertaining and readable, Kennedy's short book provides a more thorough context for Lenox's history, including discussion of landscape history, Native Americans, New England culture, and life-ways during different periods of Lenox history. Kennedy's book also brings the Town's history up to the date of its writing, documenting important changes in the late twentieth and early twenty-first centuries. She discusses important historical topics such as agricultural life and the local landscape during the early nineteenth century and the divide between the lives of the wealthy cottagers and that of the local population that anchored the Lenox economy. Kennedy's book is an important vehicle for understanding Lenox history.

Lucy Kennedy has also created a website on Lenox history that is featured by the Lenox Historical Society (Kennedy 2017). It includes a wealth of short histories on a variety of topics that are organized by period, topic, people, and places. The website is a vehicle for continued research by Historical Society members, adding in-depth discussion of detailed aspects of the Town's history. The website is an educational resource for those interested in exploring local history.

The Library Association's *Lenox* provides a wealth of historic images along with a running narrative through their captions (LLA 2016). *Lenox* is an essential companion to the Wood and Kennedy histories. It is particularly valuable in picturing the buildings that have been demolished in Lenox. The constant building of new and larger mansions through the late nineteenth and early twentieth centuries resulted in the loss of the buildings they replaced.

A brief *History of Lenox Furnace & Lenox Dale* describes the industries that have developed in the Town, most located along the Housatonic River in Lenox Dale (Chague 2015). An unpublished *A History of Lenox* written in 1936 was unpublished due to the author's death but was issued in celebration of the Town's 225th anniversary in 1992. The publication is available on file in the Lenox Library but has not been reviewed for this plan.

Several additional publications provide depth and perspective on Lenox history. Cornelia Guilder has published three books on details of the local story, two of which are with co-authors. *Hawthorne's Lenox, The Tanglewood Circle*, published in 2008, discusses Lenox's early and mid-nineteenth century history and focuses on the personal stories of key individuals who were influential during this period (Guilder and Peters 2008). Similarly, her *Edith Wharton's Lenox*, published in 2017, documents the personal stories of the owners of prominent "cottages" during the peak period of the Cottage Era (Guilder 2017). Guilder's *Houses of the Berkshires, 1870-1930* is an illustrated history of the numerous mansions in Lenox, Lee, Stockbridge, and Pittsfield (Guilder and Jackson 2006).

Lenox history is different than most because it involves not only local residents, events, and trends, but also the stories of prominent individuals and families whose stories are rich and tied to large national themes and who exerted strong influences on developments in Lenox. Both Lucy Kennedy's website and Cornelia Guilder's books provide insight into the larger personal backstories of Lenox's prominent residents.

Members of the Lenox Historical Society continue to undertake research on the history of the Town, which is important to support. Given the diversity of topics related to both permanent residents and summer residents over time, there remains a great deal of interesting research to be investigated.

Lenox is also fortunate to have a series of maps of the Town that were created at critical junctures in its history. Maps of Lenox are discussed in discussion of each era of the Town's history and resources, below.

STATEWIDE FRAMEWORK FOR RESOURCE MANAGEMENT

In 1979 through the early 1980s, the Massachusetts Historic Commission undertook a comprehensive, interdisciplinary assessment of the Commonwealth's cultural resources. Using a cultural landscape approach, Massachusetts was divided into eight regions (or study units) for which broad-based regional reports were prepared that included discussions of geography and landscape; prehistory; patterns of settlement during successive periods of historical development; and examinations of architecture, economy, and material culture. These reports established a comprehensive, reconnaissance level overview of the development of each region and provided the basis for more detailed town level studies that have provided valuable insight and context for history and preservation planning statewide.

This preservation plan for Lenox, and specifically this chapter, takes a similar approach and cultural landscape perspective. Unfortunately, however, a regional report was never prepared for the Berkshires of western Massachusetts, and the valuable information it would have generated on the Berkshire's cultural geography is not available. Individual town reports were also not prepared for the Berkshires. This chapter attempts to bring together some of the information and perspective for Lenox that might have been generated by such an approach.

The statewide periods or contexts that were used in the regional and town reports remain in general use and are cited in the historic preservation element of *Sustainable Berkshires*, the regional comprehensive plan discussed in Chapter 3. They include:

- Prehistoric Period (before 1500)
- Contact Period (1500-1620)
- Plantation Period (1620-1675)
- Colonial Period (1675-1775)
- Federal Period (1775-1830)
- Early Industrial Period (1830-1870)
- Late Industrial Period (1870-1915)
- Early Modern Period (1915-1940)

These periods are useful for Massachusetts as a whole and for the Berkshires as a region. Because of the influence of the Hudson Valley on the Berkshire's prehistoric history and the late settlement of the region (about 1750 for Lenox), the Contact, Plantation, and Colonial Periods in particular are distinctive and run together in the Berkshires. Despite the relevance and importance of the statewide periods, this preservation plan uses periods and contexts that are specific to Lenox and have been identified by local historians as well as the recent National Register nomination that has been prepared for Lenox Village.

Although no regional report was prepared for the Berkshires, the report prepared for the Connecticut Valley in Massachusetts, *Historic & Archeological Resources of the Connecticut River Valley, A Framework for Preservation Decisions* (MHC 1984), is useful in comparison, particularly for periods after 1770. The Connecticut Valley regional report outlines how development occurred in the western portion of the state from the perspective of cultural geography and how cultural manifestations were influenced by landscape considerations. It is a model for a possible similar study for the Berkshires in the future.

HISTORIC RESOURCE INVENTORIES

A townwide inventory of historic resources was undertaken in Lenox in 1987-1988 by members of the Lenox Historical Commission and staff of the Massachusetts Historical Commission. This inventory has been the foundation for information on historic resources in Lenox for three decades. Additional properties were added to the inventory between 1989 and 1995 and again more recently.

The inventories were recorded on standard forms (Form B - buildings) provided by the Massachusetts Historical Commission as part of its statewide inventory of historic resources. Each form included a photograph of the building or structure; sketch map of its siting; basic description of its date, style, and material; and in some cases, a brief statement of architectural and historical significance. The amount of information provided in the original inventory was minimal. Nonetheless, it was a critical first step in documenting the Town's historic buildings and structures.

In 2011-2012, members of the Historical Commission updated the Form Bs for 172 properties in the vicinity of Lenox Village with professional guidance. The updated forms include considerably more detail than those from the earlier inventory, and they were a significant step forward in professionalizing information on the Town's historic resources. The updated forms were submitted to the Massachusetts Historical Commission in January 2014 and became part of the statewide inventory.

In the Massachusetts Historical Commission database, 368 individual historic resources are listed for Lenox. Most are historic buildings, but at least seven are historic structures—bridges, monuments, streetlamps, markers, and water troughs.

Additionally, ten groupings or areas (Form A - area) of historic resources have been recorded, the largest being for Lenox Village, completed in January 2018 (Larson 2018). The individual buildings in each area are also listed separately in the Town's inventory. Additional resources that had not previously been inventoried have been added to the list of 368 in the area form prepared for Lenox Village.

Each Form B (buildings) and Form A (area) in the Town's inventory has been scanned and is available online on the Massachusetts Historical Commission's *Massachusetts Cultural Resource Information System* (MACRIS) website database. The locations of each site have been digitally mapped by street address by MACRIS and are also available in the state's Bureau of Geographic Information. The locations may be viewed online at the MACRIS website and downloaded through the MassGIS database.

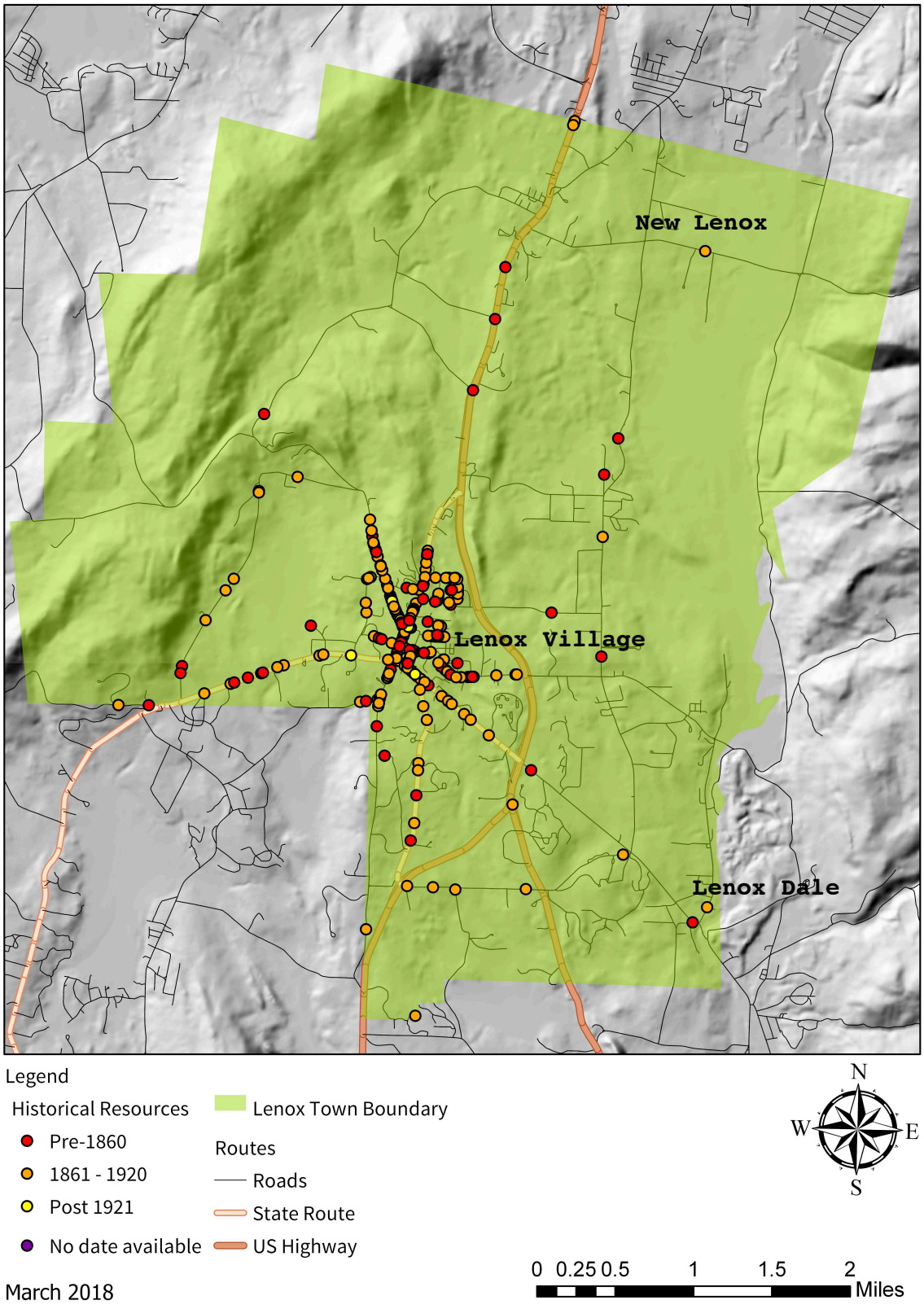
While the existing inventory appears extensive, it does not include all of the historic resources in Lenox. As can be seen on inventory maps, most of the survey work concentrated on properties in and around Lenox Village. The most notable gap is Lenox Dale and the Housatonic River corridor in general. Only four inventoried resources are located in the valley within or near Lenox Dale:

- Saint Vincent de Paul Roman Catholic Church (LEN.327),
- Saint Vincent de Paul Catholic Church Rectory (LEN.328),
- Lenox Iron and Glass Works Paymaster's Office (LEN.326), and
- Lenox Railroad Station (LEN.322).

The entire remaining extent of the Lenox Dale is yet to be inventoried along with other industrial sites along the river, representing approximately 120 resources. Additionally, resources in the northern and eastern areas of the Town appear to be seriously under-represented as compared to historic maps and may include approximately 100 properties. Resources not yet inventoried include nineteenth century agricultural farmsteads as well as later early twentieth century residences. Resources remaining to be inventoried are reviewed further in the discussion of each historical period later in this chapter and in Chapter 8 on recommendations.



Lenox Dale is an intact, mid-nineteenth century industrial village. Most of the former industrial buildings are lost, but the residential, social, and commercial buildings and neighborhood infrastructure remains with a high degree of historical integrity. Some, like the building above, is a twin constructed to house two families of workers.



Map of Lenox showing inventoried resources by street address. The inventory focuses upon the area around Lenox Village and is incomplete in the north and east of Town.

FORM B - BUILDING

Pl. LEN USGS- STOCK

LEN. 134

AREA

FORM NO. 134

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLSTON STREET
BOSTON, MA 02116



Town Lenox

ss ~~153~~ 189 West Street

ric Name

Present private residence

Original private residence

IPTION

ce

e Queen Anne

itect

Exterior Wall Fabric clapboard/shingle

Outbuildings

Major Alterations (with dates)

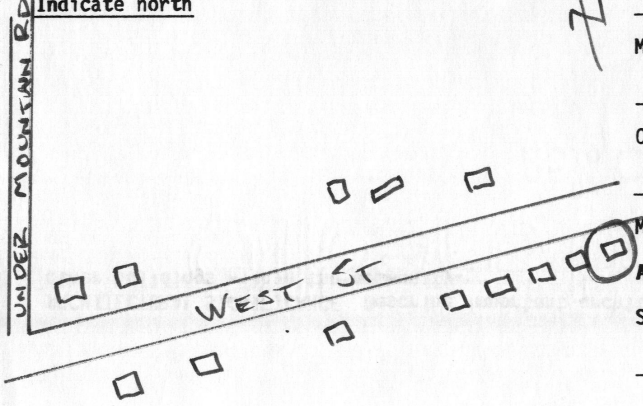
Condition good

Moved Date

Acreage

Setting Situated close to road on large lot, in residential area.

in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).
Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

Recorded by Thomas P. Boland

Organization Lenox Historical Commission

Date 31 August 1987

Sample first page of an inventory form from the original 1987-1988 inventory of Lenox

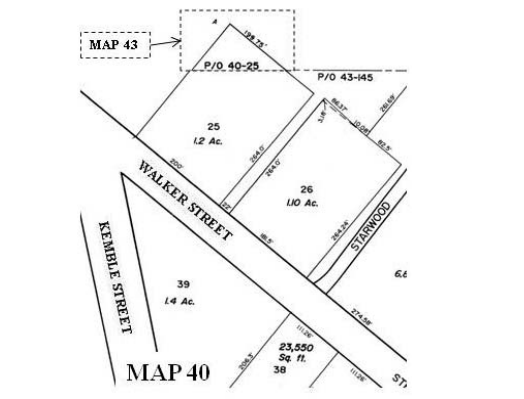
FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Photograph



Locus Map



Recorded by: Olga Weiss and Jan Chague
Organization: Lenox Historical Commission
Date: June 21, 2012

Assessor's Number	USGS Quad	Area(s)	Form Number
40-25		A	LEN.36

LHD, 6/27/75 [LEN.A]

Town/City: Lenox

Place: Historic District

Address: 81 Walker Street (Formerly 103 Walker)

Historic Name: Wharton, William C. House

Uses: Present: Condominiums

Original: Summer residence

Date of Construction: 1885

Source: Local histories

Style/Form: Queen Anne

Architect/Builder: Unknown

Exterior Material:

Foundation: Stone and poured cement

Wall/Trim: Wood clapboard and shingle

Roof: Asphalt shingle

Outbuildings/Secondary Structures:

Major Alterations:
Major 3-bay left side ell addition w/2ndary entry w/front gable porch, turned posts

Condition: Very good

Moved: no ☒ yes ☐ **Date:**

Acreage: 1.2 acres

Setting: Village

RECEIVED
JAN 17 2014
MASS. HIST. COMM.

3/10 *Follow Massachusetts Historical Commission Survey Manual instructions for completing this form.*

Sample first page of an inventory form from the updated 2011-2012 inventory of Lenox Village

National Register of Historic Places

Lenox has ten properties that are listed individually or as districts on the National Register of Historic Places. They include:

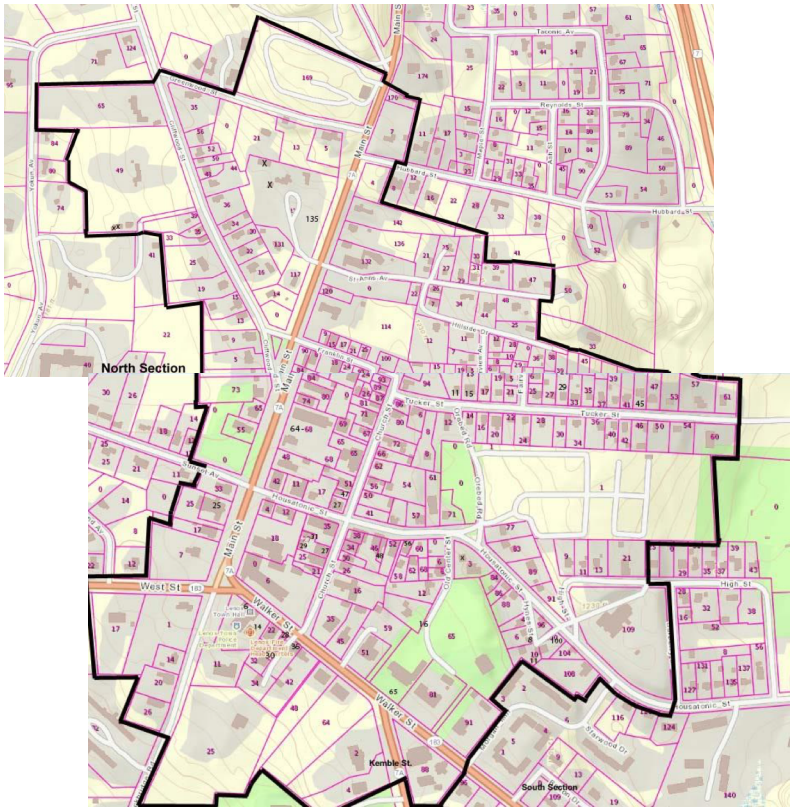
- The Mount (1971) (LEN.164, LEN.315/316, LEN.E)
- Lenox Library (1973) (LEN.21)
- Church on the Hill (1982) (LEN.1, LEN.801, LEN.B)
- Lenox Academy (1982) (LEN.15)
- Elm Court (1985)
- Lenox Railroad Station (1989) (LEN.322)
- Ventfort Hall (1993) (LEN.255, LEN.C)
- Trinity Episcopal Church (1996) (LEN.38/39/40, LEN.D)
- Lenox High School (2004) (LEN.331)
- Frelinghuysen-Morris House and Studio (2016) (LEN.132, LEN 341-342, LEN.348, LEN.910-915)

The Mount, the Edith Wharton Estate, was also designated as a National Historic Landmark in 1971, the only National Historic Landmark in Lenox and one of nine in Berkshire County.

In 2017-2018, the information compiled during the 2011-12 update of inventoried resources in the vicinity of Lenox Village was used to complete the area form for the village mentioned above (Larson 2018) and to develop a National Register Historic District nomination for the village. Prepared by Larson Fisher Associates, Inc., the Lenox Village National Register Historic District includes 262 properties constructed between 1770 and 2014. As of this writing, the nomination is nearing completion but has not yet been reviewed or approved by the Massachusetts Historical Commission or National Park Service. Preparation of the National Register nomination for the village gives professional recognition at a national level to the Town's historic resources. Its potential designation is an important step in acknowledging the historical significance of the village and its historic resources to the Town and its residents.

Most of the buildings included in the Lenox Village National Register Historic District nomination are single family residences constructed in new neighborhoods around the historic village center during the Cottage Era of Lenox's historical development between 1870 and 1930. They range from large mansions prominent during this period to the smaller homes of workers employed by the Great Estates. Of the listed properties:

- 6 were constructed during the 1700s,
- 45 were constructed between 1800 and 1870,
- 112 were constructed between 1871 and 1910,
- 41 were constructed between 1910 and 1930, and
- 19 were constructed between 1931 and 1950.



Area encompassed by the proposed Lenox Village National Register Historic District (Larson 2018:53-54)

NATIVE LANDSCAPE AND PRE-SETTLEMENT (11,700 BP-1750)

The landscape we know today in Lenox and Berkshire County has formed over millions of years. Since the retreat of the last glaciation from western Massachusetts about 11,700 years ago, the climate has steadily warmed and the ecology and plant communities have changed, providing increased sustenance to human populations that have physically moved and culturally evolved to the point that there was an established Native American presence occupying the land at the time Europeans began to settle North America. The pre-settlement, native landscape is the foundation for the historical development of Lenox.

Geology and Landforms

The landscape of Berkshire County is underlain by three broad but complex geological formations. To the east is the Berkshire Plateau and Mountains, a high plateau that covers almost all of the eastern quarter of the county, extending from Vermont to Connecticut. Comprised of ancient, Precambrian (over 540 million years) metamorphic gneiss and schist, its rocks are highly resistant to erosion. To the west is the Taconic Range of hills and mountains of the Lower Cambrian Period (over 490 million years), made up of schistose and phyllitic metamorphic rocks that are similarly resistant to erosion. (USGS 1974, 1978, 1984)

In the center of the county, running north-south, is the Stockton Formation of calcite marbles that date primarily to the Ordovician Period (445 to 485 million years ago). For millions of years, the rocks of these three geological formations, originally laid down as sediments or igneous flows, lay buried and became metamorphosed by intense heat and pressure. The structure of this geology was dramatically altered by a period of intense mountain building called the Alleghenian Orogeny, approximately 300 to 220 million years ago during the Pennsylvanian and Permian geologic periods.

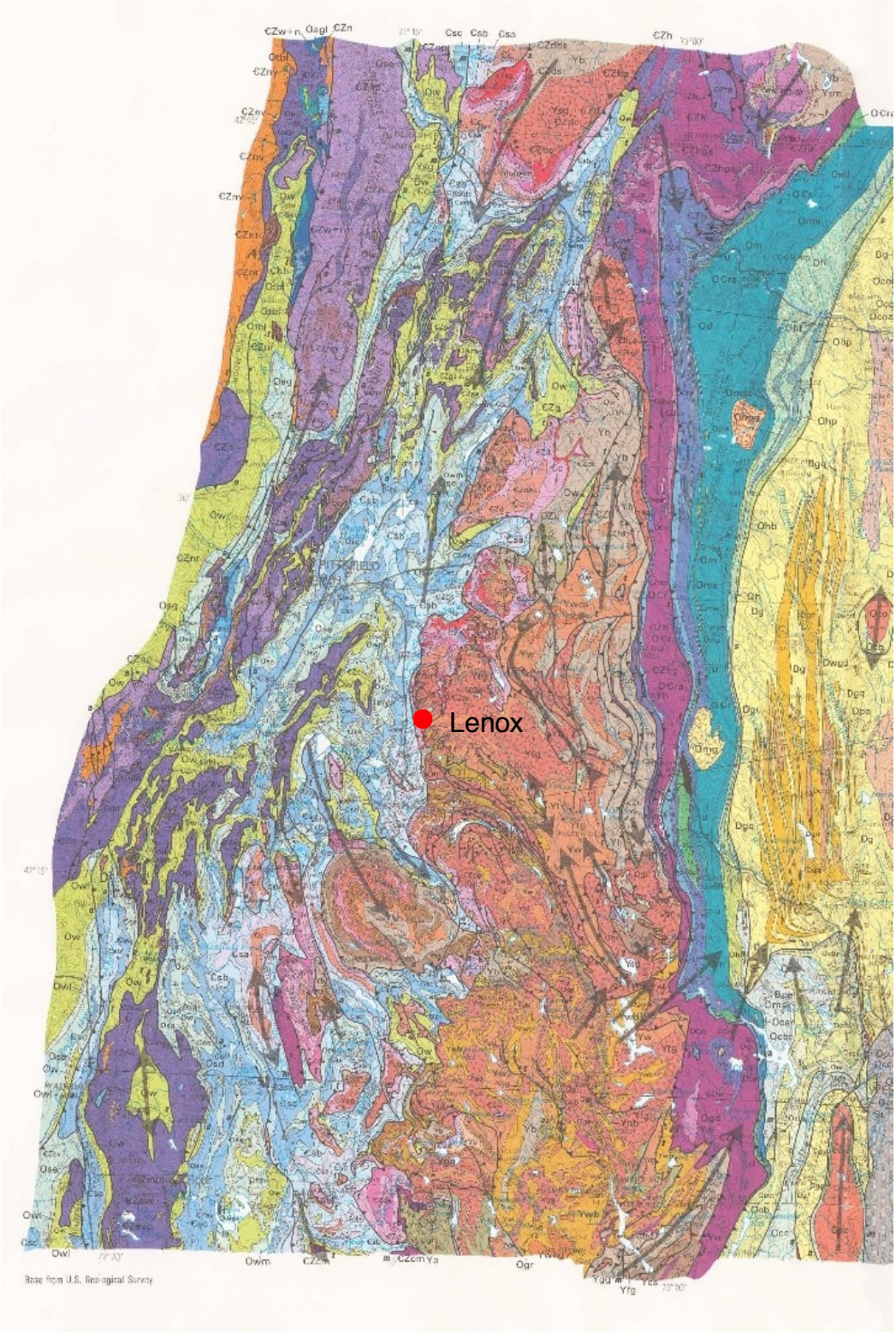
The Alleghenian Orogeny was a violent collision and fusion of the European, North American, and African continental plates forming the super continent Pangea. The east coast of North America was matched up with the projecting northwest coast of Africa. Pre-existing ocean floor was subducted, and old crystalline rocks were thrust westward over younger sedimentary rocks of the continental margin.

The effect on western Massachusetts was dramatic as the continental collision pushed buried rock formations westward in a fractured tumble. In section, the rock formations became folded, faulted, broken and complex, with rocks of different periods thrust over one another. The collision caused formation of the ancient Appalachian Mountains. The rocks we see today are the roots of those former mountains. (Chute 1945:7-13)

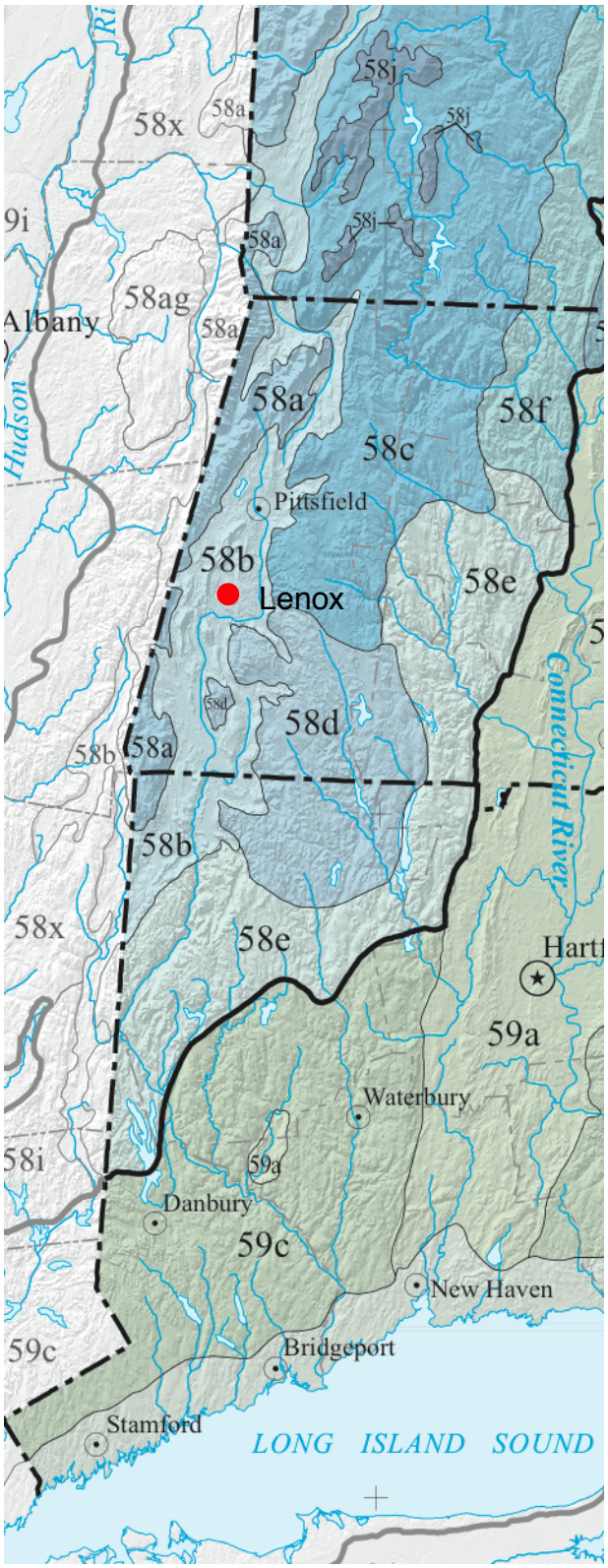
A long period of relative tectonic stability followed the Alleghenian Orogeny as the North American and European/African continental plates continued to separate and the ancient Appalachian Mountains eroded away. By about 30 to 50 million years ago, the mountains are believed to have been reduced to a relatively gently eastward sloping plain.

More recently in geological terms, the Pleistocene epoch, approximately 2.6 million years ago to 11,700 years ago, saw repeated cycles of glaciation in northern latitudes. During the most recent glaciation, the Wisconsinan age—85,000 to 11,700 years ago—a kilometer-thick ice sheet extended southward across Massachusetts to form a terminal moraine that is now Long Island. As it receded, the glacier left behind a depth of glacial till over the underlying bedrock of Berkshire County. Glacial lakes in both the northern and southern portions of the county accumulated sediments before draining away. In today's upland areas the remaining glacial till is commonly thin and in places absent. In the major valleys, the glacial material in some areas is more than 200 feet thick.

Since the glacial retreat, differential erosion of hard and soft rocks combined with the periodic mild uplift, increasing the effects of erosion, have exposed the rocks we see today and created today's topographic relief. The more resistant rocks of the Berkshire Plateau on the east and Taconic Range on the west form the uplands, while the softer, more easily erodible marbles of the Stockton Formation created what is known as the Marble Valley in the center of the county.



Geological map of western Massachusetts. Lenox Village is marked by the red dot. The light blue shades represent the Stockton Formation of the Marble Valley. The Taconic Range is in purple and green to the west (left). The Berkshire Plateau is in reddish and orange to the east (right). (USGS 1983)



The Northwestern Highlands ecoregion is represented in blue as 58a through 58e on the map above. The Western New England Marble Valleys, 58b, are in light blue and extend from Vermont, through Massachusetts, into northwestern Connecticut. Lenox is located by the red dot south of Pittsfield. (USGS 2009)

The Marble Valley

The form and topography of the Marble Valley, however, are complex, characteristic of the complexity of the underlying geology. Due to faulting and folding, some of the resistant rock of the gneiss, schist, and quartz phylite that surround the valley also crop out within it. In plan, the Marble Valley extends from southern Vermont, through Massachusetts, into northern Connecticut in a complex weaving of shapes, intertwined with the hills of the Taconic Range and Berkshire Plateau. (USGS 2009)

High elevations in the valley just north of Pittsfield cause separate river systems to drain it. North of Pittsfield, the Hoosic River flows north and west, eventually joining the Hudson River north of Albany. In Pittsfield, several tributaries join to form the Housatonic River, which flows south through Connecticut to Long Island Sound.

The soils of the Marble Valley are formed in thick deposits of glacial till over the underlying marble bedrock. The various soil types are intermingled and their topography is as complex as the larger scaled landforms. Most of the soils are well drained but some soils formed in depressions are poorly drained and create wetlands in otherwise upland areas. (USDA 1988, Chute 1945:13-14)

The Marble Valley has its own identified ecoregion, called the *Western New England Marble Valleys* ecoregion of the Northeastern Highlands. The climate of the Marble Valley has milder winter temperatures and lower precipitation amounts than the surrounding uplands. Historically, the forests covering the valley have been transitional hardwoods (maple-beech-birch, oak-hickory) and northern hardwoods (maple-beech-birch) depending upon latitude, elevation, and aspect. The valley bottom has a great diversity of wetland types ranging from flowing and flooding rivers to ponds and lakes, to vegetative wetlands such as wet meadows, marshes, fens, swamps, and bogs.

North and east-facing slopes are inhabited by deciduous forests typically dominated by sugar maple, yellow birch, eastern hemlock, and beech. South and west-facing slopes are generally dominated by deciduous oaks, hickories, and beech. The warmest and driest sites may have species such as pitch pine, sassafras, and chestnut oak that are typical of the Mid-Atlantic region.

Underlying these generalities of biological community distributions are the interactions of the landscape with a rich land-use history dating back to the inhabitation of the region by Native Americans and the later advent of colonists of European extraction in the early and mid- 18th century.

During the 19th and 20th centuries, much of the forest cover was converted to agricultural and related uses, and the vast majority of the residual forests were used as woodlots for timber, charcoal, fuel, and other forest products. With the regional decline in agriculture and the dominance of a fossil fuel based economy in the 20th century, forests commenced to reclaim much of the land that was previously cleared.

Today, the land cover consists of mixed and deciduous forest, pasture and cropland, and some extensive urban and residential development. The

successional growth and second and third generation forests are derived from the plant communities, seed stock, and ecology of the pre-settlement era. (USGS 2009; Brooks 2008)

The Presence of Iron Ore

The Marble Valley is known historically for its iron industry and locally mined iron ore. Iron does not occur in its native state but is found chemically combined with other elements and compounds. The percentage of iron in different earth materials varies considerably, and when iron is concentrated in high enough amounts by any one of several natural processes, it becomes of interest as a raw material for the recovery of iron.

The iron ore of the Marble Valley is composed of brown hydrous iron oxide minerals that are referred to collectively as limonite. Generally, the ore deposits are irregular, roughly flat bodies that occur at the limestone (marble)-schist contact in the glacial till. The iron ore was formed through the chemical weathering of various minerals available in the limestone-schist mix of the till. (Chute 1945:17-21)

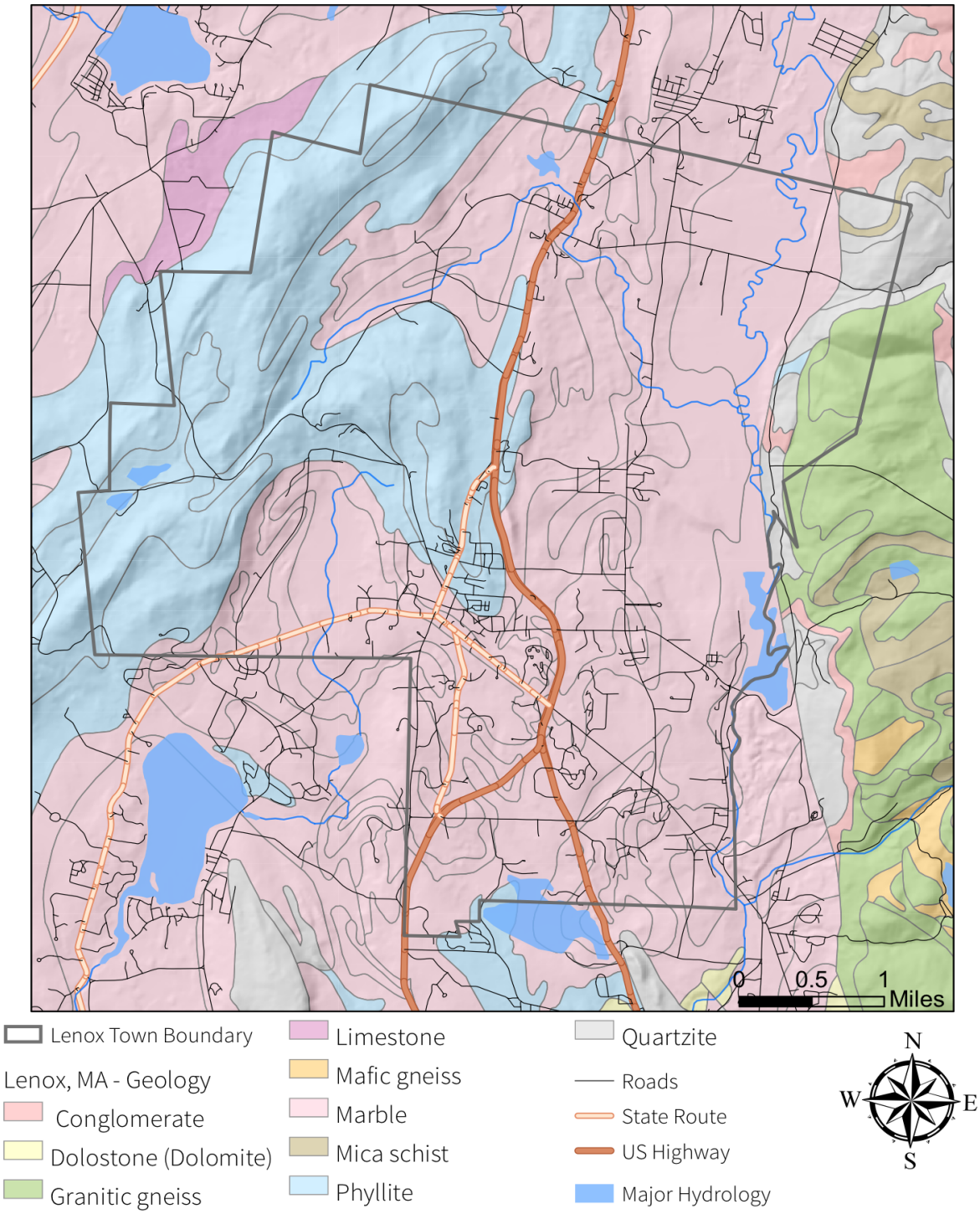
Where the iron ore was shallow enough to get to, it was mined. In the early days, many mining operations were small and shallow, and one or two operators could supply more than one furnace with ore. Farmers could supplement their incomes by mining ore on their properties. Iron ore banks grew in scale as the industry developed. The control of adequate quantities of good sources of iron ore was critical for the financial viability of an ironworks.

The most profitable Marble Valley ore deposits (and resulting furnace operations) were located in West Stockton and northwest Connecticut. In Lenox, four or five ore beds were reportedly opened. One was at the site of the playground on Ore Bed Road. The former ore pit was filled with earth excavated in the construction of the Route 7/20 bypass in the mid-20th century (Kennedy 201**7**). From the ore pit, underground tunnels were dug west beneath the center of the village to remove the ore.

Another ore bed, the Belden mine, consisted of two small open pits one and one-quarter mile west of Lenox Village along Undermountain Road at the contact point of the limestone/marble till with the schist of Lenox Mountain (Chute 1945:53-54). This location is now a pond and nature preserve across the road from Stonover Farm Bed and Breakfast.

Landforms in Lenox

Lenox is located in the heart of the Marble Valley of western Massachusetts. Lenox Mountain, established as the western border of the Town, is a long, high ridge trending north-northeast. Lenox Mountain is comprised of erosion resistant phyllite and schist rock that are known geologically as part of the Everett Formation of the Taconic Range. Lenox Mountain is a large mountainous outcropping within the Marble Valley, physically separating Lenox, Lee, and Stockbridge from Richmond and West Stockbridge to the west, which are also part of the Marble Valley formation.



Simplified geology map of Lenox. The center of the Town is predominantly various forms of marble of the Marble Valley shown in light pink. The granitic gneiss of October Mountain is on the east in light green and the phyllite and schist of Lenox Mountain are on the west in light blue. A portion of the phyllite formation projects east from Lenox Mountain to the center of Town, beyond Main Street and the Route 7/20 bypass and is the location of Kennedy Park.

At Baldhead, an overlook immediately west of Undermountain Road, the mountain has an elevation of 1699 feet above sea level, about 450 feet above Lenox Village. The highest point on Lenox Mountain, Yokun Seat, has an elevation of 2124, about 875 feet above Lenox Village.

Along the eastern border of the Town, October Mountain is part of the vast Berkshire Plateau and Mountains and has a peak elevation of 1984 feet above sea level, 734 feet above Lenox Village and about 1035 feet above the Housatonic River at Woods Pond. October Mountain is comprised of Tyringham Gneiss, an erosion resistant rock originally formed from a molten intrusion.

Together, Lenox Mountain on the west and October Mountain on the east frame the Town with high, steep ridgelines and establish the north-south orientation of the Marble Valley.

The Housatonic River meanders south along the east side of Lenox, immediately below the steep slopes of October Mountain. The river has the lowest elevations in the Town. Wide, flat areas of wetland and low land border the river, mainly on its west side. From the river, the land rises up to the west to a low crest and the main level of the Marble Valley, providing scenic views east across the river to October Mountain.

The “floor” of the Marble Valley has a variable, rolling topography that, though lower than the high ridges to the east and west, does not actually read as a valley. Underlain with a complex mix of dolomite/quartzite marble rock strata and covered with glacial till derived from those strata, the land rolls in complex ways that give great variety to the topography.

Overall, the valley floor slopes from north to south, the direction of the river. Stockbridge Bowl, Lily Pond (both in Stockbridge), and Laurel Lake, all probably of glacial origin, are low areas at the south end of Lenox to which several small creeks flow. Other low areas are wetlands, the most prominent being Parson’s Marsh west of the village which drains south as Marsh Brook toward Lily Pond and Stockbridge Bowl.

Yokun Brook drains much of the north portion of Lenox. It originates along the base of Lenox Mountain and flows generally north and east in a curving route to the Housatonic River. Yokun Brook features numerous ponds, wetlands, and low land areas along its upper reaches.

A large upland area projects east from Lenox Mountain beyond Main Street and the Route 7/20 bypass through the middle of the Town, creating a high landform north of the village, today occupied by Kennedy Park. Comprised of the same resistant phyllite and schist rock that makes up the mountain, this landform is a high hill that divides northern and southern Lenox.

Though clearly defined on paper by its three geological/physiographic forms—October Mountain, Marble Valley, and Lenox Mountain—Lenox is not easily read when experienced at ground level. Its small scale landforms are diverse and complex, providing opportunity for different types of human uses over time.

The Native American Landscape Before Settlement

The New England landscape was occupied by a succession of evolving human cultures following the retreat of the glaciers beginning about 11,700 years ago. As the climate warmed, the bare tundra scraped by the glaciers yielded to vegetation. Southern plant communities migrated northward followed by wildlife and human populations that could find sustenance in the changing ecology.

Archeologists studying the prehistoric history of the northeast United States divide the history into three broad periods, the Paleoindian Period (11,500-9,500 B.P.), Archaic Period (9,500-3,500 B.P.), and Woodland Period (3,000-450 B.P.) according to the lifeways and characteristics that can be inferred from archeological evidence.

The Archaic Period is divided into three sub-categories, the Early Archaic Period (9,500-8,000 B.P.), Middle Archaic Period (8,000-6,000 B.P.), and Late Archaic Period (6,000-3,500). By the Middle Archaic period, environmental conditions in the northeast began to approach those of today, with deciduous forests and a diverse array of plant and animal foods. A seasonal settlement system appears to have been established by this time with permanent or semi-permanent base camps.

By the Late Archaic, modern environmental conditions were present with natural resources similar to those observed by early European settlers and explorers. More locally focused subsistence economies are thought to have developed during this time, perhaps due to increased populations requiring groups to remain in more confined territories.

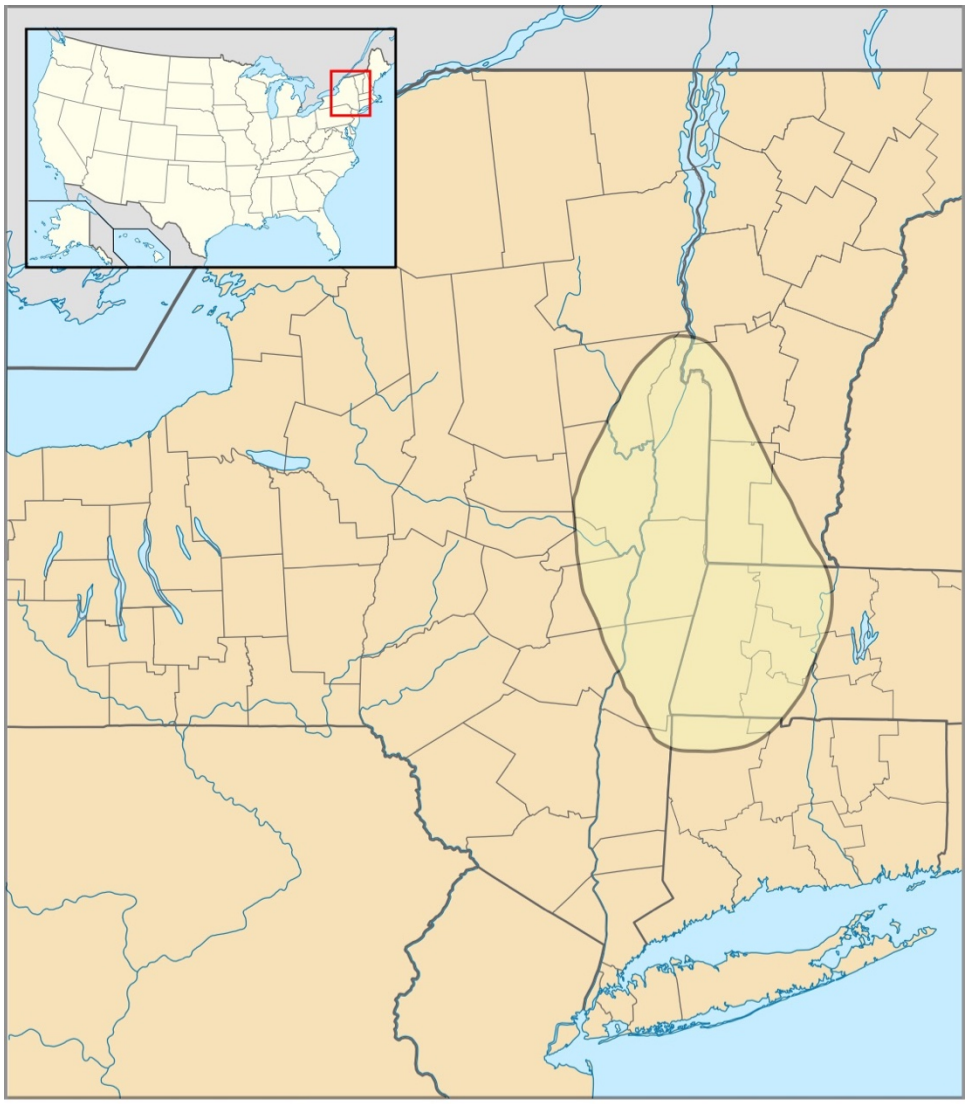
The Woodland Period is also divided into three sub-categories, the early Woodland Period (3,000-2,000 B.P.), Middle Woodland Period (2,000-1,000 B.P.), and Late Woodland Period (1,000-450 B.P.). The trend toward a more localized, semi-sedentary settlement system continued with more permanent base camps along coastal and inland watercourses. The development of new technologies during this period, including ceramics, have been thought to relate to the appearance of horticultural practices.

By the Late Woodland, horticulture including cultivation of corn and beans was widespread with increased evidence of more permanent settlements organized around the locations of soils good for planting. (Donta 1996)

The Mahican

By the time of European contact in the early 1600s, Berkshire County was the western portion of a territory controlled by the Mahicans, an Eastern Algonquian Native American tribe centered along the Upper Hudson River Valley. The Algonquian speaking peoples with whom the Mahicans are associated lived along the Atlantic coast from the Chesapeake Bay to Maine and northeastern Canada.

The Mahican homeland is believed to have extended along the Upper Hudson Valley from the Catskill Mountains north to the southern end of Lake Champlain. The territory's eastern edge included the Berkshire Plateau and Mountains in western Massachusetts, from northwest Connecticut to the Green Mountains in southern Vermont. (Sultzman 1997)



Territory of the Mahican confederacy about 1600 (Wikipedia 2018)

The Mahican were a confederacy of five tribes composed of three clans and with as many as 40 villages. Major villages were located along the Hudson River, with a council seat located east of present-day Albany. A Housatonic tribe is noted. Although culturally similar to other Woodland Algonquian, the Mahican were shaped by their constant warfare with the neighboring Iroquois.

Villages were large, usually consisting of 20 to 30 mid-sized longhouses, and were located on hills and heavily fortified. Large cornfields were located nearby. Agriculture provided most of their diet but was supplanted by game, fish, and wild foods. For reasons of safety, the Mahican did not move to scattered hunting camps during winter like other Algonquian and usually spent the colder months inside their fortified villages. Mahican villages were governed by hereditary sachems of matrilineal descent advised by a council of clan leaders. Civil authority was not strong. (Sultzman 1997)

The extent to which the Mahican occupied the Housatonic River Valley and the Lenox area is not clear. It is suggested that they came only seasonally to the

Berkshires to hunt (Kennedy 2016:loc 140). As other Native American tribes, they may have conducted controlled burns of the woodland to facilitate hunting and cleared and cultivated fertile lowland areas near villages for agriculture.

Because the Mahican population was so small for such a large land area even at its peak of population before significant contact with Europeans, it can be concluded that the landscape of the Marble Valley in general and Lenox in particular was relatively lightly inhabited or used. The landscape in Lenox likely remained heavily wooded throughout the era of Native American occupation.

Contact with Europeans (1608-1730)

Henry Hudson sailed up the Hudson River in September 1609 and established contact with the Mahicans just below Albany, who were eager to trade. The first Dutch fur traders arrived on the Hudson River the following year to again trade with the Mahicans. Besides exposing them to European epidemics, the fur trade that began with these events destabilized the region and initiated the Mahican's demise. (Sultzman 1997)

Over the next century, a complex history involving the Dutch fur trade, the Mahican, their rival Mohawk to the west, and other neighboring tribes charted the decline of the Native American cultures in the region. For a time, the Mahican played a central role as middle men between the Dutch and the other tribes. But a 1624-1628 Mahican-Mohawk war resulted in their defeat, and they abandoned their villages west of the Hudson River. European diseases took a devastating toll, decreasing their population from as high as 5000 to 8000 in 1600 to under 1000 by 1672. After further war with the Mohawks in 1662-1664 the Mahican abandoned almost all of the Hudson Valley and held their council fire at Westenhuck on the Housatonic River in the hills south of Stockbridge (Orcott 1882:AppB). (Sultzman 1997)

As more English colonists pressed northward up the Hudson and Housatonic Rivers, the Mahican had difficulty retaining their territory. Lands along the Hudson and in northwest Connecticut were sold or surrendered in the 1680s. A large section of land along the Housatonic was sold in 1724. After the sale, the only Massachusetts land that the Mahican retained was a small area along the Housatonic River between Sheffield and Stockbridge. (Soltzman 1997)

Landscape, Prehistoric, and Native American Resources

Lenox's natural landscape—its geology, soils, landforms, rivers and creeks, and other landscape characteristics—affect the historic patterns of development, land use, economy, and types and placement of historic resources throughout the Town's history. It is the essential base condition for historic character, significance, and integrity.

Archeologists suggest that the Housatonic River Valley and Marble Valley appear to have been more lightly inhabited and impacted by prehistoric and Native American peoples due to the valley's relative inaccessibility, climate, and environmental characteristics that might encourage habitation. It appears most likely that the valley was used seasonally and transitionally rather than as a continuous permanent place of habitation.

The location of known archeological sites are generally not made public in order to protect and preserve them and prevent them from being looted. The below-ground information preserved at archeological sites is essential in deepening our knowledge of prehistoric peoples and human development in New England.

Valuable sites are present within the valley that have the potential to provide information on cultural development through the artifacts buried there, such as stone tools and points. It is the context in which such artifacts are found that provide the information, not simply the artifacts themselves, and it is important that such site be preserved intact.

Sites near streams, rivers, and wetlands may be most likely to be sensitive. Sites on uplands where particular types of stone important to different prehistoric cultures could be quarried may also be of importance. Additional information needs to be made available on the archeological resources in Berkshire County and their preservation.

AGRICULTURAL DEVELOPMENT AND COUNTY SEAT (1750-1870)

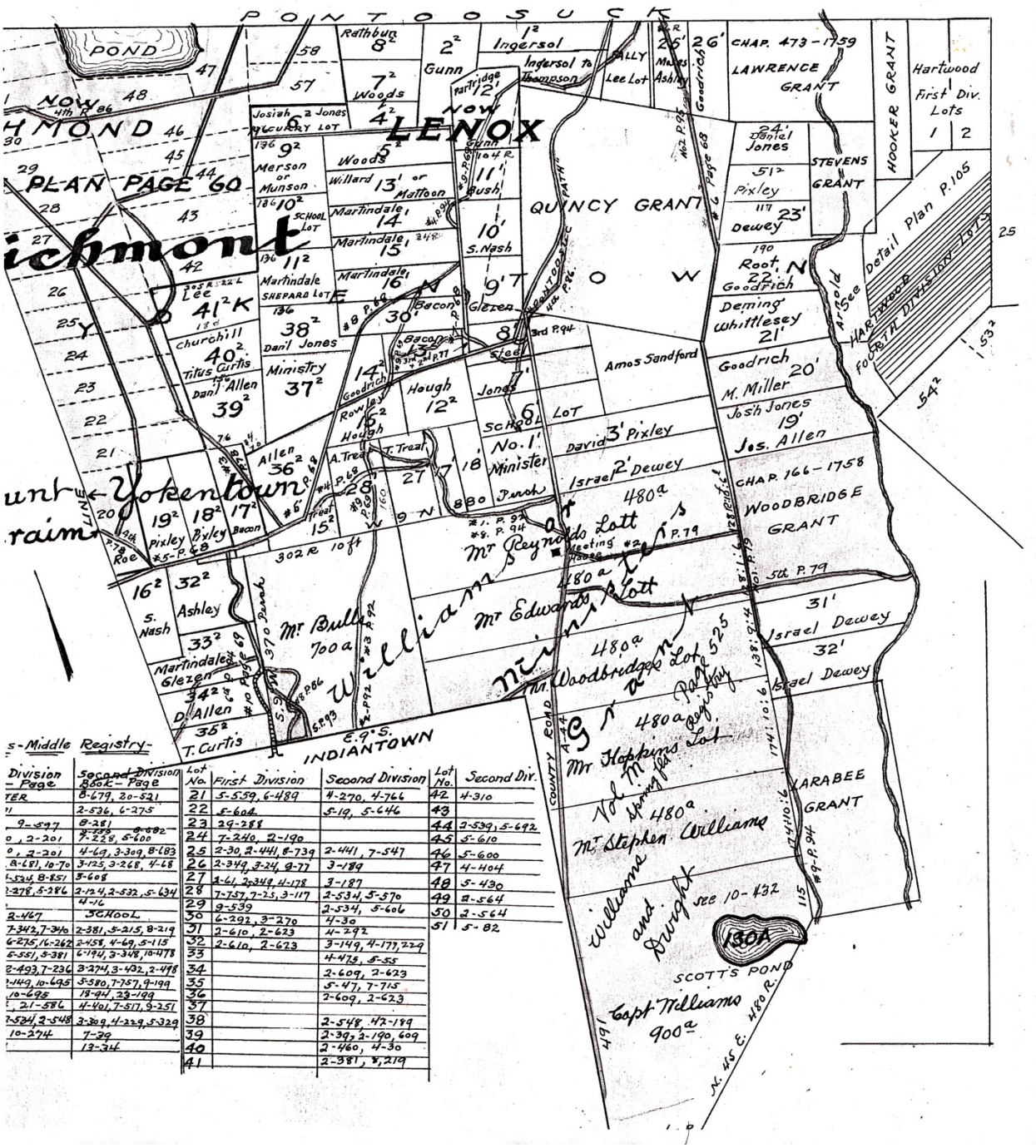
From its initial settlement in 1750 until the time of the Civil War, Lenox developed as an evolving agricultural landscape. The peak period of agricultural development in New England and in Lenox was the mid-1850s, after which time agriculture, markets, and land use began to change.

The period of 1750 to 1870 in Lenox can be viewed as dominated by an agricultural economy with farm-related resources shaping the landscape. The pre-settlement landscape was dramatically altered, and many of the historic land use patterns and resources we see today were established. Local industries during this period were integral with the agricultural landscape. Lenox's selection as county seat in 1784 significantly enhanced the Town's prestige and character and led to its beginnings as a cultural center and summer resort.

The Emergence of an Agricultural Landscape – the 18th Century

The settlement of western Massachusetts moved slowly northward up the Connecticut and Housatonic River Valleys in the early eighteenth century. In addition to the Housatonic Valley's remoteness, unrest reverberating in the aftermath of King Phillip's War (1675-78) impeded rapid settlement. Also, the location of the border between Massachusetts and New York was in dispute.

In 1724, a 12-mile by 18-mile tract of land was purchased from the Mahicans in the southwestern corner of what would become Berkshire County. Initial settlement in Sheffield, along the border with Connecticut, occurred in 1725. The Indian Mission in Stockbridge established for a remnant of the Mahican tribe was established in 1738. In 1740, the Mahican leadership gave up a 4,000-acre tract north of Stockbridge that included most of present day Lenox. (Kennedy 2016:loc 248-284)



Depiction of proprietary land grants in Lenox from records in Berkshire County Court House (LHS 2018; Wood 1969:153)

Initial settlement in the vicinity of Lenox dates to 1750, when John Hinsdale and his wife established a homestead on what is today Old Stockbridge Road just below Hawthorne Street. Hinsdale and perhaps others left the area in 1755, retreating to more settled Stockbridge, due to unrest caused by the French and Indian War. But they had returned by 1760, when Hinsdale is documented establishing an inn at his homestead (Wood 1969:12-14; Kennedy 2016:loc 309-337).

In 1761, the Commonwealth broke off the western part of Hampshire County to create Berkshire County and auctioned off large parcels of land. In June 1762, Lot#8 that included today's Richmond and Lenox was purchased by a group of investors. Conditions of the sale were that the lot needed to be subdivided into no less than 50 settlers on farms of at least seven acres, and that a town was to be established. The town was split from north to south by Lenox Mountain with two settlements, Mount Ephraim on the west and Yokuntown on the east side of the mountain. In 1767, the Commonwealth General Court granted a petition to split the township in two. Mount Ephraim was renamed Richmond, and Yokuntown was renamed Lenox. (Larson 2018:6) The original land grants for Lenox are shown on the map below.

The map shows a "Meeting House" along today's Main Street (County Road A-44) on the Reynolds Lot with "Lot No. 1, Minister," just above it, perhaps the location of the Church on the Hill. A "School Lot" is shown just to its north. "Indiantown" at the lower left is Stockbridge. "Scott's Pond" is Laurel Lake. The Housatonic River is shown along the right side of the map.

The roads on the map appear to be inaccurately drawn but give some indication to the relationship between some road layouts and the boundaries of the original land grants. East Street north of Housatonic Street follows the boundaries of five lots before bearing slightly east at the Quincy Grant. Hubbard Street and the future New Lenox Road (not shown on the map) also appear to follow boundary lines. Holms, West Mountain, Undermountain, and Reservoir Roads are also shown.

How the original grants align with landscape features and the potential layouts for farms is an interesting topic for review. Similarly, the degree to which the original grant boundaries survive in today's lot lines could easily be assessed.

The first federal census in 1790 recorded 181 households and 1172 individuals in Lenox (Kennedy 2016:loc 460), indicating that in the twenty-eight years since Lot#8's purchase and twenty-three years since the Town's founding Lenox had been substantially settled. The land grant map may give some indication of the pattern of farmsteads and might be compared to the layout of farms on later maps. David Wood's 1969 history cites early records to indicate the interests and activities of early settlers. Lucy Kennedy's 2016 history briefly characterizes eighteenth century Colonial life.

The most dramatic change in the landscape was the clearing of the forests for the establishment of farms. Clearing would have begun with immediate land needed for farming. The cutting of lumber for construction, fuel, charcoal, and other purposes would have followed until the valley and mountainsides were entirely cleared of large trees. Successional growth would have begun immediately on land not kept open for farming. The erosion of the forest's ancient topsoil would have begun.

Wood quotes a 1763 bond for performance of work in clearing woodland. The two men who were to undertake the work agreed to clear three acres in the months of June and July and an additional ten acres by the following April, being paid the sum of fifty pounds. They "shal well and truly clear up thirteen acors of

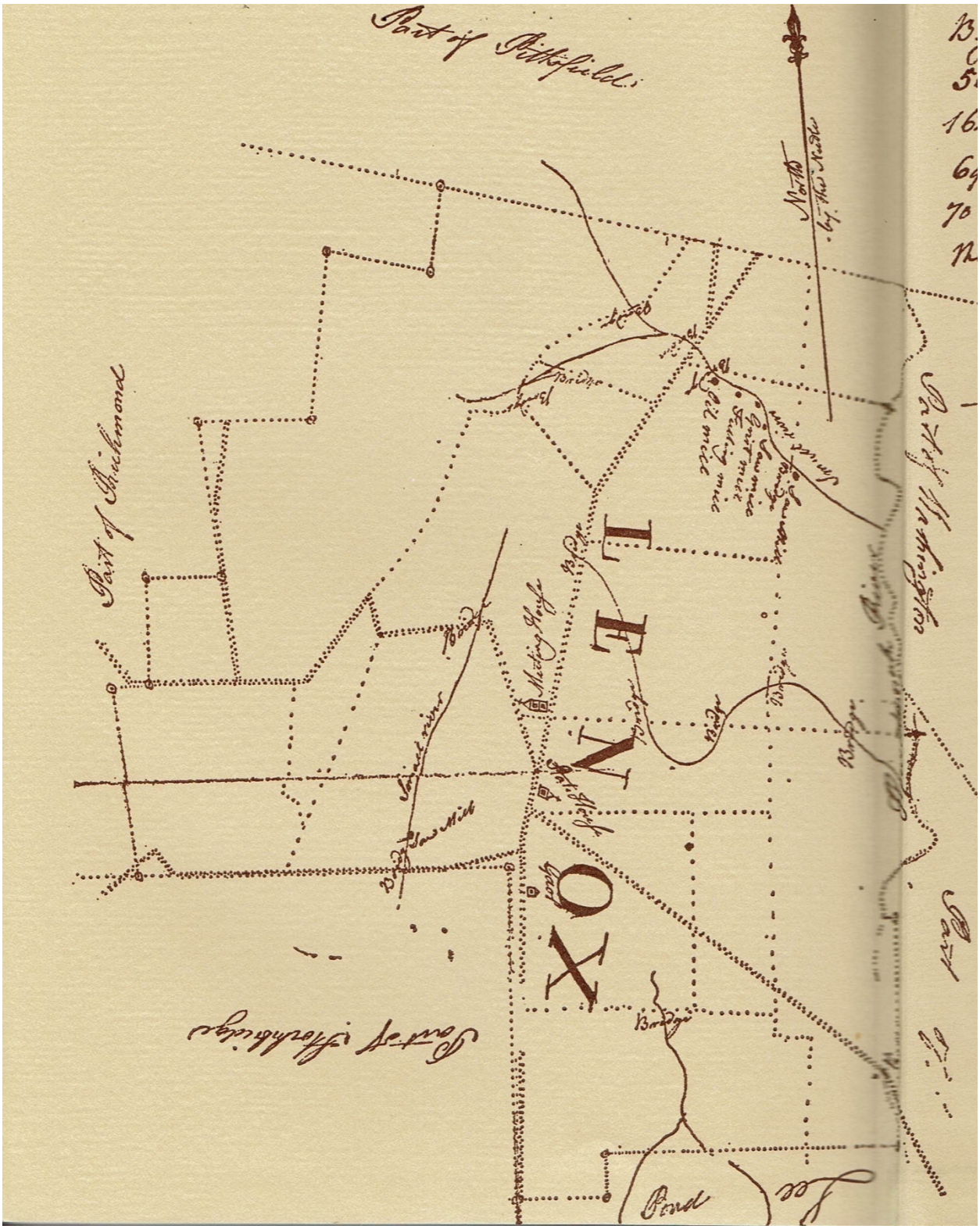


Image of the 1794 Eldad Lewis map of Lenox (Wood 1969)

land fit for to stock with hay seed for mowing and cut down all the wood that is nine inches over and less and clear it all up and burn it and cut all the logs that is on the said land fit for four Oxen to draw…" (Wood 1969:17)

In 1794, Eldad Lewis, a prominent resident, surveyed and plotted the first map of Lenox, depicting and describing the Town's boundaries. The map shows the Housatonic River on the right, county roads in double dashed lines, and local roads in single dashed lines. The courses of Yokun Brook, Willow Creek, and Marsh Brook are drawn with the locations of bridges across existing roads indicated. A "State House" is shown in the location of Lenox Village. A "Meeting House," the predecessor to the Church on the Hill, is shown at today's Main and Greenwood Streets. A "Gaol" is shown on Stockbridge Street south of the village center.

Five mills are shown in a row along Yokun Brook just east of the Pittsfield Road between New Lenox Road and East Street. They include, from west to east, an oil mill, fulling mill, grist mill, and two saw mills, the last of which is on the east side of East Street. With the exception of the last, the sites of these mills are not clearly visible today. Landscape features related to these mill sites may remain. In particular, it would be interesting to know how water was collected and run to power the mills. A small pond exists today on a tributary to Yokun Brook just south of New Lenox Road which could have been a source.

Another saw mill is shown on Marsh Brook just north of today's Hawthorn Street and the Town line. Also, a handwritten note on the map reads: "Just by the bridge near the Southeast corner of the Town is a Damn over the Housatonik River at which is a Furnace, a Forge, a Grist Mill, a sawmill & Fulling mill." The note refers to the location of Lenox Dale.

The 1791 Lewis map and Town records suggest a fully developed agricultural community in Lenox by the late eighteenth century. However, the current inventory of historic resources lists only seven surviving resources from the late 1700s. All are in the village. Six are prominent residences. The other two are the First County Courthouse and Lenox Burial Ground. All are located in Lenox Village and are well documented in the Area Form and recent National Register Historic District nomination for the village, as well as in other sources (Larsen 2018).

Other eighteenth century building and landscape resources may be present at the sites of farmsteads, where earlier buildings were probably incorporated into or replaced by later dwellings and agricultural buildings. Further inventory, research, and documentation of early resources is warranted.

The 1854 Clark Map – Peak Period of Agricultural Development

In 1854, a map of Lenox was published by Richard Clark of Philadelphia. This map depicts Lenox at the time of its peak period of development as a thriving agricultural community. Following the Civil War, rapid momentum in the acquisition of land and construction of new residences by The Cottagers, wealthy summer residents, led to the sale of farms, demolition of farmsteads, and reconfiguration of the landscape, particularly in the southern portion of the Town. Agriculture in New England was changing after the Civil War, and a long period of farm decline and farm field abandonment ensued. The Clark map,

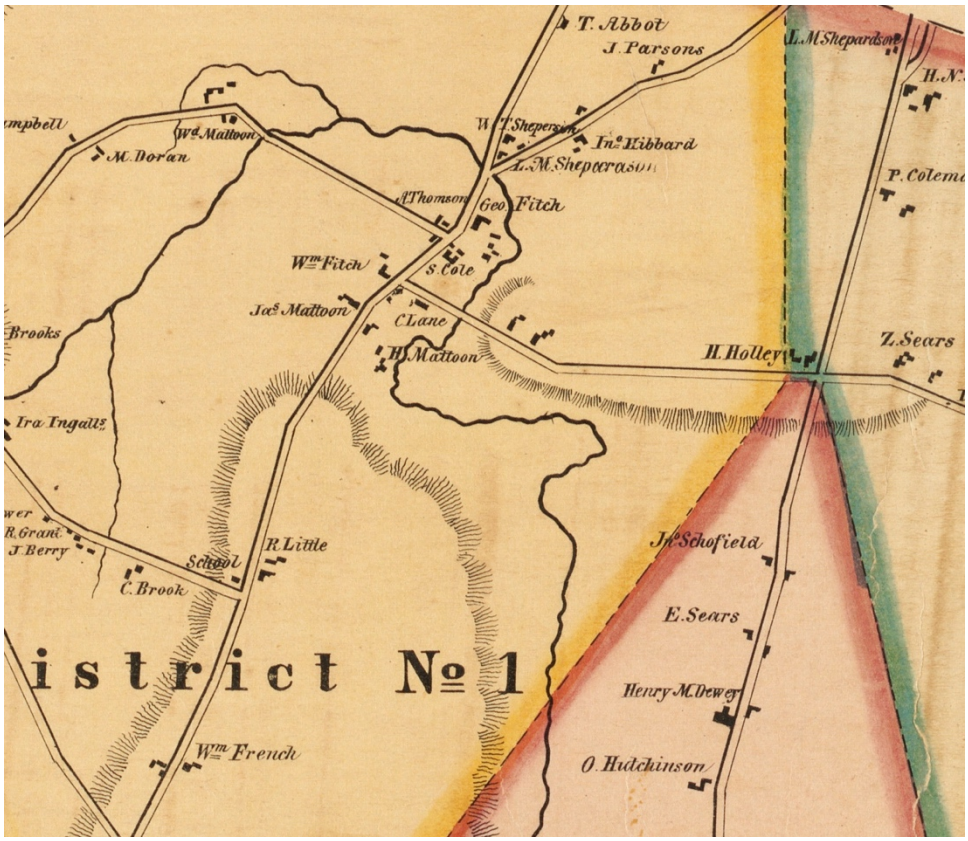
therefore, is an important record depicting historic resources before the decline of agriculture and influx of The Cottagers.

What is most remarkable in the Clark map is the detail with which individual buildings are depicted. The locations of buildings can be accurately determined by their position with respect to historic roads—most buildings, including farmsteads, which dominate the map, were located immediately adjacent to roads. In addition, the actual configuration of individual buildings is depicted in considerable detail. Comparison of the depicted configurations of buildings on the map with buildings surviving today indicates a high degree of accuracy.



The 1854 Clark map depicts Lenox at the time of its peak period of agricultural development before the substantial changes to the landscape brought by the Cottage Era.

The Clark map is a remarkable record that enables us to study the layout of mid-19th century historic resources with confidence and in detail. The map can be used as a baseline for the inventory and documentation of Lenox's agricultural era. Resource types are discussed below.



Detail of the 1854 Clark map in which the configuration of individual buildings can be seen. The Pittsfield Road is shown north-south on the left and East Street is shown north-south on the right. Buildings are depicted in the village at the intersection of the Pittsfield, Holmes, West Mountain, and New Lenox Roads. Farmsteads are shown lining East Street. Few if any of the historic buildings shown at the intersection survive.

Landforms, River, Brooks, and Boundaries

Landforms are only generally depicted on the Clark map, indicated by hash marks outlining the general configurations of sloped land features. However, the configurations accurately show the locations of major landforms that dominated the landscape. At the time, with the lack of tree cover, the landforms would have been more visually prominent than they are today. The Clark map should be laid over a contemporary landform map to better see how individual features relate to topography.

The Housatonic River is accurately depicted on the map, thought simplified in the number and detail of its many turns. Specific locations along the river can be identified today. The configurations of Yokun Brook, Willow Creek, Sargent Brook, and Marsh Brook are also accurately depicted and help identify where resources are located.

Wetlands, however, are not shown on the map, either along the river or elsewhere, such as Parson's Marsh. Like the landforms, their contemporary projection onto the map helps explain the condition of the land and why some areas are not developed.

Property boundaries are not shown on the map, but the projection of the original lands grants along with today's property lines and fence lines would help identify the probable configuration of historic farm properties and possibly infer land use.

Road Network

Lenox's historic road network survives intact. The earliest roads are shown on the 1791 Lewis map and can be compared to those on the Clark map as well as contemporary maps today. Road configurations have changed very little. For the most part, new roads have been added and older roads have not been removed.

The 1794 Lewis map distinguished between county roads and local roads and shows the locations of bridges constructed across stream crossings. The 1854 Clark map shows the roads with some accuracy. Most of the roads existing in 1854 were also present in 1794. West Street running west out of Lenox Village, however, does not appear to be present in 1794. Rather, today's Hawthorne Street appears to run due west along the south boundary between Lenox and Stockbridge beyond Undermountain Road to the southwest corner of the Town.

The Stockbridge-Pittsfield Road through Lenox Village has historically been the primary north-south route through the valley. South of the village, it runs along high ground between Laurel Lake and Stockbridge Bowl, avoiding wetlands and stream crossings.

North of the village, it rises and crosses through a slight gap in the geological landform that projects east from Lenox Mountain and includes Kennedy Park. The rock landform projects east beyond the Pittsfield Road (Main Street) with continued rocky high ground east of today's Route 7/20 bypass. North of the gap, the road descends along a long ridge crossing water only at Yokun Brook. Just beyond Yokun Brook, Holmes Road breaks off to the the northeast, the two roads having joined historically to share a single bridge.

These road configurations closely relate to topographic features and helped determine how lots were laid out and land was used. Lenox's roads are among the Town's most intact and lasting historic features. Changes to the road network have been additive since the agricultural era.

Farmsteads

As noted above, individual buildings are shown on the 1854 map in remarkable detail. Building configurations are shown along with owners' names and, in some cases, uses (schoolhouse, saw mill, etc.). Many of the buildings shown outside of Lenox Village are historic farmsteads. A number of the farmsteads have been lost, but many remain. The Town's historic resource inventory appears to be incomplete, concentrated around Lenox Village and missing farmsteads to the east and north. The Clark map can be used as an important starting point in continuing the inventory of mid-nineteenth century resources in Lenox.

South of Lenox Village, most of the historic farmsteads have been lost, replaced with late nineteenth century Cottages. Farm configurations have also been changed, as the wealthy summer residents assembled larger properties by combining farms and subdivisions for some residences were created.

East Street was a primary location for farms in Lenox, with better soils than the rocky slopes flanking the Pittsfield Road. A number of historic farmsteads line East Street in the 1854 map, many of which remain. These are probably the locations of initial eighteenth century farms, though the earlier buildings were probably replaced or absorbed into larger residences during the more prosperous times of the early 1800s.

As noted above, the layouts of farms may be able to be conjectured by layering the original land grants over the 1854 map along with contemporary property lines. Historic property lines may be able to be identified. The locations of natural features and historic landscape features such as fence lines, farm lanes, woodlots, and field lines may help identify how farms were laid out and used.

As has been mentioned, Lenox was nearly devoid of trees during the agricultural era. In reconstructing the appearance and use of the agricultural landscape, the lack of trees and open vistas should be taken into account. Soil erosion was a serious issue during this period, eroding hillsides and farm fields and silting creeks and rivers.

Village along the Pittsfield Road

The 1854 map shows a complex of buildings at the intersection of West Mountain, New Lenox, and Holmes Roads with the Pittsfield Road at Yokun Creek. Few if any of these buildings remain, having been replaced by twentieth century highway commercial development. The story of this village should be a subject of future research. It is not clear that the village had a name, as New Lenox referred to the railroad station east of the intersection near the river rather than to the intersection.

South of the village along the Pittsfield Road several historic farmsteads remain but are threatened with possible commercial development. A few of the historic residences have been poorly treated. One, last used as a restaurant, is currently vacant.

Mills

Three saw mills are shown on the 1854 map, one of which is also shown on the 1794 Lewis map. The string of mills shown on the 1794 map along Yokun Brook west of East Street do not appear in 1854. The saw mill shown just east of East Street in 1794 remains in 1854 and is depicted with a mill pond. Today, the mill pond remains as a marsh, silted in.

Similarly, a saw mill shown with a pond on the 1854 map along New Lenox Road east and uphill from the Housatonic River also remains as a marsh. A saw mill shown on the 1854 map along Willow Creek east of East Street does not appear in 1794 and has no pond depicted. Willow Creek is also labeled Sawmill Brook on Google Maps. These sites should be investigated and documented.

Railroad

The construction of the railroad along the Housatonic River occurred around 1850. Three stations were constructed in the Town; Lenox Dale, Lenox Station at the intersection of Housatonic Street and Crystal Streets, and New Lenox. The location of Lenox Depot is labeled on the 1854 map. The impact of the railroad on local industry is outlined further below.

Early Industry (1783-1877)

Early industries were closely associated with the agricultural landscape. Because of the limitations of wagon transport on rough, narrow dirt roads, early industries had to be located near the sources of the raw materials they were dependent upon. Because they were driven by water power, they had to be located along streams and rivers where water could be dammed and the gradient was sufficient to provide enough drop to turn water wheels.

Though located in mountainous terrain, Lenox's geography was not ideal for water power. The early mills shown on the 1794 and 1854 maps of Lenox show mills along the lower runs of Yokun Brook, Willow Creek, and Marsh Brook. As mentioned above, three saw mills, a grist mill, an oil mill (for linseed oil), and a fulling mill (for treating fabric, especially wool), are shown on the 1794 map. Three saw mills are shown on the 1854 map. The lower runs along which they were located do not appear to have a great deal of gradient, and this seems like a relatively limited number of mills for an agricultural community. Additional mills, especially grist mills, may have been located in adjacent towns.



Lenox Dale in 1875 – furnace to the left and grist mill to the right. (LHS; Chague 2015:2)

As mentioned, the 1794 map lists Lenox Dale as having a grist mill, saw mill, and fulling mill in addition to its furnace and forge. The grist mill is shown in the 1854 map along with the furnace and glass works. While the Housatonic River clearly has the greatest water flow and seems like a logical place for water powered mills,

it is also liable to flood with some seasonal frequency and is therefore harder to control and liable to destroy any works along it. Mills along smaller creeks were more common.

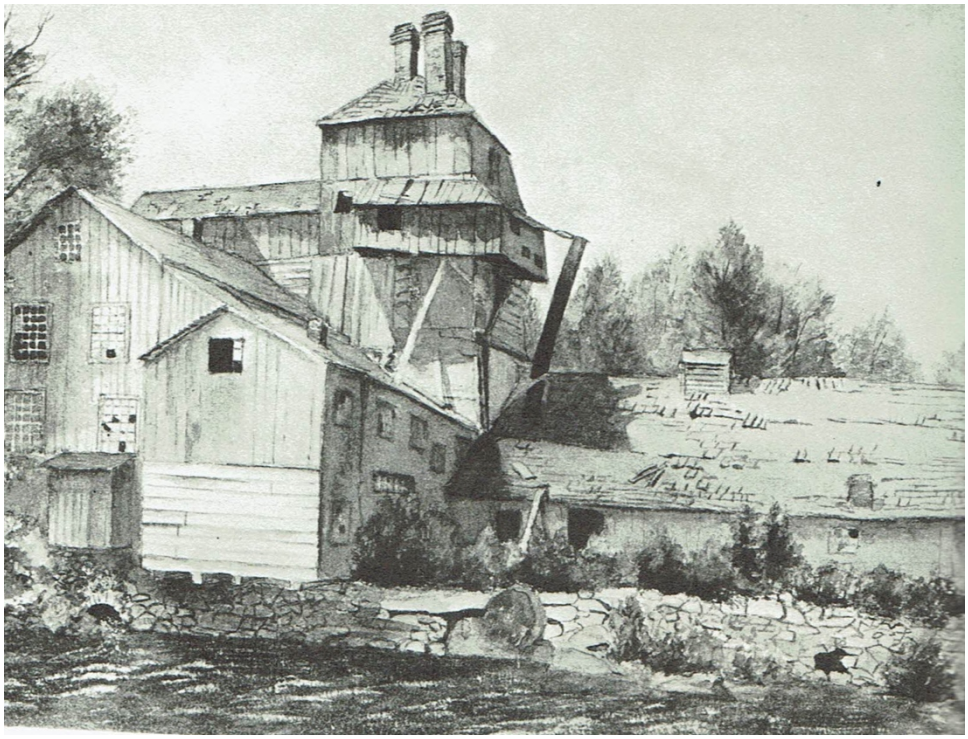
Historic resources associated with mills include not only the mill structures and sites themselves, but streams, dams, ponds, head races, tail races, and wagon roads. These landscape resources should be studied as part of industrial sites.

Lenox Furnace

Ironworks were also part of the agricultural landscape. They were sited in response to four critical needs: iron ore, water power, wood for charcoal, and limestone. Furnaces needed to be located near the sites of the iron ore beds from which the ore was extracted and were dependent upon wagons and oxen to haul the ore to the furnace.

While the location of ironworks near adequate deposits of good iron ore was of primary importance, the precise siting of the ironworks was dictated by the need for water power. Water power was an essential part of the ironworks, needed to provide furnace blast and to power forges and other machinery. Water power was used to force air into the furnace, promoting high-temperature combustion of charcoal fuel and resulting in chemical reactions that liberated the elemental iron in the ore from its chemical bonds to oxygen, silica and various other impurities.

A local source of limestone was needed as a fluxing agent in separating contaminants from the ore. As the iron ore and limestone melted in the furnace, the impurities in the ore floated to the top of the liquid. The melted limestone combined with the nonmetallic impurities, converting them to liquid slag.



Lenox Furnace from a late nineteenth century watercolor (LLA; Wood 1969)

Large quantities of wood were necessary to make charcoal to fuel the furnace. The wood was cut from the forests in the adjacent mountains of the Berkshire Mountains and Plateau and Taconic Range. The wood was stacked and slow-burned into charcoal on the mountain and hauled to the furnace in wagons by oxen. The consuming need for large quantities of charcoal caused the clear cutting of the extensive mountain forests, clearing the mountains of forest that had thrived for hundreds and thousands of years in only a few decades.

Because of the need to be in proximity to these natural resources, ironworks tended to be located in rural and remote areas. As was mentioned earlier in relation to the geology of the Berkshires, the Marble Valley was a source of good iron ore that was formed in limestone/marble till through chemical reactions with minerals in the schist and phyllite of the Taconic Range. The largest ironworks in the Marble Valley were located in Richmond and West Stockbridge, on the western side of Lenox Mountain, and in northwest Connecticut.

Iron ore for the Lenox Furnace was dug from an ore bed on the west side of Lenox Village, the site of today's playground on Ore Bed Road. Mines were dug west laterally from here beneath the village itself, later causing building settling (Wood 1969:69). The Belden mine consisted of two small open pits, now filled with water, located west of the village on the east side Undermountain Road below Baldhead overlook, across the road from today's Stonover Farm Bed and Breakfast. Major A. G. Belden was a former owner of the property. (Chute 1945:53-54)

The furnace in Lenox Dale was established about 1783 and has been fully researched by local historians in Lenox. The furnace operated under various ownerships until 1877. Around the furnace, an early industrial village arose. As mentioned, the 1794 map mentions a grist mill, saw mill, fulling mill, and forge in addition to the furnace. The 1854 map and an 1858 map of of Lenox Furnace show the furnace, glass works, two blacksmith shops, grist mill, saw mill, coal sheds, w.w. shops, office, store, hotel, residences, depot, and other buildings.

The glass works was existing in 1853 using pure quartz sand quarried from the sides of October Mountain. Some sources suggest that glass manufacturing may have begun as early as 1765. It operated with difficulty and eventually closed in 1872. A paper mill was constructed upriver from Lenox Dale at Housatonic Street and Woods Pond in 1835 and continued in production until the mid-twentieth century. After the closing of the furnace the name of the village was changed from Lenox Furnace to Lenox Dale. (Chague 2015; Wood 1969:66-69; Kennedy 2016:loc 893-921; LLA 2016:59-65; Drew 2008)

As the Marble Valley's agricultural landscape developed, intensified, and prospered, so did its ironworks. The iron industry was an important part of the regional economy, providing wrought iron to local blacksmiths, craftsmen, and small manufacturers located in local towns and villages, as well as cast iron products to farmers and residents. In addition to its importance to the local market, iron was exported out of the region but had to be hauled by wagon, which was difficult and time consuming. As with the agricultural landscape, the iron industry reached a peak period of development in the years before the Civil War.

Impact of the Railroad

With the construction of the railroad through Lenox in 1850, it became possible to import raw materials from other places and ship out finished products as well. Lenox was no longer isolated and limited by the difficulties of wagon transport.

With the increased networks of railroads regionally and nationally, it was no longer necessary to locate ironworks near the sources of iron ore. Better sources of iron ore could also be shipped from distances. With changes in technology, it became possible to run mills with steam engines fueled by coal. Ironworks could be fueled by coke or coal shipped from coal mines in Pennsylvania and elsewhere. Mills, forges, furnaces, and other manufacturing facilities were no longer dependent on water power.

Processing and manufacturing operations began to be concentrated in urban centers such as Pittsfield, where raw materials, machinery, and labor could be concentrated in a single location. Manufacturing operations became larger, more sophisticated, and efficient to operate. Small, remote operations like the Lenox Furnace were driven into specialty products suited to the grade of their ore and their capabilities. Eventually, they were driven out of business. The Lenox Furnace closed in 1877.

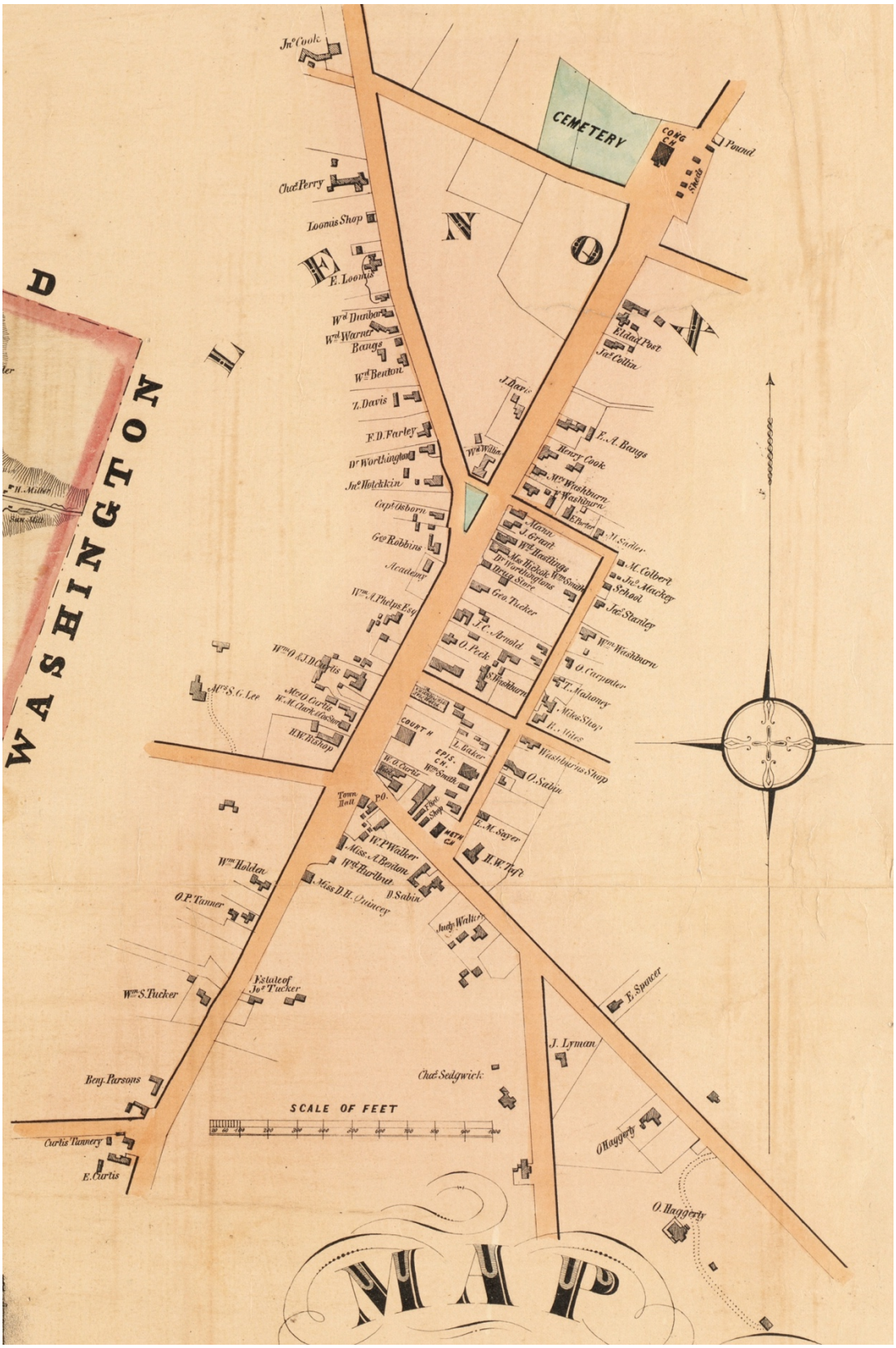
The railroad allowed other industrial operations to grow along the Housatonic River in and north of Lenox Dale in the late nineteenth century. It also facilitated travel for the Cottagers who summered in Lenox and transformed the Town.

Inventory and Documentation

Lenox's industries have been researched by local historians but they have not been inventoried or documented as historic resources significant to the Town and the region. Lenox Dale in particular is a complete small industrial village that has developed over 250 years with mills, manufacturing buildings, residences, offices, shops, schools, churches, dams, bridges, railroads, and other resources. It has a rich history, a high degree of historical integrity, and is in need of inventory and documentation.



Lenox Glassworks employee cottages on Crystal Street in Lenox Dale (LLA:2016:79)



Lenox Village from the 1854 Clark map – peak period of the village's development before expansion during the Cottage Era. This is the period for which the village is best known.

County Seat – Lenox Becomes a Shire Town (1784-1868)

In 1784, a committee from the Massachusetts State Legislature chose Lenox to be the county seat for Berkshire. The selection was made due to the rising population in the northern portion of the county and Lenox's central location. The town would remain the county seat until it was moved to Pittsfield in 1868. The first session of court was held in September of 1787. Planning for a new courthouse began in 1786, though the courthouse construction wasn't completed until 1791 or 1792. A county jail was constructed just down the hill from the village on the Stockbridge Road. (Larson 2018:19; Wood 1969:61)

The First County Courthouse (LEN.27) was constructed at the corner of Main Street and Walker Street and faced west to Main Street. By 1815, it was determined that this building was no longer adequate and a Second Courthouse was constructed by 1816 further north on Main Street in the center of the village. This building is now the Lenox Library (LEN.21), among the best known buildings in Town. The original courthouse was converted to the Town's administrative building and rotated on its site to face Walker Street. The building was moved to Housatonic Street in 1901, when the current Town Office was constructed. It was since greatly modified for commercial and apartment use. (Kennedy 2016:loc 727; Larson 2018:2-3)

The location of the county court in Lenox had a dramatic impact on Lenox Village and transformed the village into a regional center. Many of the best known and most highly valued buildings in Lenox are from the courthouse era of the early nineteenth century. They include the Second Courthouse (Lenox Library, 1815-16, LEN.21), Lenox Academy (1803, LEN.15), Church on the Hill (1806, LEN.1, LEN.B), Curtis Hotel (1829/1853 – later altered and expanded, LEN.23), and a number of prominent residences (1804-1860).

This is the early period for which Lenox Village is best known and visualized in the minds of residents and visitors. Though lawyers and other professionals visited Lenox Village with business relating to the court, the county seat induced many to take up permanent residence here (Larson 2018:23). Prominent Federal and Greek Revival residences line Main Street and establish the early nineteenth century visual character for which Lenox Village and the Town as a whole are known. The county seat period ended in 1868 after the General Court voted to move the seat to Pittsfield. (Wood 1969:64; Larson 2018:20)

The 2018 National Register Historic District Nomination and Area Form outline the historical development of Lenox Village and its buildings from this era (Larson 2018). Approximately 45 resources have been identified within the historic district dating from the period 1800-1870.

Local historians have documented the stories of individuals and residents from the early nineteenth century. The original 1987/88 inventory of historic resources in Lenox concentrated on Lenox Village and its immediate area, focusing specifically on these early buildings. The 1975 local historic district boundaries were drawn to include these earliest public and residential buildings. The 2011-12 update of the historic resource inventory concentrated on these buildings and was an initial step to preparation of the National Register nomination.



View of Lenox Village, intersection of Main and Walker Streets. The First County Courthouse is on the right. The original iteration of the Curtis Hotel is to its left, and the Second County Courthouse, now the Lenox Library, is further left, immediately above the carriage. (Form Barber in Wood 1969)

Arrival of Culture and Beginnings of a Summer Resort (1821-1870)

During the second quarter of the 19th century Lenox became a cultural center, a result of which was the early establishment of the area as a seasonal destination for intellectuals and the wealthy. In 1821 Charles Sedgwick became the county clerk and he and his wife Elizabeth moved from Stockbridge to Lenox. Charles' older sister Catherine Sedgwick, a well-known novelist, would visit her brother and sister-in-law often, and described Lenox as a "bare and ugly little village."

However, "Three years later in 1824 she conceded, 'I perceive many beauties that I have before been quite blind to.'" She would eventually move to Lenox and, with her sister-in-law, run the Mrs. Sedgwick's School for Young Ladies founded in 1828 by Elizabeth. The attendees of the school, also referred to as "the Culture Factory", included the later famous actress Charlotte Cushman, Alice Delano, Ralph Waldo Emerson's daughter Ellen Emerson, and Winston Churchill's mother Jennie Jerome.

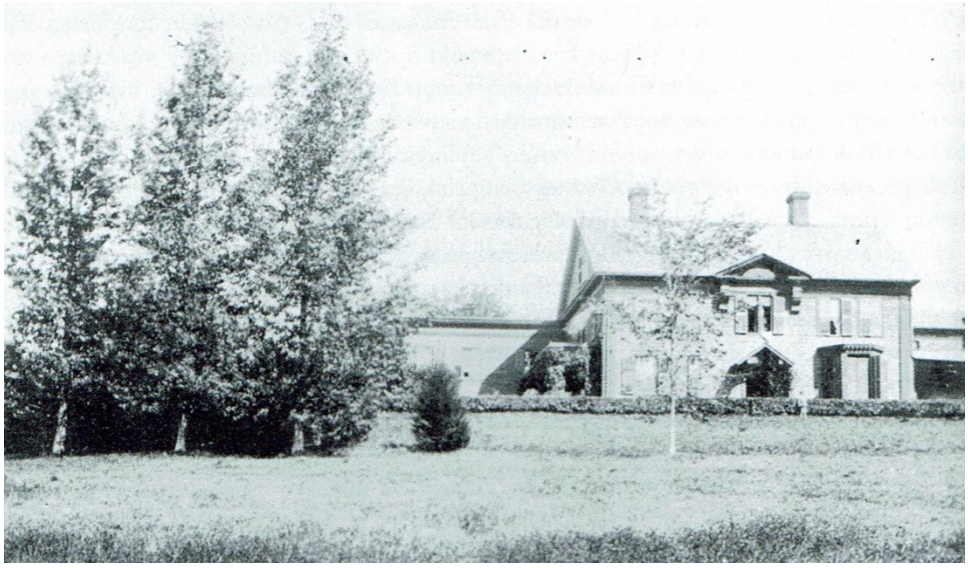
The Sedgwick family was well connected and hosted many friends and visitors from urban areas such as Boston and New York. Some of these visitors would become seasonal visitors and would eventually purchase or build summer homes in the village and surrounding area.

One such friend of the Sedgwicks was Samuel Gray Ward, an early transcendentalist poet, a Boston banker, and a co-founder of the Metropolitan Museum of Art. Ward purchased a farm on the ridge overlooking Stockbridge Bowl in 1844 and built Highwood Manor on the property in 1845. Designed in the Picturesque Gothic Revival Style by New York architect Richard Upjohn, Highwood Manor is considered the first of many summer residences built in Lenox over the next seventy-five years.

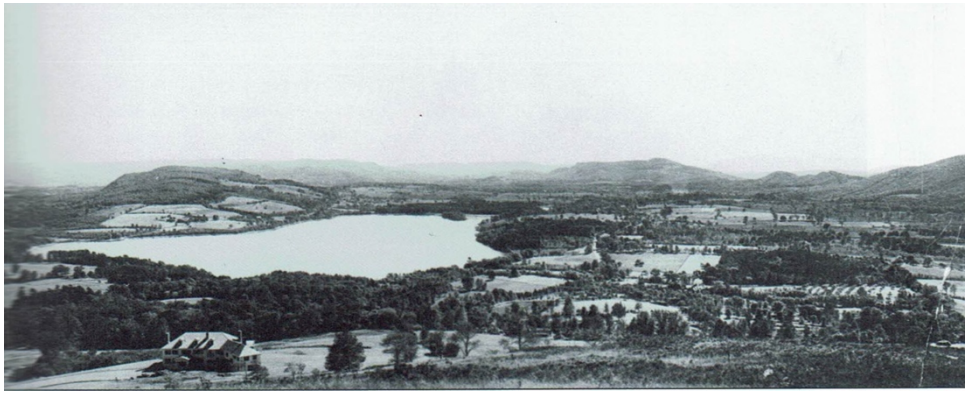
Another friend of the Sedgwicks was the British actress Fannie Kemble who they had introduced to Lenox by 1835 and who over the years became one of its best known celebrities. When visiting, she stayed at the Curtis Hotel until she became

a full-time resident and bought her own home on Kemble Avenue in 1850.

Such visitors brought back their experiences and impressions of Lenox to their social circles in Boston and New York. Others who came to Lenox to visit and eventually stay included the poet and leader of the transcendentalist movement, Ralph Waldo Emerson, the novelist Nathaniel Hawthorne, the pianist Frederick Rackemann, and the abolitionist Reverend Henry Ward Beecher.



The Sedgwicks' home on the ridgeline near the intersection of Kemble Street and Walker Streets after having been moved from the intersection of Church and Walker Streets in 1850. The building no longer exists. (LLA 2016:26)



The view south over Stockbridge Bowl. (LLA 2016:29)

Lenox, through word of mouth, family connections and the invitation of friends already familiar with the area, became a summer destination, which was greatly facilitated when the train connection to New York was completed in 1850.

Up through the first quarter of the 19th century the economy of Lenox was still largely based on agriculture, though in the village the county court and its activity generated additional sources of employment and income. During the second half of the 19th century employment and business opportunities were no longer solely centered on visitors to the court but on those escaping the grind and grime of city living. The influx of visitors to Lenox during the 1840s and 1850s impacted the

lives of permanent village residents by creating new opportunities for employment. These included work as shopkeepers, domestic service in homes and hotels, farm managers and laborers.

The 1850 federal census listed 1599 individuals living in Lenox, an increase of 627 over the first census in 1790. Of the 484 who listed occupations, 181 or 37% listed themselves as farmers. 132 or 27% were listed as laborers, which included those working in the mills at Lenox Furnace. 171 had other occupations including those related to the court, commerce, and services such as blacksmiths.

In the early 19th century many farmers had side industries such as managing a livery, blacksmithing, and being teamsters. By the mid-19th century these side industries had become the primary mode of income for many families in the village. (Larson 2018:24-25; Kennedy 2016:loc 1093,1117)

This early period of Lenox social and cultural life is well studied by local historians. Most of the above discussion is drawn from the Area Form and National Register nomination prepared for the village. However, Cornelia Gilder's and Julia Peters' book *Hawthorne's Lenox, The Tanglewood Circle* describes the period and the personalities in considerable detail (Gilder 2008).

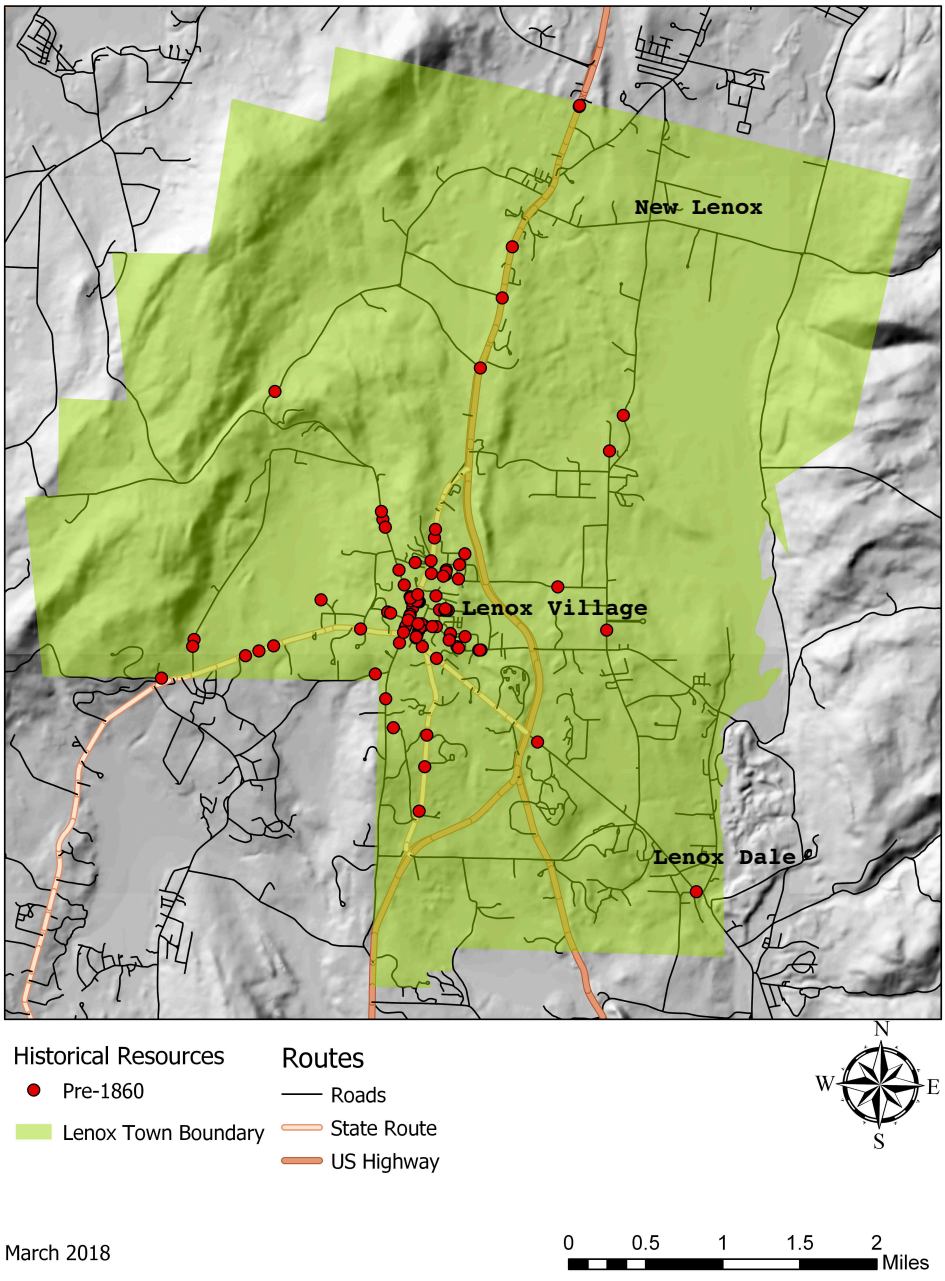
The locations chosen for these early summer residences tended to be close to the village on its south side on high ground with prominent views south over Stockbridge Bowl. As has been mentioned in discussion of the agricultural landscape earlier in this chapter, the land had been cleared of trees for farming and the views south from this portion of Lenox were spectacular. Some of the residences were built just over the Lenox boundary in Stockbridge, including one of the best known today, Tanglewood. Most of the early summer residences no longer exist, having been replaced with later, larger summer residences in the late nineteenth century. Any of the remaining early residences should be clearly catalogued.



By the 1860s, the summer homes being constructed were becoming visibly larger and grander. Wyndhurst was constructed c.1865 by John Rathbone, an Albany NY stove manufacturer, on the site of an 1803 farmhouse with a spectacular view that had been owned and occupied by Reverend Henry Ward Beecher from 1853 to 1857. Rathbone had the farmhouse moved down the hill. This house was replaced in 1899 by one yet much larger and grander which survives today. (Gilder 2008:66)

Summary – Agricultural Development and County Seat

From its founding in 1767 to the Civil War, Lenox developed an agricultural economy, including a range of early industries dependent upon water power and wagon transportation. Selected as the county seat, Lenox Village grew in prestige and wealth and became an early nineteenth century regional center. Lenox's exposure to affluent and cultured individuals from Boston and New York led to its beginnings as a summer resort for those attracted by its scenic beauty and summer weather. Though studied by local historians, many of Lenox's early nineteenth century historic resources have yet to be inventoried and recognized.



Map showing the inventoried historic resources dating prior to 1860. A significant number of resources associated with Lenox's agricultural era have not been inventoried.

THE COTTAGE ERA (1870-1930)

In the late nineteenth century, the summer resort trend in Lenox that began in the 1840s dramatically increased and gained a momentum and scale that would have been difficult to comprehend. Lenox and its neighbors, Lee and Stockbridge, became a center of society and wealth as the cool and scenic Berkshire Hills attracted the affluent and socially prominent from New York, Boston, and elsewhere for the summer and fall months.

Large areas of land changed hands. Building boomed, and the estate mansions and landscapes that were constructed, designed by some of the best New York and Boston designers, became ever larger and more extravagant. One result was the loss of the agricultural landscape in the southern half of the Town.

The Gilded Age

The Gilded Age was a post Civil War boom that began in the 1870s and lasted until about 1900. It was a period of rapid economic growth, especially in the North and West, spurred by the transportation and industrial expansion sparked by the war-time investment. During the 1870s and 1880s, the nation's economy rose at the fastest rate in its history. Railroads were the major growth industry, with the factory system, mining, and finance increasing in importance.

However, the Gilded Age was also an era of abject poverty and inequality as millions of immigrants—many from impoverished regions—poured into the country, and the high concentration of wealth became more visible and contentious.

The United States became a world leader in applied technology during this period. From 1860 to 1890, 500,000 patents were issued for new inventions—over ten times the number issued in the previous seventy years. George Westinghouse invented air brakes for trains making them both safer and faster. Theodore Vail established the American Telephone & Telegraph Company and built a great communications network. Thomas Edison, in addition to inventing hundreds of devices, established the first electrical lighting utility, basing it on direct current and an efficient incandescent lamp. The availability of electric power fueled new, larger industries and spread rapidly across American cities, transforming American life.

The period saw an influx of millions of European immigrants attracted by economic opportunity and higher wages. The rapid expansion of industrialization after the Civil War led to real wage growth of 60% between 1860 and 1890, spread across the ever-increasing labor force. Immigration from Europe and the eastern states led to the rapid growth of the West, based on farming, ranching, and mining. Labor unions became important in the very rapidly growing industrial cities.

Wealthy industrialists and financiers were labeled "robber barons" by their critics, who argue their fortunes were made at the expense of the working class and were a betrayal of democracy. Many business leaders were influenced by the theory of Social Darwinism, which justified laissez-faire capitalism, ruthless competition and social stratification.

Others argued that business leaders were "Captains of industry" who built the core American industrial economy and created the non-profit sector through acts of philanthropy. Andrew Carnegie donated over 90% of his wealth and said that philanthropy was their duty. Private money endowed thousands of colleges, hospitals, museums, academies, schools, opera houses, public libraries, and charities across the North and West.

The unequal distribution of wealth remained high during this period. From 1860 to 1900, the wealthiest 2% of American households owned more than a third of the nation's wealth, while the top 10% owned roughly three fourths of it. In terms of property, the wealthiest 1% owned 51%, while the bottom 44% claimed 1.1%.

Two major nationwide depressions—the Panic of 1873 and the Panic of 1893—interrupted growth and caused social and political upheavals. (Wikipedia 2018: The Gilded Age)

Lenox's Cottage Era

In Lenox, this period is known as The Cottage Era during which the affluent amassed large estates and built ever larger and more expensive mansions. It began shortly after the Civil War, a continuation and expansion of the pre-war summer resort period, and ended with the Great Depression. The period saw an enormous volume of new wealth in the hands of very few and an even greater divide between the haves and the have-nots. Those that had the wealth spent it building second, third, and fourth homes in places like the Adirondacks, Newport, the Hudson Valley, and Lenox (Larson 2018:27).

The era of rapid new construction peaked about 1910 and then coasted into years of world war and the 1920s. The construction primarily impacted the southern portion of the Town and immediately adjacent areas of Lee and Stockbridge, taking advantage of the high ground with scenic views south toward the hills. Trees had been removed from the landscape by farming and the iron industry, and open, unrestricted views were more spectacular than they appear today.

As land was sought after for new estates at increasingly high prices, Lenox farmers jumped at the chance to sell their farms, which had become uncompetitive with the vast agricultural expanse of the mid-west that had been opened by the railroad. These summer homes were called Cottages even though they were far from it, and their owners were called "Cottagers."

Andrew Carnegie was a "cottager" who bought Shadowbrook in 1917, once the largest home in the country. Anson Phelps Stokes, who had Shadowbrook built in 1893, was the son of James Stokes who made his fortune in mining, banking, and real estate. Ventfort Hall was built in 1893 for George Hale Morgan and his wife Sarah Spencer Morgan (sister of the banker J.P. Morgan) by George's mother. William Douglas Sloane made his fortune as a furniture maker, but could not afford his cottage Elm Court without his wife's wealth; she was Emily Vanderbilt, granddaughter of Cornelius Vanderbilt. (Larson 2018:27)

Local tradesmen as well as carpenters and stonemasons from England, Italy, and Germany settled in Lenox to build the estates. Estates needed to be staffed with maids, butlers, chauffeurs, and gardeners. Hotels like the Curtis expanded and

took on more staff as the volume of visitors to Lenox grew in this period. Several livery businesses were established in order to accommodate the need for transporting visitors to and from the train station, stalling horses, and parking carriages. Many immigrants, who first came to the village in the 1840s as laborers on farms and domestics in hotels, were now making a name for themselves with their own businesses. (Larson 2018:29)

In the early 20th century the prosperity that Lenox experienced during the last years of the 19th century continued unabated. The year-round working class population that serviced the cottagers and hotel guests increased by nearly 30% between 1880 and 1910. To accommodate this growing population there were several village expansions with subdivisions and new streets like Hynes, Tucker, Fairview, and Taconic. (Larson 2018:32-33)

By the end of the 1920s the Cottagers' boom had drawn to an end with the ever-growing financial burden, first brought on by the Federal inheritance tax in 1903, then the introduction of the Federal income tax in 1915, and finally the rise of property taxes in Lenox beginning in the 1920s. For many Cottagers their property taxes rose to over $15,000 and, for those who inherited the property from parents, the addition of the inheritance tax had become very burdensome.

The Stock Market Crash of 1929 was the straw that broke the camel's back. Thus, the 1920s marked the end of one era and the beginning of another for these estates. Some families donated their estates to educational and religious institutions. George G. Haven donated Sunnycroft to the Lenox School for Boys, and Andrew Carnegie gifted Shadowbrook to the Jesuits in 1922 after his death. For local farmers looking to sell their land, the end of the Cottage Era meant the end of good prices or even selling their land at all. (Larson 2018:37)



Coldbrook constructed in 1882 by John Sanford Barnes and designed by prominent Boston architects Peabody and Stern (LLA 2016:43)

Cottage Era Resources

As mentioned, the largest impact on the Lenox landscape can be seen in the southern portion of the Town adjacent to Lee and Stockbridge where the hills provided spectacular southern views for Cottage sites. The former agricultural landscape and most of its buildings, field lines, farm lanes, and uses were wiped away and replaced with new estate landscapes. Though many were also agricultural, the layout and character were different.

Large Cottages (mansions) were constructed on prominent hilltop sites that were reached along winding carriage entrance drives. Formal and informal designed gardens surrounded the cottages and cascaded down the hills. New stables and gentleman agricultural buildings were constructed at a distance. Fields of mostly pasture covered the rolling hills. Today, the area in the vicinity of Summer Street and Golden Hill Road south and east of Laurel Lake still convey the sense of open landscape of the era.



Detail photograph of the 1904 atlas just south of the village showing Cottages distributed across the landscape. North is to the left. (LLA Collection)

The peak period of development was about 1910 and is well-depicted in maps of the era, especially the Barns & Farnham Atlas of Berkshire County of 1904 and the Sanborn Insurance Map of 1911, which can be considered the Cottage Era's

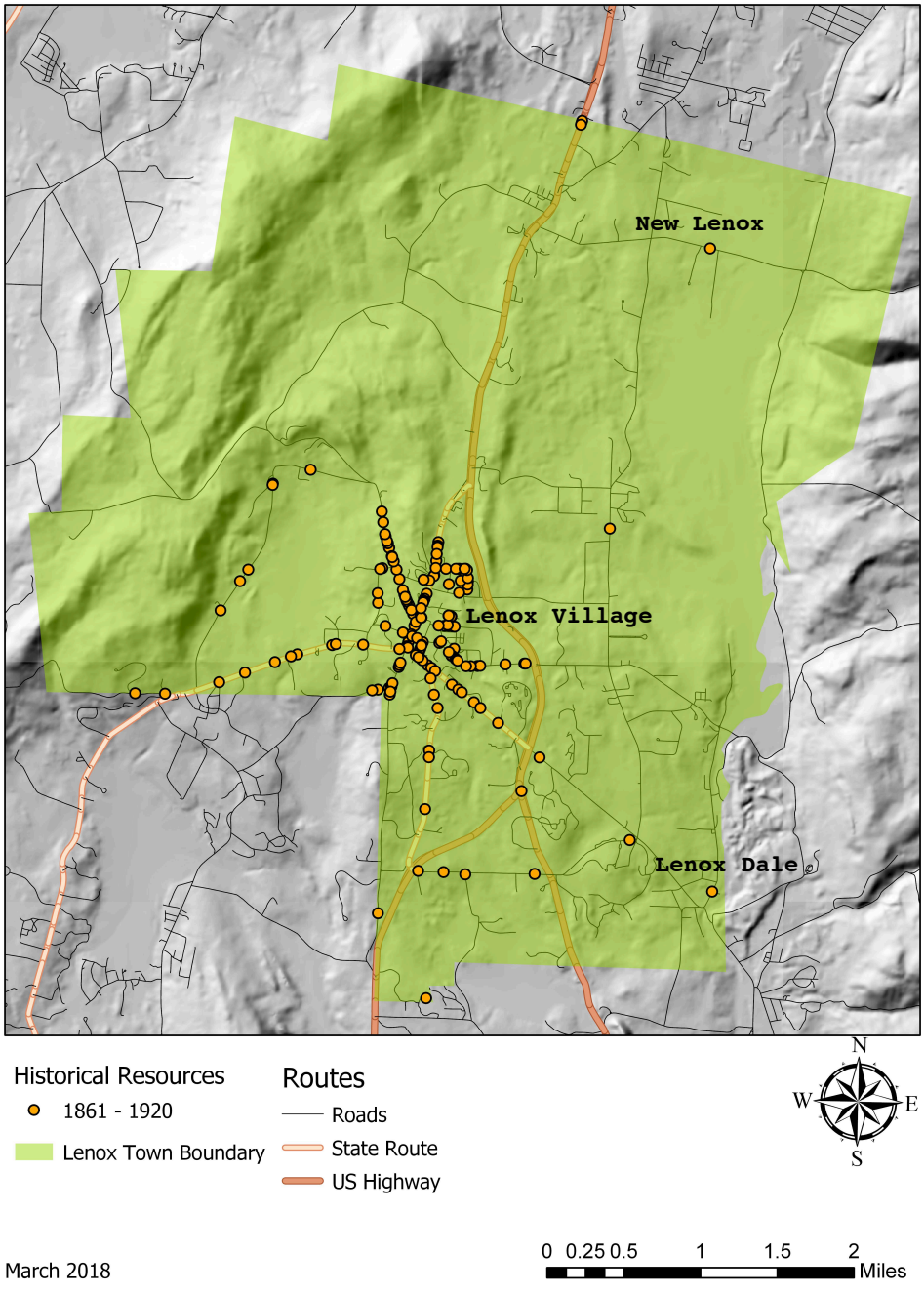
peak point of development. The extraordinary amount of building activity wiped away not only the farmsteads but also earlier (1870-1890) Cottages, as many were replaced with larger and even yet larger mansions.

In addition to the open land at the south end of Town, Lenox Village grew enormously during this period. As documented by Larson Fisher Associates in their 2018 National Register nomination for the village, new streets were added and subdivisions constructed not only for summer residents but also for new fulltime residents who came to work on the estates and for businesses that served the estates.

With the update of the Massachusetts Historical Commission survey forms for the village that was undertaken in 2011-12, and the 2018 National Register nomination and Area Form, these resources are well documented. The older 1987-88 inventory of the Town had focused on the village and surrounding Cottage properties, documenting the estates as well.



The south elevation of Coldbrook today, a hotel at Cranwell Resort, Spa and Golf Club



Map showing inventoried historic resources from the Cottage Era.

MID-TWENTIETH CENTURY TRANSITION (1930-1970)

With the fading of the Cottage Era and the extravagant wealth upon which it was based, the question of what would sustain the Lenox economy and what would be the fate of the enormous mansions and their landscapes were difficult questions. The estates began to transition to non-profit groups, especially private schools, and religious orders.

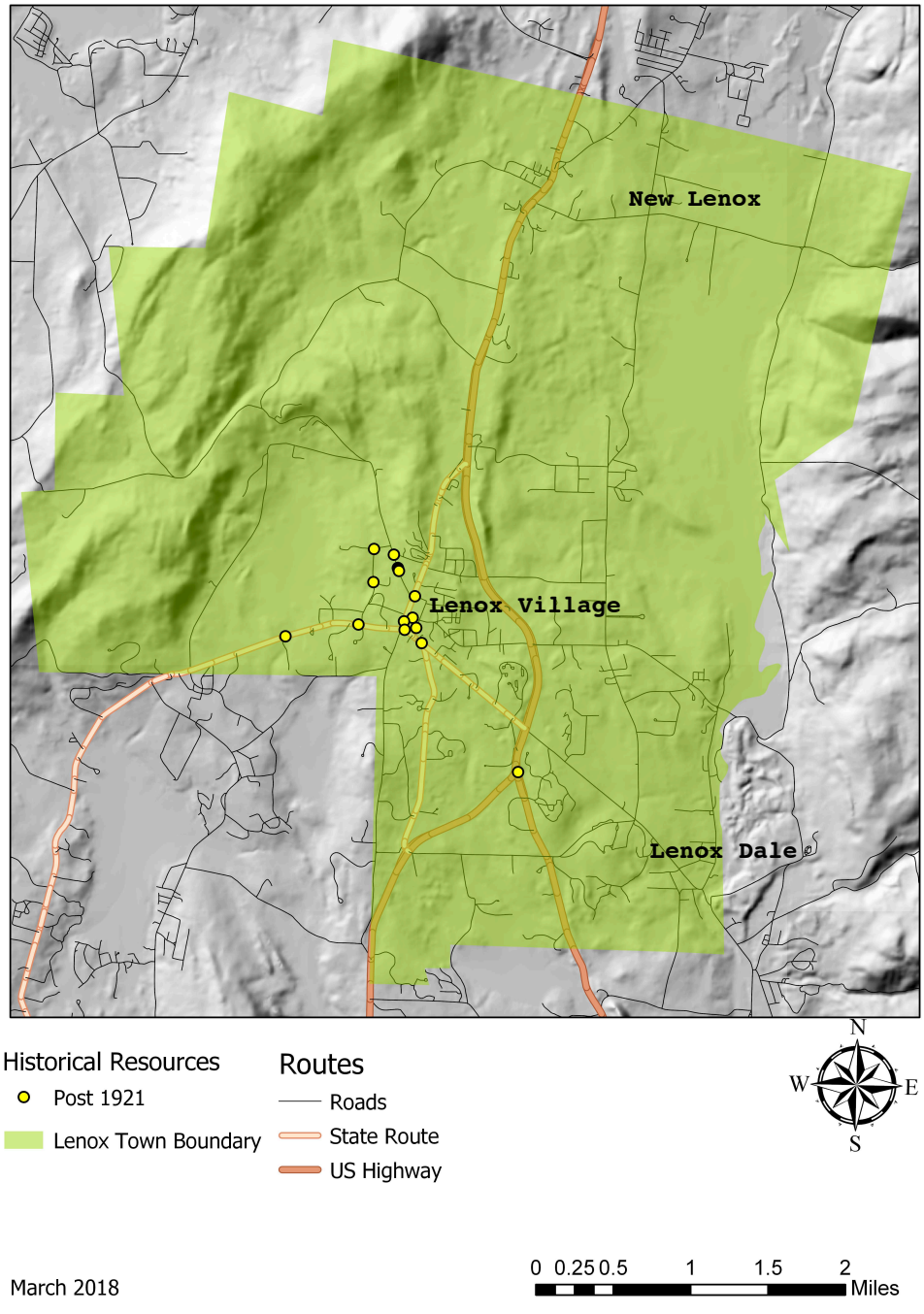
In 1926 Sunnycroft, the former summer home of George C. Haven, was purchased through donations from Trinity Church parishioners and funding from the diocese. The estate became the Lenox School for Boys, and over the next fifty years the school expanded to absorb more adjacent properties from the Cottage Era. These included Spring Lawn in 1957, the Frelinghuysen Home, the gate house at Ventfort Hall in 1959, and the Walker House in 1968. (Larson 2018:41)

The Lenox School for Boys wasn't the only school to take on former Cottage properties. The Windsor Mountain School was established at the former Winthrop Estate, the former Overlee Estate became the Hillcrest Education Center, and the Foxhollow School for Girls moved from New York to the Holmwood Estate and eventually would expand, taking over Edith Wharton's The Mount. These schools are just a few of the schools that breathed new life into the Cottages during the middle of the 20th century. But by the 1970s many had closed due to the difficulties in attracting students, managing private schools, and the high cost of heating and maintaining the properties during a decade of great inflation. (Larson 2018:41)

During the Great Depression and Second World War, little building took place, as elsewhere in the Northeast and other parts of the country. An exception of note was the construction of the Frelinghuysen Morris House and Studio in 1931 and 1941 in the International Style (LEN.H, LEN.132). In the Post WW II period and throughout the 1950s the housing market rebounded not only in the outer precincts in Lenox but also within the village. As subdivisions in the outer areas of the Town began to spring up to accommodate the growing population, infill housing also occurred in Lenox Village. (Larson 2018:39)

Beginning in the 1950s Lenox experienced a post-war economic boom and entered into an era where the village became a bedroom community for employees of major industries such GE in Pittsfield and the paper mills in Lee and Dalton (Larson 2018:39). As discussed in Chapter 3 on planning, between 1940 and 1970, the Town's population doubled to 5804 people (US Census 1980). During this period of growth, Lenox became firmly established as a suburban bedroom community to the much larger City of Pittsfield.

In Lenox, suburban subdivisions were developed along East Street and elsewhere, and a number of the Cottage properties sold off their land and subdivided their street frontages with new, small, single family lots. Such estates included the former grounds of Ventfort Hall, which were developed into Morgan Manor, and the Fairlawn Estate on West Street would become Kneeland Avenue (Larson 2018:39).



Map showing inventoried historic resources dating from after 1921. Few resources have been inventoried from the post-1930 period.

The Route 7/20 bypass around Lenox Village was constructed in 1949, and the Massachusetts Turnpike was completed in 1957 (Kennedy 2016:loc2134). Highway commercial development occurred along the northern portion of Route 7/20 replacing the former early nineteenth century village of New Lenox.

During the post-Cottage Era, many Cottage residences were lost to demolition, neglect, and fire. Cottage landscapes were broken up into numerous smaller lots

with post-war suburban residential homes. Comparison of the 1911 atlas to the landscape today is striking.

Post war buildings have not been inventoried. Of possible significance are early residential subdivisions in the vicinity of Lenox Village and East Street and early commercial buildings along the Route 7/20 corridor at the north end of town. A prefabricated metal Lustron House from the late 1940s has been identified along New Lenox Street just east of Route 7/20. Early motels may be of particular interest and should be documented before they are potentially lost to redevelopment.

Among the most significant changes to the landscape over the twentieth century is the return of the trees and forests, both on the mountains and throughout the Marble Valley. The visual character of Lenox has changed as the treed landscapes and forests have matured.



Prefabricated metal Lustron House located on New Lenox Road

CULTURAL ATTRACTION AND SUBURBANIZATION (1970-PRESENT)

The growth of Lenox since 1970 is discussed in Chapter 3, *Planning Context*, in the review of the planning documents that were prepared and the circumstances behind them.

Instead of continuing to rise, Lenox's population peaked in 1980 at 6523 persons and then declined to 5069 by 1990, at which level it has remained steady to the present. The immediate cause of this change in population trends was the closing of the GE large transformer plant in Pittsfield, announced in 1986, and the related decline of manufacturing in the city in subsequent decades (Kennedy 2016:loc2340).

During the 1990s, with the unanticipated reduction in population growth, the development of land slowed dramatically. Lenox was no longer in a pattern of high volume low-density sprawl. Most new development at the time was more compact and occurred through development along commercial corridors and the reuse of large institutional or estate properties. Only approximately 200 acres of land were converted to developed lands between 1985 and 1998 (Lenox 1999:97). Continued development along Lenox's scenic roads was recognized as potentially harmful to heritage tourism, the Town's economic base.

The estimated 2015 population for Lenox was 5026 (US Census 2011-2015). The growth pressures that had driven suburban development in Lenox in the mid-twentieth century had subsided.



CHAPTER 3 – PLANNING CONTEXT

Community planning in Lenox is undertaken through a network of interrelated organizations, documents, and processes. Regionally, strong guidance and support is provided through both governmental and private non-profit organizations and their initiatives. Locally, Town staff provides support and assistance to an array of volunteer boards, commissions, and committees, each with a particular planning role.

Planning is the framework through which historic preservation happens. A range of planning processes in local and regional governance affect historic resources, landscape, and community character. Chapter 3 provides an overview of planning in Lenox. Additional detail on the information outlined here is provided in subsequent topical chapters when appropriate.

REGIONAL PLANNING CONTEXT

Berkshire County has a dedicated set of regional organizations that collaborate together on issues related to planning, environment, economic wellbeing, and quality of life. Due to its distinctive geographical attributes—encompassing the entire western edge of Massachusetts and framed around the north-south valleys of the Hoosic and Housatonic Rivers—Berkshire County and its regional organizations have a strong identity and sense of shared history.

Regional organizations engaged with the Town of Lenox include the Berkshire Regional Planning Commission, 1Berkshire Strategic Alliance, Berkshire Natural Resources Council, Housatonic Heritage, and Housatonic Valley Association.

Every master plan and economic development strategy prepared for the Town of Lenox recognizes the important impacts of regional demographics, economic conditions, and planning initiatives on the town. Several key planning documents that regional organizations have prepared provide guidance for planning in Lenox.

Sustainable Berkshires

The Berkshire Regional Planning Commission (BRPC) is the state designated and funded regional planning organization serving Berkshire County. The BRPC assists

local municipalities with regional and local planning services. BNRC has assisted the Town of Lenox with numerous local planning studies and initiatives over the past two decades and is an ongoing source of professional planning guidance and support.

In 2010, the BRPC was awarded one of 45 nationwide federal Housing and Urban Development Sustainable Communities Planning Grants. Over a three-plus-year planning process, BRPC developed a regional sustainability plan that builds on existing efforts to advance regional interests and serves as a regional comprehensive plan for Berkshire County and its communities.

Sustainable Berkshires, Long-Range Plan for Berkshire County (BRPC 2014) contains eight separate planning Elements. Each Element is a separate report but is interrelated with the other Elements. Element reports contain background information about the topic area; analysis of key issues and opportunities; a vision for a desired future; goals, policies and strategies to achieve that vision; and a list of tools to accomplish the identified strategies. The Elements are:

- Conservation and Recreation,
- Local Food and Agriculture,
- Housing and Neighborhoods,
- Infrastructure and Services,
- Economy,
- Climate and Energy,
- Historic Preservation, and
- Land Use.

The Historic Preservation Element of the Sustainable Berkshires Plan is the most directly relevant to the preparation of this preservation plan for Lenox. However, other plan Elements frame issues and strategies that affect historic resources and landscapes as well.

Countywide, the *Sustainable Berkshires* summarizes ten broad trends that present challenges to the region and its communities. These broad trends have had a significant impact on Lenox as well.

Trend 1 – Population Decline and Aging

Berkshire County has declined in population since the 1970's, from 149,402 to 131,219 (2010 U.S. Census), a decrease of 18,183 people, or 12.2%. Compared to the state, the county has a much lower birth rate, a smaller number of the 20 to 32-year-old age group, and a large elderly population.

Trend 2 – Next Generations

Generations post baby boomers are not as well off within the region.

Trend 3 – Consumptive Development Pattern

Berkshire County has not experienced extensive development. However, more and more of the development that has occurred is on larger lots in rural areas.

Trend 4 – Conservation and Biodiversity

Berkshire County has an extensive array of rich resources and a significant amount of protected land. However, resource and land conservation efforts are often not well aligned.

Trend 5 – Regional Affordability Crisis

Cities and towns in the Berkshires lack affordable housing. Much of the existing affordable housing, especially in the urban areas, is aged and in poor condition with code violations common.

Trend 6 – Living Wages

With the shift away from manufacturing to service and tourism jobs, the economy has fewer living wage employment opportunities.

Trend 7 – Workforce Supply and Skills

As the nation's economy moves more towards a global market, the Berkshire's work force is increasingly not competitive in that market.

Trend 8 – Declining Municipal Revenue Streams

Municipalities struggle to maintain or provide services on dwindling or stagnant revenue streams caused by low property taxes due to low growth.

Trend 9 – Climate Change

Municipal revenues, which are already stretched, will need to address the impacts of climate change.

Trend 10 – Inclusive and Welcoming

The county's population is still relatively homogenous. To reverse population decline, the county will need to be more inclusive and welcoming of different people.

The *Sustainable Berkshires* plan is a thorough and thoughtful overview of conditions throughout the region and strategies for community betterment. This historic preservation plan for Lenox embraces the plan and seeks to implement its strategies as applied to Lenox in coordination with regional initiatives and perspectives.

Historic Preservation

The Historic Preservation Element of *Sustainable Berkshires* provides a comprehensive overview of historic preservation within the region and strategies for each of five subjects:

1. Preserving Historic Assets,
2. Fostering Community Support for Historic Preservation,
3. Building Historic Preservation Institutional Capacity,
4. Increasing Use of Historic Preservation Tools and Techniques, and
5. Integrating Historic Preservation into the Larger Community and Region.

Under each of these subjects related to historic preservation, a summary of background information and existing conditions is provided; opportunities and challenges are reviewed; and a set of goals, policies, and strategies is presented.

The vision statement for historic preservation in Berkshire county reads:

> Berkshire County residents, businesses, municipalities, and preservationists enjoy and actively work to protect the rich history of the region – its iconic landmarks, historic buildings, and heritage landscapes. Vibrant Main Street districts with active village greens are bordered by walkable historic

neighborhoods with mature street trees. Rural landscapes uphold the heritage of the region, its agriculture, westward expansion links, and Native American beginnings.

New balances with old in compelling ways as historic buildings take on different uses and existing neighborhoods add green features and new buildings while upholding the integrity, character, and aesthetics of the built environment. History is embedded in the pride, recreation, education, economy, and daily activities of the region and its people in tangible ways that are ever- evolving.

Among the goals and strategies developed for the preservation subject areas listed above, a number are relevant and applicable to potential preservation strategies for Lenox. They include:

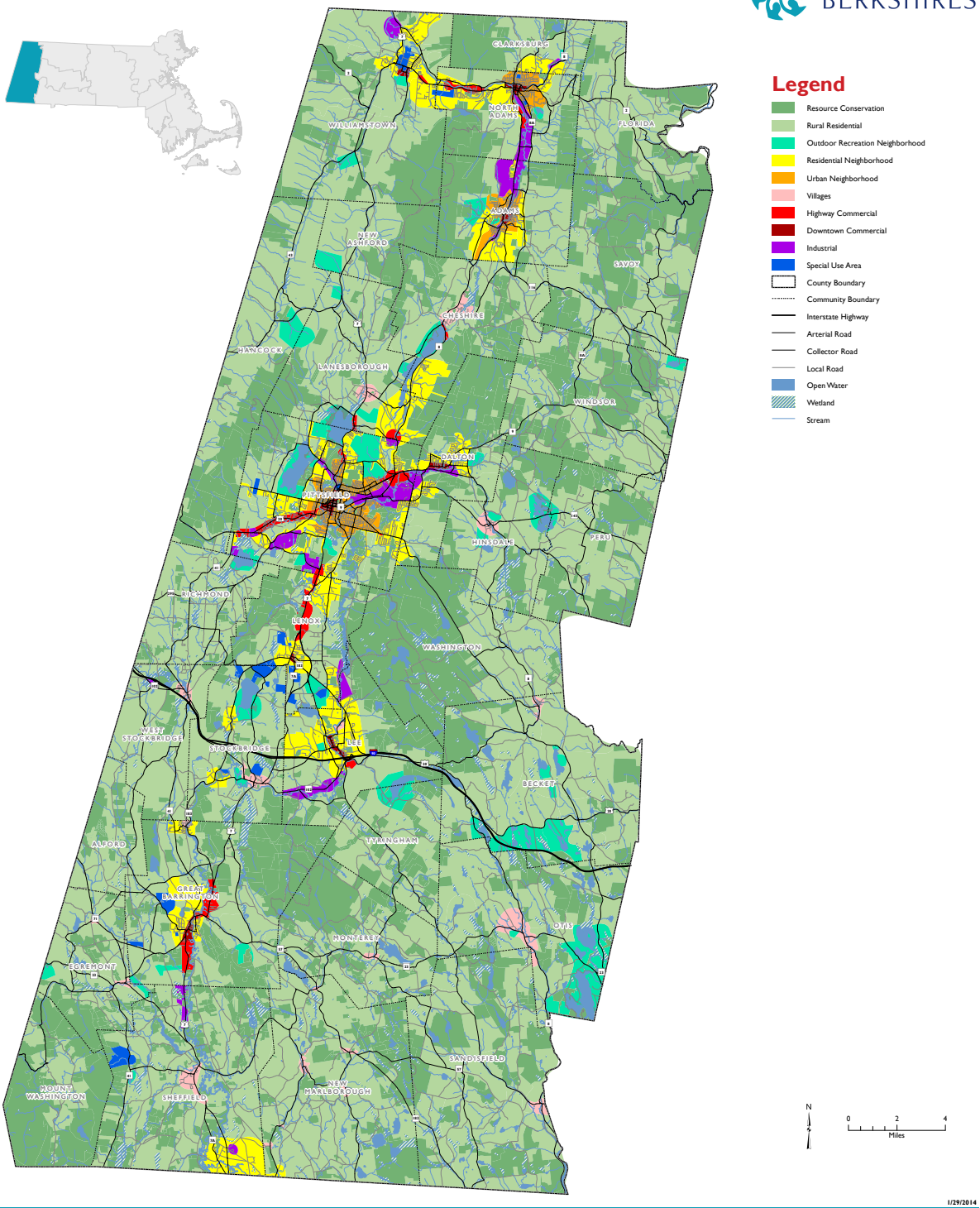
- Coordinating priorities and approaches across municipal lines—in particular using a **common thematic framework** for the inventory of and communication about historic resources.
- Updating and improving **historic resource inventories**, including using GIS mapping to aid in analysis and understanding. Thematic nominations common to different communities and areas within communities can simplify processes and deepen appreciation.
- Using **National Register** listings, especially districts, to promote public recognition and pride.
- Improving the visibility of preservation and **local awareness** of sites and resources through outreach and programming.
- Building regional and **local capacity** of preservation organizations, especially local historical commissions and history organizations.
- Increasing the level of protection for historic assets through the use of available preservation **tools and techniques** in local governance.
- Building historic preservation into local **development review processes**.
- Promoting use of **financial tools and incentives**, such as rehabilitation tax credits and forms of technical assistance to property owners.
- Linking historic activities as a partner to **economic development** efforts, such as heritage tourism, downtown/village revitalization, local foods initiatives, neighborhood revitalization, and sustainability initiatives.

The Historic Preservation Element of the *Sustainable Berkshires* plan is used as a point of departure for the Lenox preservation plan, which will be fully coordinated with the regional vision and strategies.

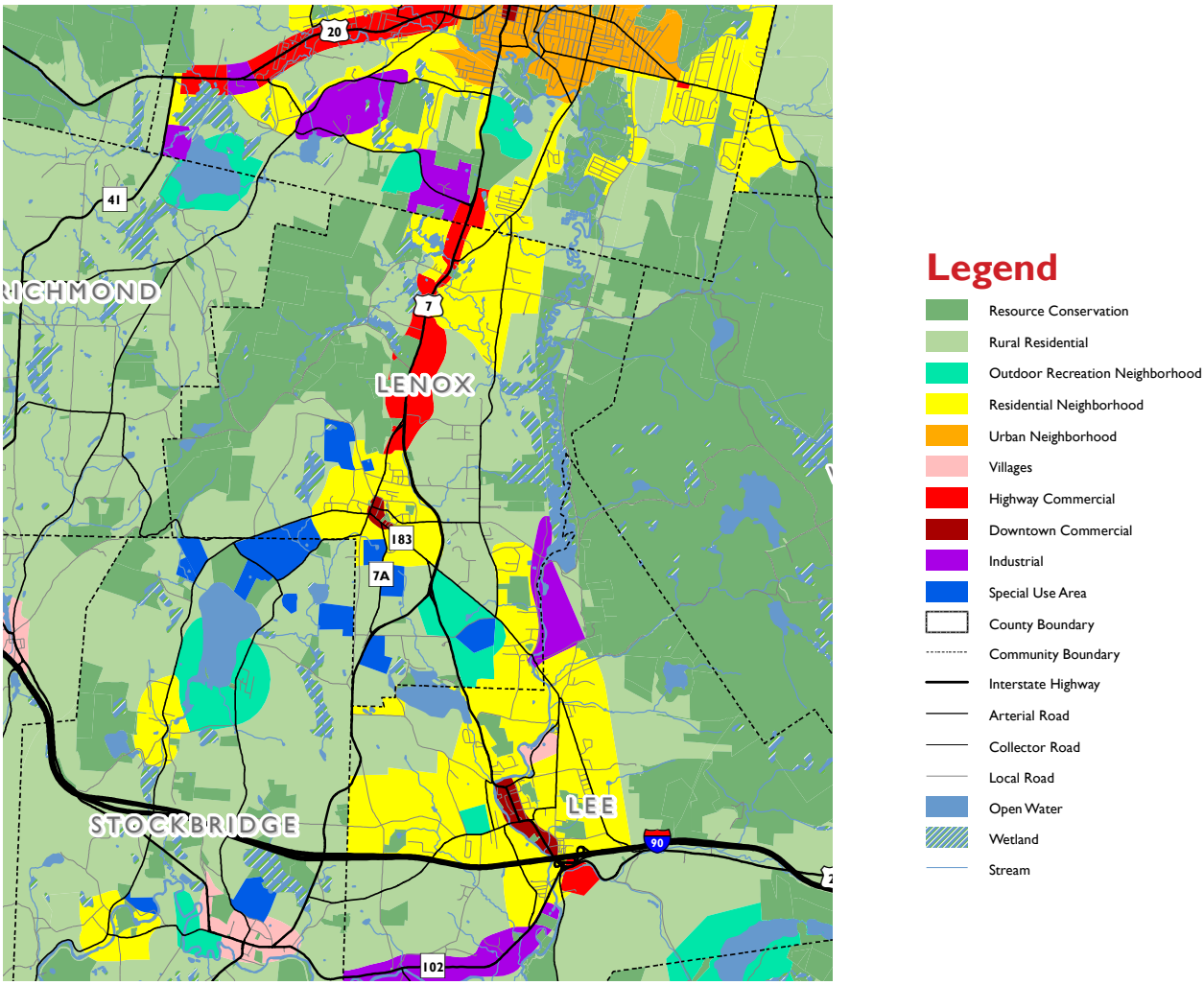
The Lenox historic preservation plan will also be particularly coordinated with the Land Use, Conservation and Recreation, and Economy Elements of *Sustainable Berkshires*. The **Land Use Element** promotes a more predictable, sustainable, and connected pattern of development, which should include recognition of historic resources and landscape characteristics.

- The Berkshire landscape, along with the cultural attractions, is one of the primary reasons tourists visit the Berkshires. Land use policies that maintain the Berkshire landscape will keep the Berkshire desirable as a tourist destination.

FUTURE LAND USE



Future Land Use Map from Sustainable Berkshires



Future Land Use in the vicinity of Lenox, Lee, and Stockbridge

Land use categories identified for Lenox in *Sustainable Berkshires'* Future Land Use Plan include the following. Each is reflected in the more detailed Lenox zoning bylaws and reflects approaches to the treatment of historic buildings and landscapes.

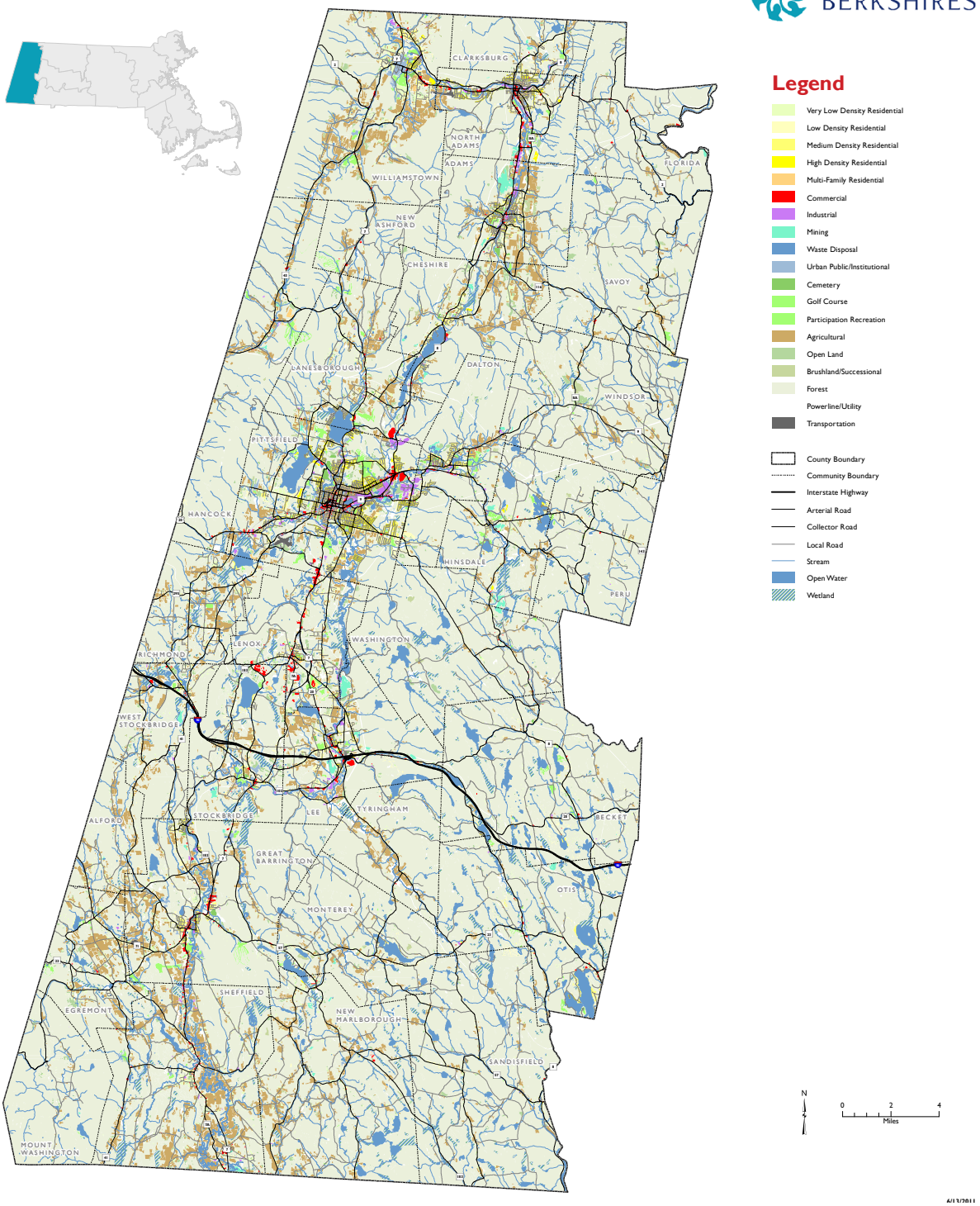
- Resource Conservation – Lenox Mountain extending east to Route 7/20 in the vicinity of Kennedy Park and Yokun Brook as well as the floodplains along the Housatonic River on the east side of the town, featuring lands currently protected from development. It contains lands protected by conservation restrictions held by towns and non-profit organizations such as land trusts. These lands contain critical habitat, provide biodiversity and offer recreation resources. They provide connectivity of other resource areas and provide corridors for wildlife. Typically, they have many constraints to development including habitat and slope constraints. The scenic nature of many of these areas, including view sheds and landscapes, is a contributing factor to the Berkshires being a tourism attraction.

- Rural Residential – Undermountain Road area and vicinity of East Street south of New Lenox, where low-density residential development either exists or in many instances could occur, although in many instances there are severe constraints to development that would preclude any development. The emphasis here is to maintain a distinct rural identity and landscape and ensure that low density development in these areas employs best practices for wildlife-friendly landscaping, stormwater management, and resource protection.
- Outdoor Recreation Neighborhood – These areas are medium to high density neighborhoods around lakes, ski or other resort areas. In Lenox, they are located in association with resorts established on several of the Great Estates, often making use of the Town's Estate Preservation Area overlay zoning district. Many of the new residences here serve as second homes. These neighborhoods are important assets to the recreational economy of the Berkshires and the Town. Care needs to be given not to degrade the historic or recreational asset, in the case of Lenox the Estate buildings and landscapes, or impair associated environmental qualities, which could then degrade the economic value as a recreational resource. Primary uses within the neighborhoods are single family residences, condominiums, and recreational uses such as golfing, walking, and biking. Secondary uses include supporting retail/commercial and home based businesses.
- Residential Neighborhood – Area in the vicinity of Lenox Village and New Lenox, the Berkshires version of the suburbs. These areas are primarily single family homes with some duplexes and apartments. They are largely auto-dependent and do not contain a broad mix of services or retail opportunities for residents.
- Village – Lenox Village and Lenox Dale, though primarily residential in nature, these areas contain an eclectic mix of uses that can provide for many of the needs of the residents without the use of cars. Generally pedestrian friendly, these areas can foster a strong sense of community connectedness.
- Highway Commercial – Route 7/20 at the north end of Town, providing retail, commercial, and professional services to residents and visitors.
- Special Use Area – Activity centers such as Tanglewood, Kripalu Center, The Mount, Shakespeare and Company, Miraval-Lenox (Cranwell), Eastover Estate, and Canyon Ranch that are used by a relatively large number of people and, though self-contained, exert a strong influence on the surrounding area.

The **Conservation and Recreation Element** focuses on land conservation, environmental stewardship, and recreation, a particular strength of the Berkshires. The Conservation Element seeks to increase the connectivity of the region's open lands to support diverse habitat and recreational needs and retain the integrity of the region's most critically important areas to biodiversity, recreation, and scenery.

LAND USE - STATE (2005)

SUSTAINABLE BERKSHIRES



2005 Existing Land Use from Sustainable Berkshires

Its implementation can integrate natural and cultural landscape considerations into regional stewardship strategies, incorporating methodologies developed through the DCR's Cultural Landscape Inventory Program.

The **Economic Element** of *Sustainable Berkshires* recognizes the central role that historic, cultural, and landscape resources play in regional identity and the regional economic development strategy. In the new economy, a placed based approach to attracting a talented workforce takes advantage of the Berkshire's high quality of life amenities.

Comprehensive Economic Development Strategy

In 2017, the BRPC updated the region's Comprehensive Economic Development Strategy (CEDS). Preparation of the CEDS is a coordinated regional planning process that documents economic development activities, ideas, and information and presents a plan for the future economic development of the region. Completion of the CEDS enables municipalities and organizations to access federal Department of Commerce Economic Development Administration grant funds.

The vision for the CEDS was drawn from the *Sustainable Berkshires'* Economic Element and is:

> To create a diverse and robust economy that creates sustainable prosperity of all its residents. While capitalizing on the region's heritage, intellectual vigor, cultural assets, agricultural and natural resources we encourage and excel at innovation, collaboration and harnessing the entrepreneurial spirit.

The CEDS cites Bureau of Labor statistics from 2013 to note that the Leisure and Hospitality sector is the third largest in the count, representing 609 establishments and 9,056 jobs (BRPC 2017:16). This follows the region's leading sectors, Services (3800 establishments/45,344 jobs) and Education and Health Services (1023 establishments/15,382 jobs). The region's cultural venues and attractions, natural attractions, and outdoor recreation opportunities are recognized as important economic assets that contribute to the vibrancy of the region's economy (BRPC 2017:26).

The CEDS's goals focus on workforce development, entrepreneurship, infrastructure, collaboration, existing industry clusters, and economic resiliency. In support and expansion of the region's industry clusters, the plan recognizes the need to protect and leverage the region's natural resources, historic sites, and cultural assets (BNRC 2017:44,45).

The plan does not specifically cite the Berkshires' strong quality of life as a means of attracting talented workers and businesses. With regard to Lenox, the plan cites a series of current economic development projects that are ongoing and that enhance the region—more for Lenox than for any other community. They include:

- Niagara Mills potential redevelopment in Lenox Dale
- Miraval-Lenox expansion at Cranwell
- Eastover Estate transformation from a recreational family resort into a residential healing retreat

- Spring Lawn transformation into a high-end boutique resort
- Walker House renovation into an 8-unit market rate apartment building
- Elm Court's redevelopment into the high-end Travaasa hotel resort
- Tanglewood's expansion
- Lenox Manor's development on Route 7 as a 100-room extended stay hotel with event facilities (BRPC 2017:52-53,63-56)

Other Regional Initiatives

In addition to the Berkshire Regional Planning Commission, several other regional organizations play important roles in planning and preservation in Berkshire County. These organizations collaborate closely together and are involved in a variety of regional initiatives that have direct relationships to planning in Lenox.

Representatives of these organizations have provided insight into the regional planning context and the issues and opportunities for planning in Lenox. The coordination of historic preservation strategies for Lenox with their initiatives is outlined in subsequent chapters of this plan.

1Berkshire

1Berkshire Strategic Alliance, Inc. (1Berkshire) is a countywide organization focused on economic development and promotion of the region as a preferred place to visit, to live, and to grow a business. 1Berkshire was created in June 2016 by a merger of four separate countywide economic development organizations and is the voice of the Berkshire business community, with over 1200 members.

1Berkshire provides programs that connect businesses with each other and with potential customers. It works to develop future business leaders and support entrepreneurs. 1Berkshire serves as the county's visitor bureau and state designated Regional Tourism Council. It manages the region's visitor website, undertakes regional promotion, and publishes a regional visitor guide.

The Berkshire Economic Development Corporation (BEDC) is one of the four regional organizations that came together to form 1Berkshire. Under their leadership, a regional steering committee was assembled to prepare ***The Berkshire Creative Economy Report*** outlining a vision for the creative sector of the regional economy (BEDC 2007).

Berkshire County is known historically for the quality of its natural and historic landscape, which has attracted visitors and residents to the region since the 1840s. The Berkshires have prospered as a source of ingenuity, creating a way of life conducive to artistic expression and cultural enterprise. Today, Berkshire County continues its legacy as a restful retreat for the metropolitan area wealthy and as an artist retreat for those working in all branches of artistry. The region's artistic and cultural institutions and creative based businesses have become a potent, new, economic engine, a unique creative sector helping to drive the regional economy.

The Berkshire Creative Economy Report provides a vision for the creative economy in Berkshire County, outlining the relationship between creativity, heritage, and landscape. The creative sector is one of the most important economic engines in the county, providing more than 6,000 jobs. It includes a

wide range of non-profit cultural institutions, commercial businesses, and individual artists involved in:

- Media,
- Commercial Arts,
- Design,
- Literary Arts,
- Visual Arts and Crafts,
- Performing Arts, and
- Heritage and Conservation.

The goals of the Berkshire Creative Economy Project are to elevate the status of the creative economy within the county; integrate its leadership into the region's economic and business leadership base; increase the awareness of residents, legislators, and others; and implement a strategic plan for the sector's development.

Lenox is a leading center of the region's creative community as evidenced through the number of organizations and initiatives centered within or immediately adjacent to the Town. Tanglewood, the Boston University Tanglewood Institute, Shakespeare and Company, The Mount, the Kripalu Center, the Frelinghuysen Morris House, Ventford Hall, and Eastover are among the heavy-weight organizations and sites that establish Lenox as a center of the Berkshire's creative economy.

Short-term recommendations of the report include:

- Developing a unified brand for the Berkshire Creative Economy,
- Developing leadership and organizational capacity for the initiative using the talents of existing arts and culture organizations,
- Promoting investment in website, marketing, materials, events, and organizational capacity, and
- Educating the Berkshire community about the economic potential of its creative economy sector.

The town's economic development and planning strategy should embrace its leadership role in this endeavor. Local quality of life is a leading factor in attracting creative enterprises and and the visitors that sustain them. This includes the character of the historic village, historic buildings and attractions, and the natural and historic landscape.

Berkshire Natural Resources Council

Berkshire Natural Resources Council (BNRC) is a non-profit, membership-supported land conservation organization founded in 1967. The BNRC has completed over 200 conservation projects encompassing 14,500 acres of conserved land throughout Berkshire County. The organization conserves land through direct acquisition, donation, and the holding of private conservation restrictions.

The BNRC owns and maintains over 1000 acres of ecologically significant conversation properties in and adjacent to Lenox, most prominently along Yokun

Ridge and Lenox Mountain, around Parsons Marsh, and overlooking the Housatonic River. Public access to the trails on its properties is encouraged.

The BNRC works closely on conservation initiatives with the Town, the Lenox Land Trust, and private landowners. They are currently working with The Mount in the design of a trail system on conservation lands on and adjacent to the site's property, linking The Mount to Edith Wharton Park, jointly owned by the Towns of Lenox and Lee.

The BRNC's High Road trail initiative envisions an interconnected county-wide trail network which would include the trail systems in Lenox. They support Town initiatives to create a Town-wide trail network connecting Lenox Mountain to the Housatonic River, including linkages to Lenox Village, Lenox Dale, and the Great Estates.

Housatonic Heritage

The Upper Housatonic Valley National Heritage Area, also known as Housatonic Heritage, has been designated by Congress as a National Heritage Area to serve the Housatonic River watershed in Massachusetts and northern Connecticut.

National Heritage Areas are regional landscapes created to coordinate local partners in telling the stories of their region while preserving historic, cultural, and natural resources; supporting local economies; and enhancing local quality of life. Housatonic Heritage has a small staff and uses a significant portion of its yearly federal funding to provide grants for local town and non-profit initiatives.

Housatonic Heritage collaborates with a wide range of partners to strengthen the identity of the Upper Housatonic River Valley and to preserve and promote the region's historical, cultural and natural resources. The heritage area serves as a catalyst for regional thinking. The Berkshire Regional Planning Commission, Berkshire Natural Resources Council, and Housatonic Valley Association are among the regional organizations it works closely with in support of town and regional initiatives.

Housatonic Heritage has a particular focus on the Housatonic River with information, interpretation, programming, events, and projects to improve water and environmental quality. Though not a land owner itself, the heritage area supports local and regional land trusts and conservation organizations in preserving open space and providing trails and programming experiences to residents and visitors.

Housatonic Valley Association

The Housatonic Valley Association (HVA) is an association of individuals, families, community groups and businesses working together on behalf of the natural environment throughout the 2000 square-mile Housatonic Watershed, from the Berkshires to Long Island Sound. The HVA focuses on clean water, land protection, and connecting people to the natural world. They partner with a broad spectrum of individuals, neighborhood groups, government agencies and peer organizations to solve environmental problems.

LOCAL CONTEXT – A SHARED LANDSCAPE

The Town of Lenox has a close geographical relationship with the Towns of Lee and Stockbridge. Together, all three communities have a relationship to the City of Pittsfield, just to the north. These relationships are shaped by the valley of the Housatonic River, which has its headwaters in Pittsfield, and the steep wooded hills to the east, west and south. Their planning and development are intertwined.

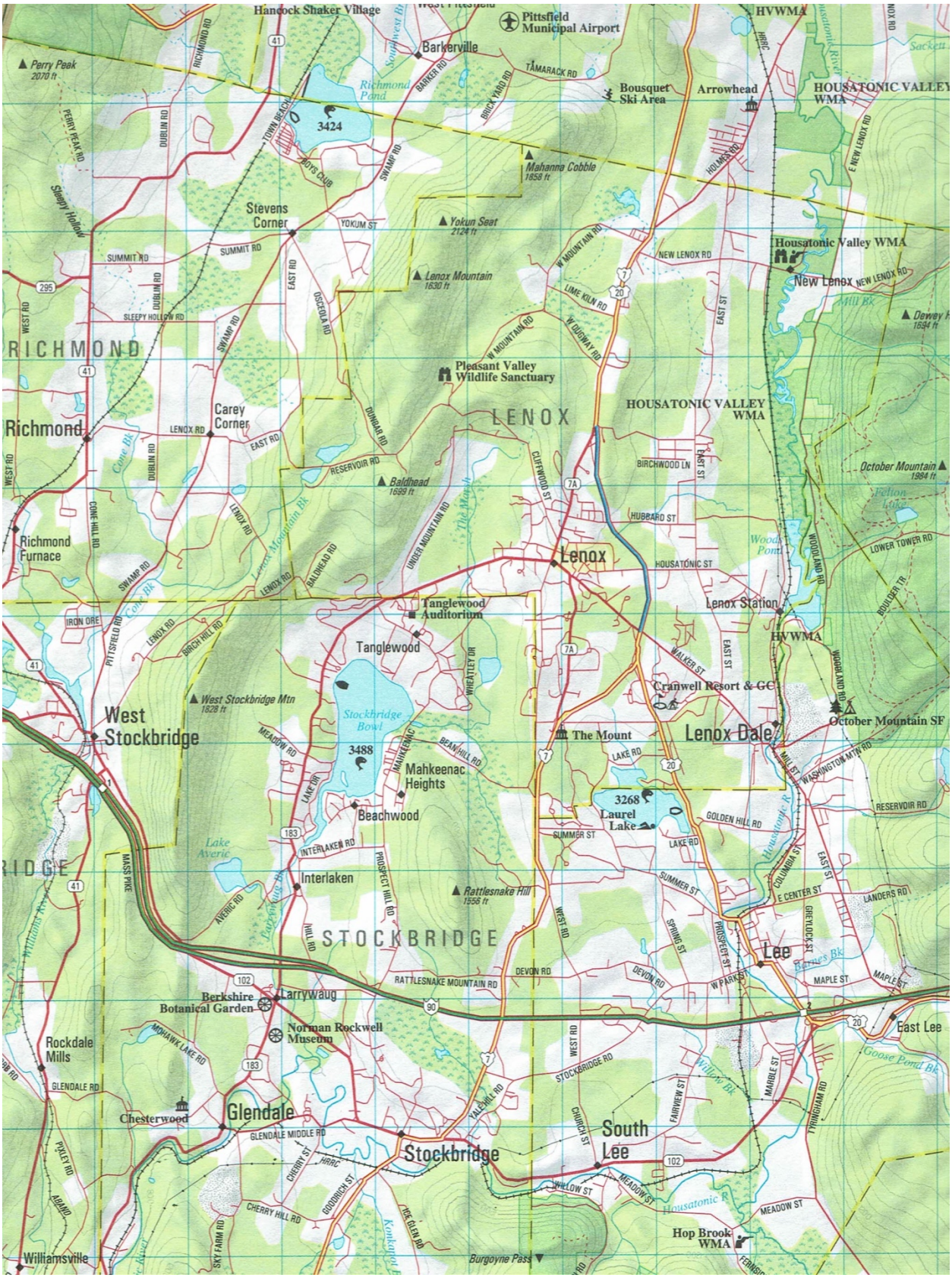
Settlement of the region emanated from Stockbridge, which was settled first and from which families moved north to establish farms in the mid-eighteenth century. The long, high ridges of Lenox and West Stockbridge Mountains on the west, October Mountain on the east, and Monument and Beartown Mountains on the south create a triangular valley with Stockbridge at its southern base and Pittsfield at its northern tip. The Housatonic River flows south from Pittsfield along the east side of the triangular valley at the base of October Mountain. The river then turns west along the base of Beartown and Monument Mountains before turning south again toward Housatonic and Great Barrington, leaving the valley.

Throughout the nineteenth and twentieth centuries, Lenox, Stockbridge, and Lee have shared this valley landscape, first shaped by farms, later by the Great Estates, and today by Berkshire County's version of suburban and second home development. The historic villages of Stockbridge, South Lee, Lee, and Lenox are focal points. The small historic mill centers of Lee and Lenox Dale are very small versions of heavily industrial Pittsfield. The region's Great Estates are cultural venues and resorts that help sustain the local and regional economies. All are bound together by the valley's low rolling hills that have provided the visual appeal that has charmed visitors for almost two centuries.

Today, Lenox shares its New England village heritage with Lee and Stockbridge. Lenox benefits from the Great Estates located both within the town and along its borders with Lee and Stockbridge—the village of Lenox is more the geographic center of the Great Estates than are either of the villages of Lee or Stockbridge. The Towns of Lenox and Lee demonstrate their shared geography and heritage by cooperating in governance through shared staff and governmental services. In undertaking planning initiatives all three towns are bound together in a common relationship within which each impacts the other. Their coordination and mutual regard are of benefit to each.



Lenox, Lee, and Stockbridge share a valley landscape bounded by mountains on the east, west, and south.



Atlas map showing the valley landscape shared by Lenox, Lee, and Stockbridge (DeLorme 2009)

PLANNING IN LENOX

Lenox was among the first towns in the Berkshires to initiate community planning measures through the adoption of zoning regulations. The zoning bylaws adopted by the Town in January 1941 delineated four areas of land use: residential, business, educational, and industrial (Wood 1968:147). These regulations were in effect during Lenox's period of post-war growth and expansion.

Lenox's full time population in 1910, the peak of its Cottage Era of development, was 3060 persons, about twice its population than during its peak period of agricultural development in the 1850s. Between 1920 and 1940, the Town's population remained relatively steady at the slightly reduced numbers of between 2691 and 2884 (US Census 1920, 1950).

Between 1940 and 1970, the Town's population doubled to 5804 (US Census 1980). During this period of growth, Lenox became firmly established as a suburban bedroom community to the much larger City of Pittsfield, just to the north. In Lenox, suburban subdivisions were developed along East Street and elsewhere, and a number of the Cottage/Great Estates subdivided their street frontages with new, small, single family lots. The Route 7/20 bypass around Lenox Village was constructed in 1949, and the Massachusetts Turnpike was completed in 1957 (Kennedy 2016: loc 2134). Highway commercial development occurred along the northern portion of Route 7/20 in Lenox.

With growth occurring at a rapid pace, Lenox adopted new Zoning Bylaws in 1966, which were later updated in 1973. Also in 1966 the Lenox Planning Board embarked on preparation of a Master Plan for the Town, which was completed in 1968 (BRPC 2004:12-13; Wood 1968:147; Lenox 1968).

The 1968 ***Master Plan Study Report*** was the first comprehensive study of growth and development in the town. It was prepared by Community Planning Services, a division of Whitman & Howard, Inc., Engineers, Architects, & Planners out of Boston and funded with a federal Urban Planning Assistance Program grant through the Massachusetts Department of Commerce and Development from the federal Urban Renewal Administration of the Housing and Home Finance Agency.

The 1968 Master Plan provided a thorough examination of Lenox's economy; land use and development; population; parks, recreation and conservation; community facilities; transportation; and utility systems. In its observations, conclusions, and recommendations, the Master Plan identified planning themes and objectives that would resonate in later studies and be further developed and implemented over time. They continue to be of relevance today.

Two base assumptions upon which the 1968 Master Plan was founded, however, did not materialize. First was the assumption that Lenox's population (and the region's) would continue to grow at the same pace as it had during the decades of 1940 through 1960. The plan states, "For the last forty years Lenox has exhibited an accelerating rate of population growth and many factors indicate that there will not be a slowing of this trend." Based upon the industrial potential of the region, the Master Plan projected that Pittsfield's continued expansion

would lead to population growth in Lenox of 13,000 by 1985 and 20,000 or even 30,000 by 2000 (Lenox 1968:59,60).

In fact, the Town's population peaked in 1980 at 6523 persons and then declined to 5069 by 1990, at which level it has remained steady to the present. The immediate cause of this change in population trends was the closing of the GE large transformer plant in Pittsfield, announced in 1986, and the related decline of manufacturing in the city in subsequent decades (Kennedy 2016:loc2340). The estimated 2015 population for Lenox was 5026 (US Census 2011-2015). The growth pressures that had driven suburban development in Lenox in the mid-twentieth century had subsided.

The second base assumption of the 1968 Master Plan was the proposed extension of the Route 7/20 bypass north from the Gateway area in Lenox west of the current alignment of Route 7/20. This proposed extension has not been implemented and appears unlikely to be resurrected in the foreseeable future.

Anticipating continued raid growth, the 1968 Master Plan laid out recommendations for intense suburban development and build-out in Lenox, delineating areas for:

- Rural Zoning – 3 acre minimum lots with no public utilities,
- Suburban Zoning – 30,000 sf average lots, one area with full public sewer and water and another with public water only,
- Urban Zoning – north and east of the village with 15,000 sf lots and a mixture of uses,
- Industrial Zoning – expanding existing areas modestly but also creating a floating zone for potential new business/research development (possibly on estate lands), and
- Commercial Zoning – "downtown" in the village core and "highway commercial" continuing along north Route 7/20.

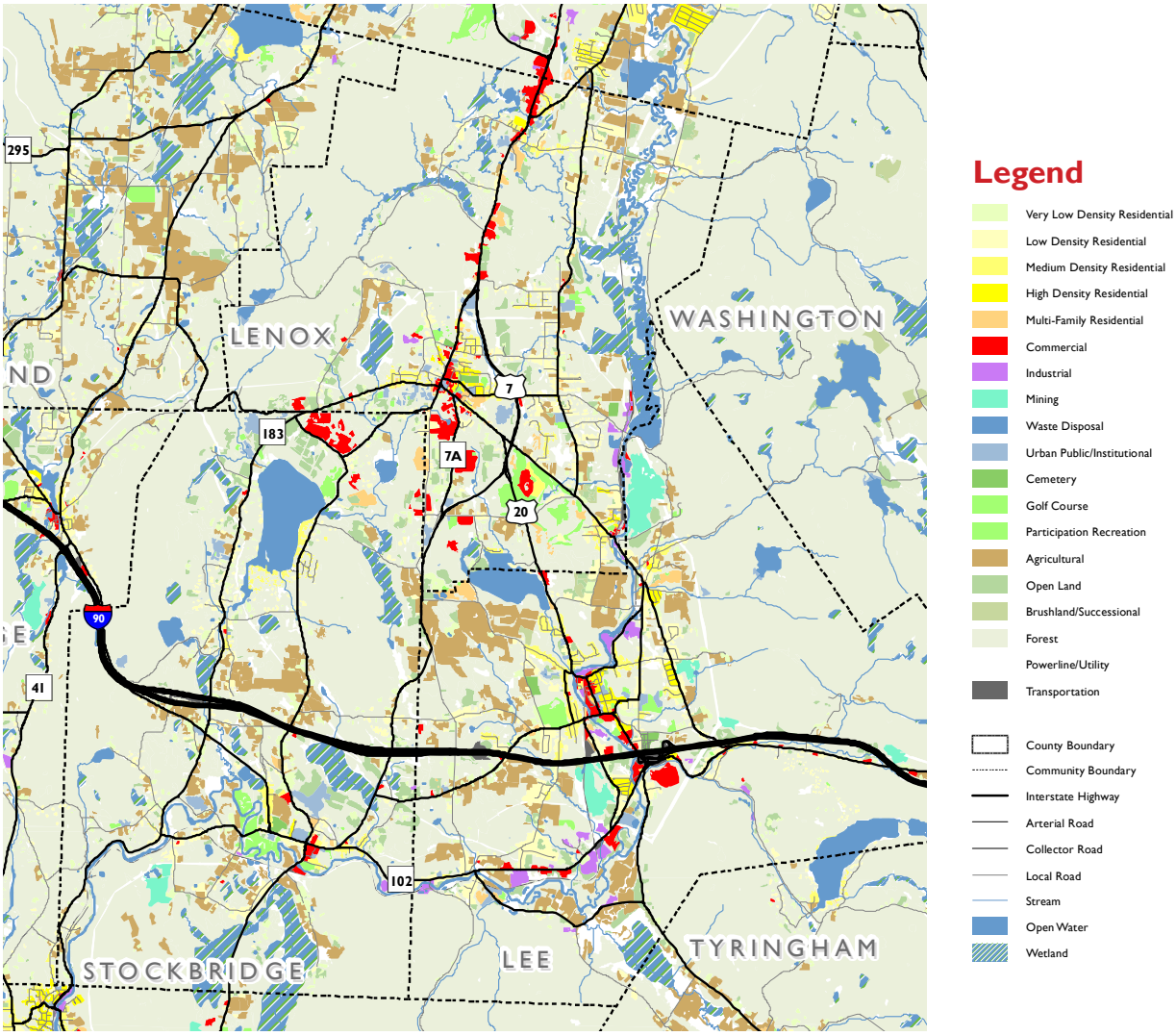
"Downtown" recommendations focused on the need to preserve the historic character of the village, particularly Main Street, while sensitively developing Church Street with additional commercial buildings. The need for beautification of the village was emphasized, with pedestrian enhancements and parking located in the centers of blocks. These recommendations largely came to fruition following additional study in the early 2000s.

The Master Plan proposed a long range plan of land acquisition and conservation that has continued to be a focus of town policy, focusing on protection of land adjacent to Lenox Mountain, along the Housatonic River, and wetlands west of the Route 7/20 commercial area in north Lenox. The plan emphasized the need to connect open spaces using stream corridors and other natural features and providing trails for hiking, horseback riding, and bicycling.

In the two decades following completion of the 1968 Master Plan, Lenox enacted a series of measures important to the Town's historic preservation program. In

1975, Lenox established a **local historic district** for its village core and adopted the **Scenic Mountain Act** protecting the ridgelines of Lenox Mountain, Kennedy Park, and October Mountain. In 1984, the Town adopted the **Estate Preservation Area** bylaw protecting and providing development alternatives for eight of the town's Great Estates (Kennedy 2016: loc 2418). In 1987/1988, a **reconnaissance survey** was undertaken of historic resources throughout the Town under the guidance of the Massachusetts Historical Commission, part of a statewide initiative. Additional survey work has been undertaken since; this survey remains the foundation of the Town's historic preservation program. Each of these measures is discussed further below.

Also during this period, several prominent buildings were listed on the **National Register of Historic Places**, The Mount and the Lenox Library in 1971 and 1973, the Lenox Academy and the Church on the Hill in 1982, Elm Court in 1985, and the Lenox Railroad Station in 1989. The Mount was also listed as a **National Historic Landmark** in 1971.



2005 Existing Land Use in the vicinity of Lenox, Lee, and Stockbridge from Sustainable Berkshires

1999 Master Plan for Lenox

Work on a new Master Plan for Lenox was competed in 1999 under the guidance of the Berkshire Regional Planning Commission (BRNC 1999). The plan was funded through a grant from the Massachusetts Executive Office of Environmental Affairs Growth Planning program and with matching funds from the Town. Building on information and themes prepared in the 1968 Master Plan, the 1999 ***Master Plan for the Town of Lenox Massachusetts*** takes into account regional economic challenges and reduced demographics projections that manifested themselves during the 1980s and 1990s and remain relevant today. The plan was prepared in conjunction with a separate ***Open Space and Recreation Plan*** prepared for the Town.

The 1999 Master Plan covers the following topics:

- History and Cultural Resources,
- Population and Demographics,
- Community Services Facilities and Support,
- Economics and Business,
- Housing,
- Neighborhood Areas and Development Patterns,
- Transportation, Municipal Utilities,
- Natural Resources, Open Space and Recreation Areas, and
- Sustaining Lenox Through Wise Management of Land.

As outlined in the plan, in 1959, only 340 acres of land in Lenox were developed for residential, business, or industrial use. In the 1960s and 1970s, the pattern of sprawling consumption of land took hold and accelerated. By 1985, the time of peak population growth in Lenox, over 2200 acre were developed. Most of the developed land was converted from forest and agriculture to medium or low density single family homes (Lenox 1999:97).

During the 1990s, with the unanticipated reduction in population growth, the development of land slowed dramatically. Lenox was no longer in a pattern of high volume low-density sprawl. Most new development at the time was more compact and occurred through development along commercial corridors and the reuse of large institutional or estate properties. Only approximately 200 acres of land were converted to developed lands between 1985 and 1998 (Lenox 1999:97). Continued development along Lenox's scenic roads was recognized as potentially harmful to tourism, the Town's economic base.

Anticipated trends in 1999 assumed that Lenox's population would remain steady or grow slowly, which was considered desirable by residents. The volume of tourism, however, was expected to increase steadily. Even in 1999, Lenox had very little readily developable land remaining, most remaining land having severe development constraints, including both steep slopes and wetlands. The scarcity of land available for development has been a factor leading to higher land values. These trends were considered as having a positive impact in preserving both community character and the environment. The plan concluded that Lenox would continue to slowly progress toward build-out and the rate of land consumption

would continue to decline as large developable parcels would become more scarce (Lenox 1999:102-103).

The 1999 Master Plan proposed more sustainable growth management strategies to help maintain the Town's high quality of life. The plan recommended:

- Continue expansion of the Town's **open space network** through long-range planning and pro-active land acquisition and conservation, building on substantial land conservation actions previously taken (p93);
- Extend the **Yokun Brook** wildlife corridor from Pleasant Valley Sanctuary to the Housatonic River via protection and acquisition of land (p93);
- Support and work toward the **clean-up** of Housatonic River, Woods Pond, and Laurel Lake (p92);
- Adopt regulations for implementation of the **Scenic Mountain Act**;
- Preserve history through **education**, public and private historic preservation and restoration endeavors (p8);
- Under the watchful eyes of local boards and commissions, **historic sites** should be well preserved and utilized without being compromised by unsuitable development not in keeping with the character of Lenox; this important task can be done in a helpful manner by providing clear guidelines and efficient site, sign and design review (p8);
- Preserve the historical qualities of **Lenox Village** and estate areas by continuing to allow and expand options for reuse (p8, 50, 67);
- Promote fuller use of the villages as true **mixed-use centers** through reuse/rehabilitation, pedestrian streetscape enhancements, parking, and appropriate forms of new development (p67, 77);
- Generally enhance **Lenox Dale** by directing appropriate investment opportunities there (p51);
- Support participation in a proposed **Great Estate scenic byway** program to draw attention and support to the aesthetic and historic appeal of agricultural fields and historic structures, with an economic tie to tourism (p8, 52);
- Protect corridor lands and **scenic roads** such as East Street and Undermountain Road through mechanisms such as easements, Scenic Road and/or Mountain designation, and Forest Legacy program (p78, 93);
- Continue to improve and extend **walking and biking** linkages into a complete network (p74, 77, 93-94);
- Allow **flexible alternatives** for residential development with incentives if necessary such as cluster zoning, planned unit developments, and neo-traditional neighborhood development (Summary p13);
- Revise the Subdivision Regulations with general conditions and guidelines for developers to incorporate **better design** and community benefits as

criteria for granting Special Permits and waivers for subdivision requirements (p109);

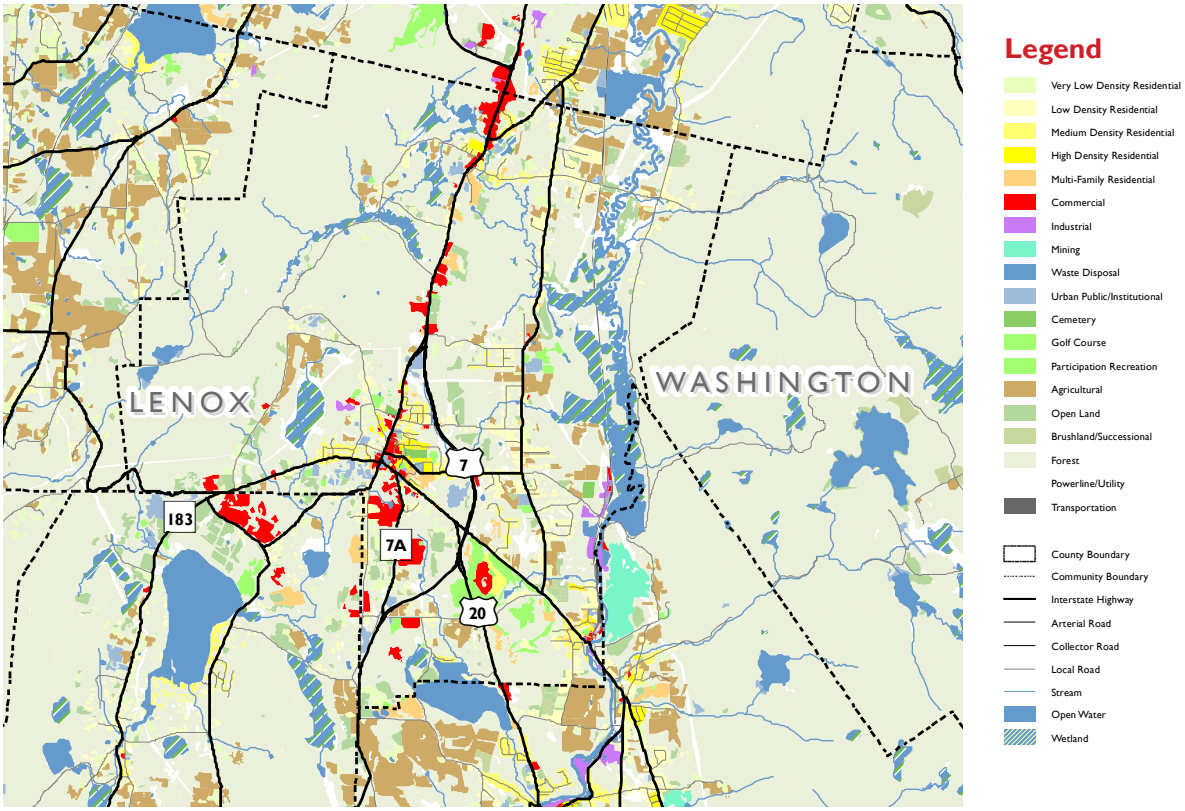
- Extend requirements **Environmental Impact Analysis**, particularly in larger developments and on marginally developable lands (Summary p5);
- **Modifying zoning** to limit residential development in areas where it would not be in keeping with the character of the community or negatively impact the environment, in particular reducing the density allowed in the general area along and near East Street (p109);
- Consider **zoning overlays** or other changes to combat the visual impacts of sprawl, such as allowing flexible zoning lot frontage, or providing enticements for developers to set aside open space for recreation and/or conservation in their projects (p93);
- Consider zoning changes to **increase densit**y in and near villages (Lenox Village and Lenox Dale, p106);
- Expand **design guidelines** for certain areas such as the Route 7/20 commercial area tied to site plan review (p106).

Subsequent Planning Initiatives

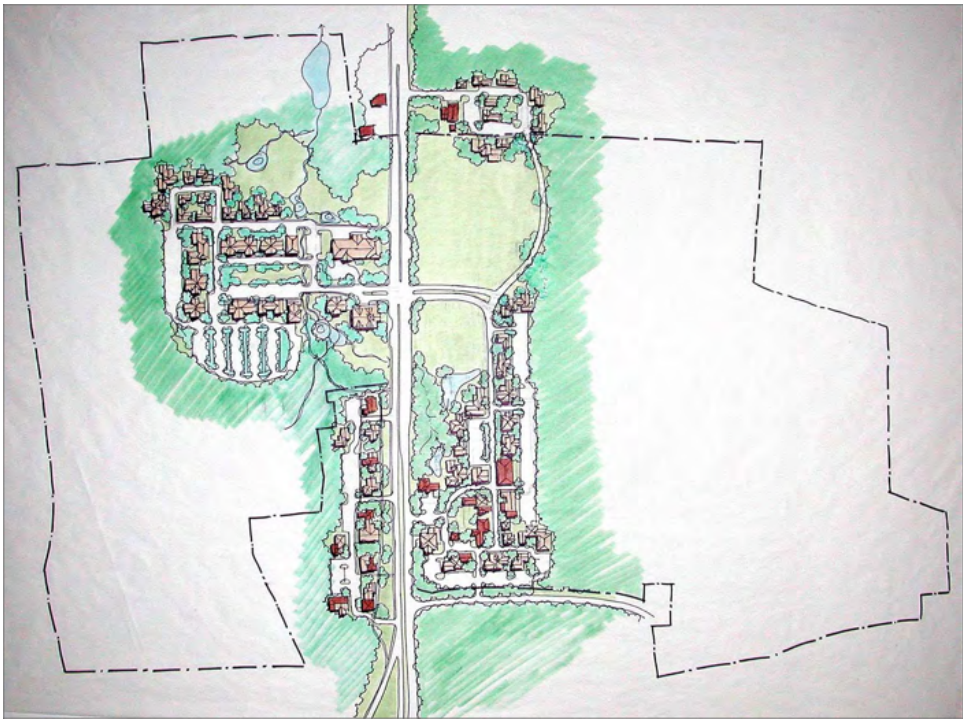
In the two decades following preparation of the 1999 Master Plan, Lenox has undertaken a number of additional planning initiatives and implementation projects further developing and realizing many of the master plan concepts. They have included:

2002 – **Lenox Gateway Redevelopment Plan**: a study of development options for the Gateway Area of Route 7/20 just north of the intersection with Main Street. The study proposed a vision based on traditional development forms with new mixed use development grouped around existing historic buildings, which are preserved and adaptively reused. Creation of a Gateway Overlay District was recommended, which was implemented in the Town's Zoning Bylaws. Since preparation of the plan, a Courtyard by Marriott hotel has been constructed on land proposed to remain as protected open space. However, other aspects of the proposed plan still remain feasible to implement (Dodson 2002).

2003 – **Downtown Transportation Management Study**: a study of traffic intersections and parking in Lenox Village. This Transportation Study served as the transportation component of the 2004 Community Development Plan – see below. Recommendations included converting the historic Walker and Main Street intersection with the Paterson Monument into a roundabout, installing pedestrian bulb-outs on Main Street, and consolidating interior block parking. These recommendations have not been implemented. (Clough 2003)



Land Use in Lenox from Sustainable Berkshires—note that adapted uses on many of the Great Estates in the southern portion of the Town, including Tanglewood, are shown as Commercial (red).



Proposed master plan for the Gateway District on Route 7/20 (Dodson 2002:31)

2004 – **Community Development Plan:** a study conducted between 2002 and 2004 based on a 2000 Community Development Plan program initiated by the Governor. The plan was intended to further develop and implement aspects of the 1999 Master Plan and Open Space and Recreation Plan. It examined conditions and recommendations for open space, housing, economic development, and transportation. Conservation and open space goals proposed in the plan included:

- ***Lenox's outstanding historical, cultural, and visual resources are preserved.***
  - Important, high quality**, pastoral lands, ridges and viewsheds** continue to be assets as development is limited and key permanent acquisitions occur.
  - **Corridor lands**, such as those near Brushwood Farms, remain scenic and undeveloped through protective mechanisms.
  - Under the watchful eyes of local boards and commissions, **historic sites** are well preserved and utilized without being compromised by unsuitable or inappropriate development.
  - A high level of public & private participation and cooperation is evident in sustaining **conservation and cultural endeavors**.
  - A **Great Estates Scenic Byway** is designated, linking cultural and historical sites. (BRPC 2004:12)

Importantly, the 2004 Community Development Plan introduced comprehensive **Geographic Information System** (GIS) mapping to Lenox. In conjunction with the plan, BRPC prepared an extensive set of detailed GIS maps of the Town, facilitating analysis of the natural and built landscapes from a variety of perspectives.

The economic component of the plan recognized that Lenox's strong historic and cultural assets were an important defining characteristic for the town and revenue generated from the tourism industry played an important role in the town's tax base. It noted that historical, cultural and tourist oriented attractions provide sources of income for many residents of Lenox and surrounding towns and that historic Lenox Village was a showcase of interesting architecture, public buildings. Much of the employment in Lenox was heavily dependent upon services. The plan stated that the town will continue to work collaboratively with each of the area resorts, estates and other cultural attractions to encourage and promote them as strong local and regional tourism assets. (BNPC 2004:24)

During the course of preparation of the Community Development Plan, in 2003 the Town adopted an **Open Space Residential Development Bylaw** and in 2004 updated its subdivision controls to provide better alternatives for road design and layout, improved landscape, and overall site design (BRPC 2004:13). The draft bylaw in the plan's appendix differs somewhat from that in the Zoning Bylaw as of 2016. The appendix to the plan included a **Village Improvement Plan**, which promoted streetscape enhancements, signage standards, preparation of design guidelines for the Historic District, and the Clough Associates parking and transportation improvements.

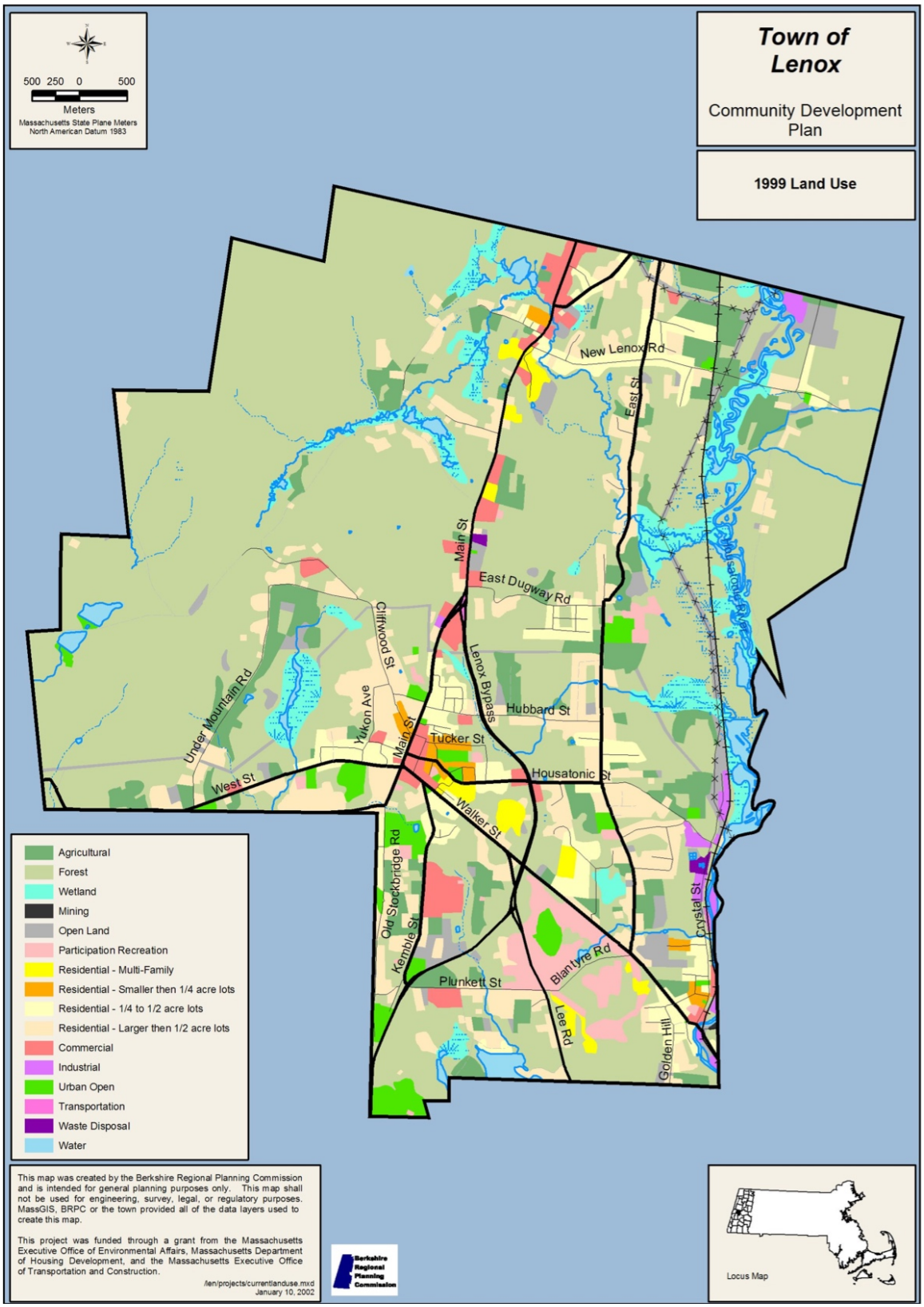
- In addition to the Open Space Bylaw and Village Improvement Plan, recommendations of the plan to be implemented included:
  - Pursue a comprehensive update of the Lenox **Zoning Bylaw** in order to protect natural resources, expand housing opportunities, and encourage greater economic development opportunities.
  - Pursue the development of a mixed-use zoning district along the lower district of Route 7/20 with capacity for additional growth. Redevelopment of the area should be consistent with the 2002 Lenox **Gateway Redevelopment Plan**.
  - Update zoning and employ corridor access methods to **improve overall composition and design** of the Route 7&20 upper district area.
  - Encourage the reuse and redevelopment of existing commercial and industrial locations in **Lenox Dale**. Provide adequate resources to continue overall redevelopment of the area.
  - Pursue public and private initiatives such as environmentally sensitive **trail sections** and other improvements to make the lakes, reservoirs and remote woodlands more accessible for canoeists, wildlife observers, walkers and bikers.
  - Seek funds to help advance voluntary land protection efforts in Town, including implementation of the **Community Preservation Act** in Lenox.
  - Update to the 1999 **Build Out Analysis** prepared in conjunction with the Master Plan to better assess the impacts of new development on natural resources.
  - Implement elements of the 1999 **Open Space and Recreational Plan**.

It appears that the Community Development Plan provided an impetus for a number of subsequent actions taken by the Town, such as updating of the Zoning Bylaw and the implementation of streetscape enhancements in Lenox Village.

2006 – **Zoning Bylaw of the Town of Lenox, Massachusetts:** update of the Town's Zoning Bylaws as called for in the Community Development Plan. The previous bylaws had been prepared in 1966 and updated in 1975. (Lenox 2016)

2006 – **Our Town – Our Future, A Community Dialogue on Guiding Development:** a community discussion and workshop on growth management conducted in March 2006 spurred by public meetings in the development of the new Zoning Bylaws. (Land Use Incorporated 2006)

2006 – **Community Preservation Act:** adoption of the act at the Spring 2006 Town Meeting as an outcome of the Community Development Plan and community discussions. The Community Preservation Act (CPA) enables Lenox to participate in the state program by which state funds are provided as an incentive for raising local dedicated local funds for open space preservation, preservation of historic resources, development of affordable housing, and the acquisition and development of outdoor recreational facilities. The CPA is described in Appendix B and recommendations for use of funding for historic preservation are included in Chapters 5, 8, and 9.



1999 Land Use in Lenox as depicted in the 2004 Community Development Plan

2008 – **Lenox Village Center Improvement Plan:** conceptual design of streetscape enhancements for Lenox Village with additional recommendations for Village development standards. Significant aspects of the plan have been implemented, including pedestrian sidewalk improvements and the installation of Westinghouse era street lamps. The plan proposed an alternative to the previously proposed roundabout at Walker and Main, which has also not been implemented. (Walter Cudnohufsky Associates 2008)

2010 – **Route 7/20 Corridor Access Management Plan:** a detailed study of options for street improvement for the Route 7/20 roadway between New Lenox Road in Lenox and Dan Fox Drive in Pittsfield. The study recognizes the difficulties in improving traffic design due to the small sizes of adjacent commercial lots and the location of buildings and parking close to the main roadway. The study provides information, analysis, and recommendations to help address conditions as future development occurs. (Vanasse 2010)

2013/2015 – **Open Space and Recreation Plan:** background information on landscape and open space in Lenox and an update of the 1999 Open Space Plan. The plan documents environmental conditions and characteristics in Lenox not found in other Town plans. It shows the current extent of conserved lands in the Town and inventories parcels of conservation and recreation interest. (Lenox 2015)

The plan includes a nine-page Action List with actions, timeframes, and responsible organizations. In addition to water quality and wildlife habitat, the Action Plan cites goals and actions related to landscape character and historic resources, including:

Goal 3 – Agricultural and pastoral lands are protected.

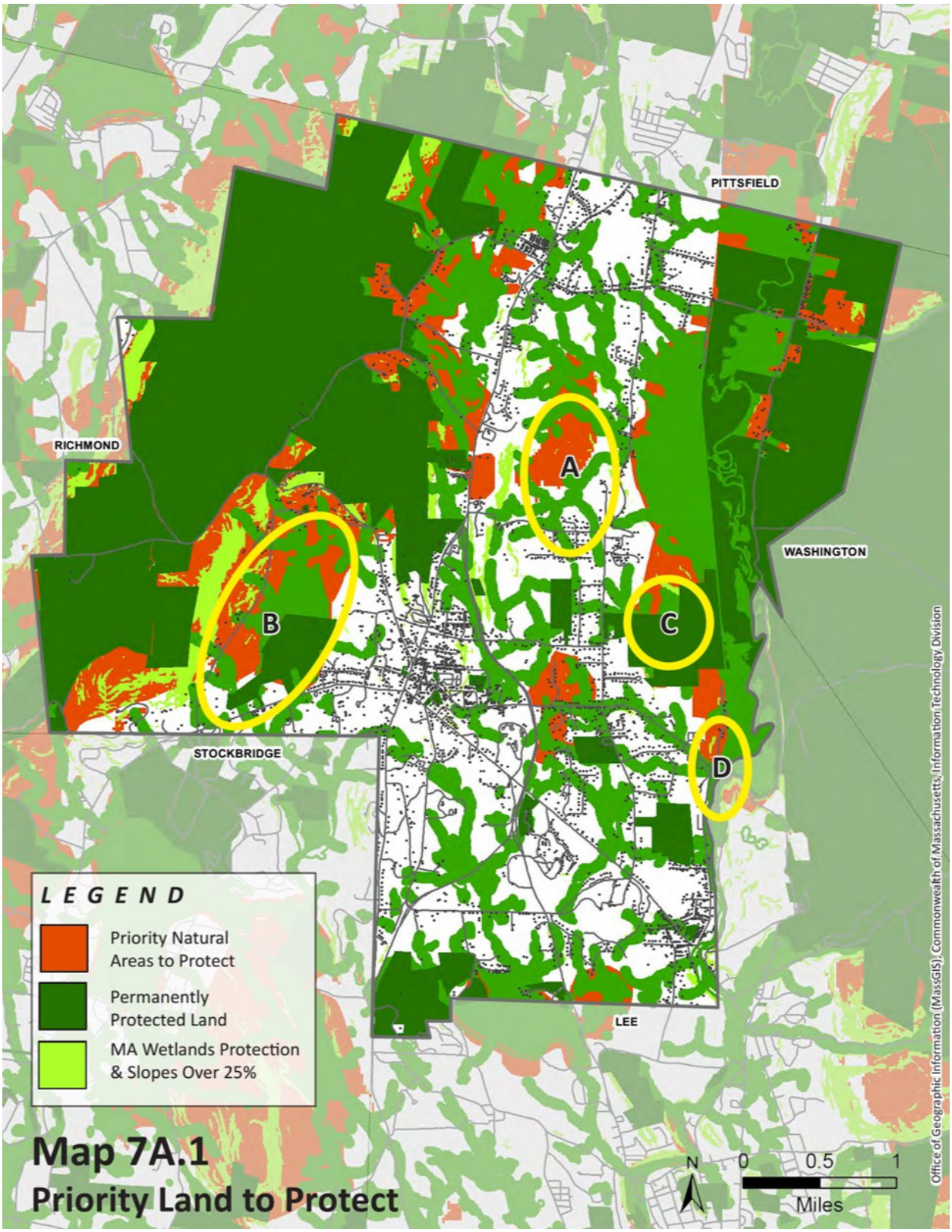
Action 3.1 Protect Agricultural land

- Map pastoral lands and promote Chapter 61A tax abatement programs and conservation restrictions
- Promote the Massachusetts Agricultural Preservation Restriction Program for Overmeade Gardens land
- Encourage an agricultural conservation restriction on Undermountain Stables hayfield and pasture

Goal 4 – Critical visual and historic resources are protected.

Action 4.1 Identify and protect cultural landscapes associated with the Great Estates

- Inventory Great Estate Landscapes
- Create historic walking tours including signs and displays about historic sites and activity in town
- Protect all Great Estates with conservation restrictions
- Support tourism and appropriate business uses
- Continue to support appropriate private business uses in Great Estates



Priority Land to Protect identified on the Existing Protected Lands Map from the 2013/15 Open Space Plan. "A" represents establishing an open space corridor across Lenox; "B" represents preserving lands north and west of Parson's Marsh, "C" and "D" represent parcels to protect along the Housatonic River corridor.

The Action Plan also outline goals and actions for connecting neighborhoods, open spaces, and recreational uses with a network of existing and proposed sidewalks and trails for walking, hiking, and biking. It advocates for creating a strong public constituency for open space and recreation through education, outreach, and collaborative partnerships.

2016/2017 – **Lenox and Lenox Dale Walk Audits**: supports the Open Space Plan through an review of conditions and recommendations for pedestrian connectivity and walks in Lenox Village and Lenox Dale. (WalkBoston 2016/2017)

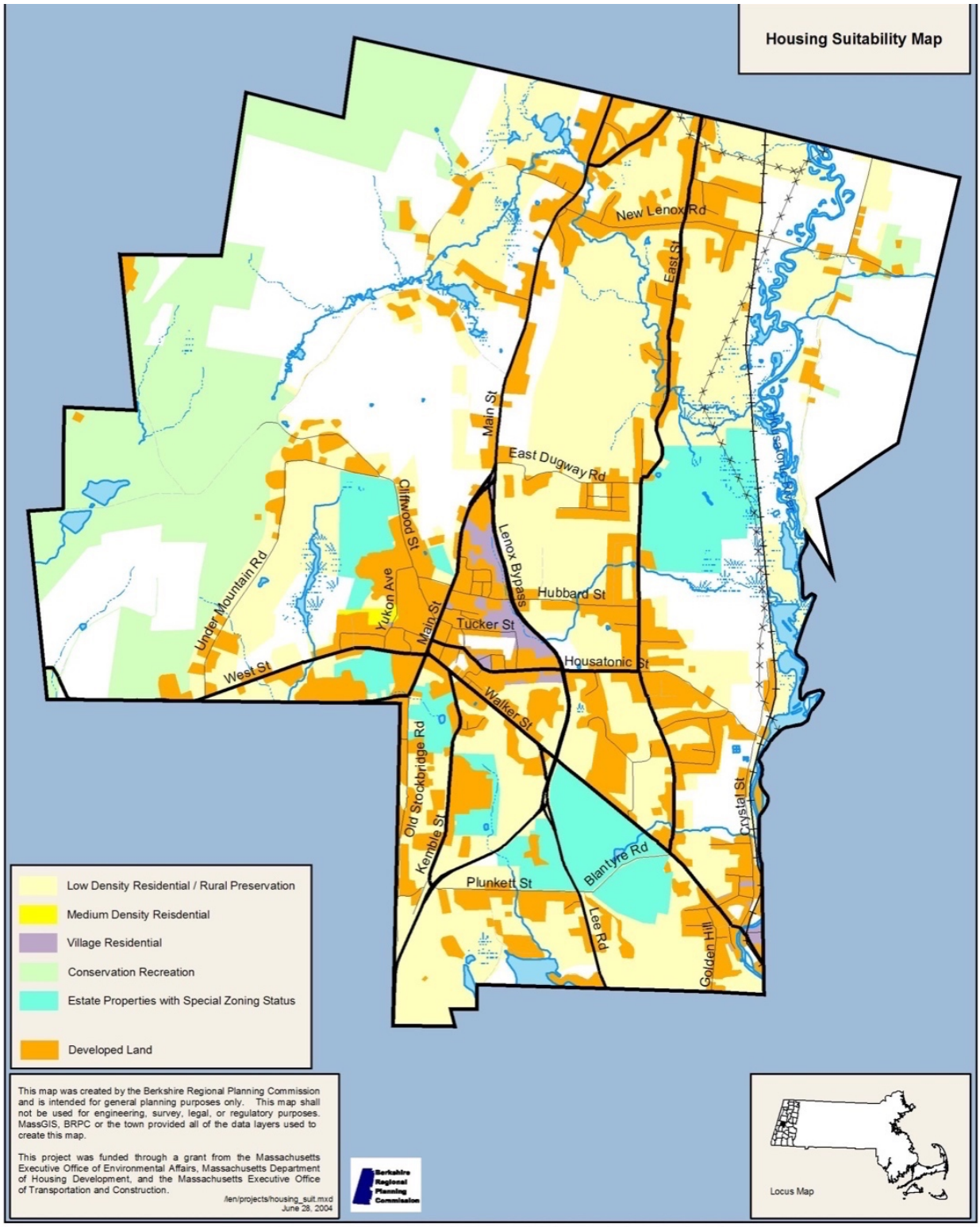
2017 – **Lenox Housing Production Plan 2017-2021:** a detailed analysis of housing in Lenox with recommendations for increasing affordable housing in the Town. The Housing Production Plan is a state and federal grant funded study that qualifies municipalities for access to funding for implementation projects. The main purpose of the plan is to help the community make progress toward the 10 percent state statutory minimum of affordable housing. The plan provides an in-depth examination of demographic, economic, and housing trends in Lenox using information available from the 2010-2015 US Census and other sources. In this respect, the plan provides useful information for other planning initiatives as well. (Lenox 2017)

The plan notes the very slow growth and development of housing in Berkshire County generally in recent decades. New housing within the Berkshires tends to cater to high-end seasonal and vacation housing demand. In Lenox, about 15% of housing stock is occupied by seasonal or occasional residents, placing pressure on municipal services but also supporting the local tax base (Lenox 2017:1).

Berkshire towns are struggling, and while Lenox is better off than many, it is not as affluent or secure as its reputation suggests. 47% of Lenox households have low or moderate incomes. Most of these are unaffordably housed due to the limited amount and high cost of housing. Aside from the weak regional market, the potential for new housing in Lenox is influenced by the limited amount of land available for development, in part due to environmental constraints and to the fact that 25% of land in Lenox is already protected for conservation Lenox 2017:2,35).

Lenox has an older population, many of whom do not participate in the labor force. 60% of those who do commute out of town to their jobs (Lenox 2017:2, 9-14). Many people who work in Lenox cannot afford to live there. Increasing the number of young, median-income families and increasing the amount of workforce housing are primary goals of the housing plan.

Lenox does not have enough housing to accommodate demand from seasonal and year-round homebuyers and renters. Since seasonal buyers typically have better means to compete for the housing supply that does exist, the demand they generate has a disproportionate impact on pricing, affecting not only low- and moderate-income households but also middle-income households who cannot find reasonably priced year- round housing (Lenox 2017:45). The profitability of seasonal rentals limits the amount of housing available for year-around affordable rental units.



Housing Suitability Map from the 2004 Community Development Plan. Already developed lands are shown in brown—this information has not changed substantially as of 2018 due to the limited amount of new development that has occurred since the 2008 recession.

The approach toward meeting affordable housing goals in Lenox will be incremental and include specific site-by-site decision making. Strategies include:

- Encouraging the creation of **accessory apartments** on existing properties,
- Encouraging creation of **apartments over commercial space** in Lenox Village, Lenox Dale, and in mixed use development along Route 7/20,
- Taking advantage of opportunities for **multifamily densities** where appropriate using by right performance standards,
- Allowing development of small affordable units on **vacant nonconforming lots**, and
- Using a variety of funding and **incentive programs**, including Community Preservation Act housing funds, to encourage workforce and affordable housing projects. (Lenox 2017:47-54)

LAND DEVELOPMENT AND ZONING

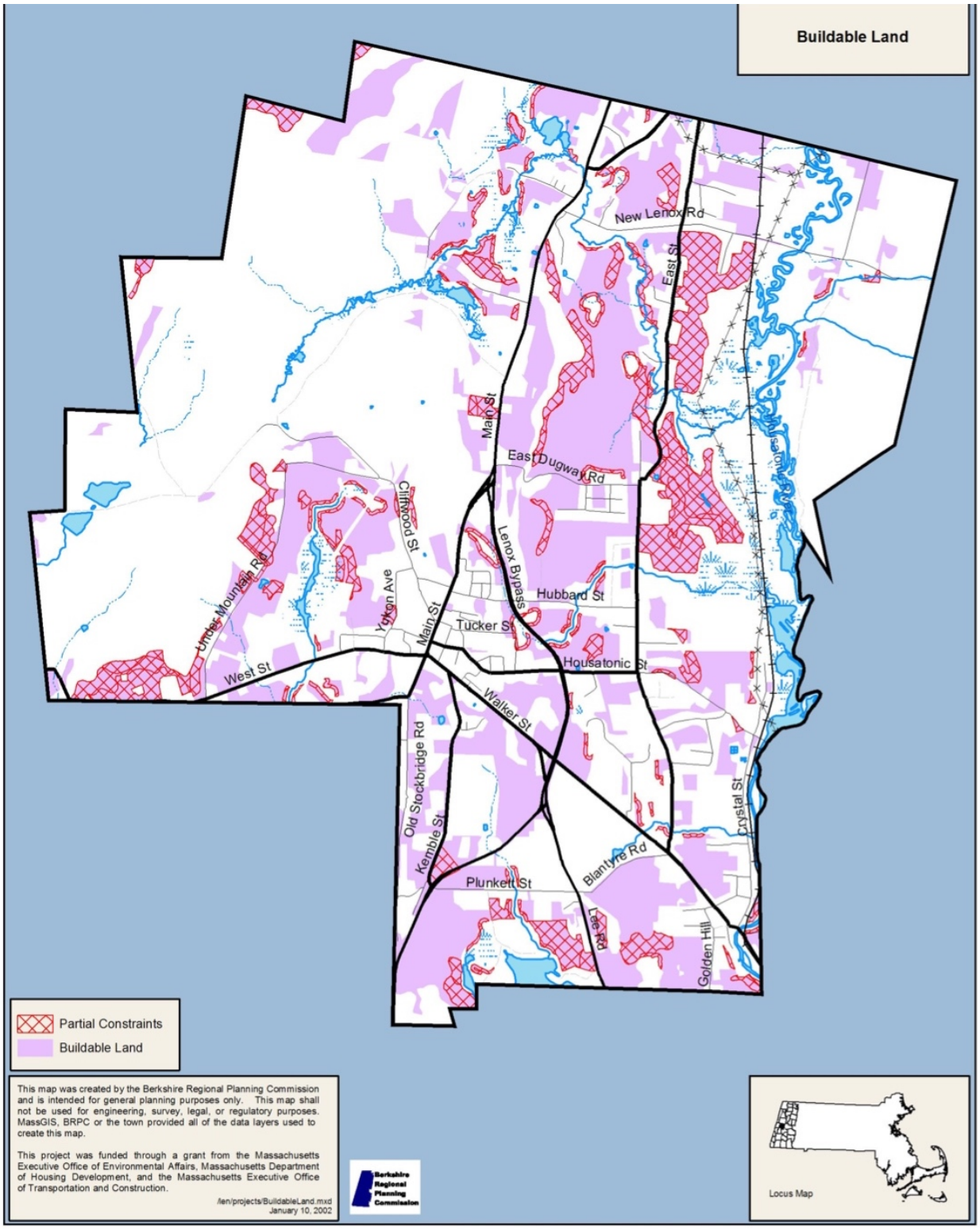
The Town of Lenox is beginning preparation of an updated Master Plan to replace the previous plan prepared in 1999, discussed above. Planning documents and initiatives developed since 1999 have laid the groundwork for the update and have established growth management approaches to areas such as Lenox Village and the Gateway area of Route 7/20. The recently prepared *Lenox Housing Production Plan 2017-2021* summarizes economic and demographic trends in Lenox and, in combination with the *2004 Community Development Plan*, can be cited to bring background information on the Town over the past decade up to date.

Land Development Conditions

Due to challenging economic conditions in the Berkshires generally since the mid-1980s, and a slow recovery since the Great Recession of 2008/2009, a limited amount of land development has occurred within Lenox over the past ten years. With little land development pressure occurring at present, the Master Plan update has the opportunity to plan proactively for desired future conditions.

Three background maps from the *2004 Community Development Plan* provide information on land development that remains pertinent today. The Housing Suitability Map on the facing page shows the extent of Developed Land in brown and areas of available land for new development in light yellow, indicated as Low Density Residential/Rural Preservation.

The amount of land that is actually developable is shown on the Buildable Land Map on the following page and is less than that shown in yellow on the Housing Suitability Map. Most of the remaining buildable land is located in a central north-south band on the upland ridge between Route 7/20 and East Street. Some of this land is already conserved, including in the vicinity of Parson's Marsh and The Mount. Areas indicated have physical constraints, such as areas of steep slope or wetlands.



Buildable Land Map from the 2004 Community Development Plan. Lands not colored are conserved, environmentally constrained, or already developed.

From these two maps it is apparent that Lenox has a limited amount of developable land and that most of the land that remains available is liable to be developed as low density, suburban residences, a continuation of the types of new construction that the Town has experienced in recent decades.

New development is likely to occur as single homes constructed by individual property owners and as small to medium-sized subdivisions constructed by local or regional developers. Development will continue to gradually fill in the map, beginning with parcels that are more accessible and easier to develop and continuing toward parcels that are more constrained and difficult to develop.

Many of these new residences are likely to be second homes purchased by people who are not full-time residents but who appreciate and are investing in the character of the Town. A focus of the Master Plan update, therefore, should be to assure that new residential development patterns address community-wide goals related to landscape connectivity, preservation of viewsheds and the character of local roads, construction quality, and trails.

Redevelopment will also occur, especially along the Route 7/20 commercial corridor and within Lenox Village and Lenox Dale. Most of the Town's surveyed historic buildings are located within the Developed Land areas shown on the Housing Suitability Map. The redevelopment of historic properties along the commercial corridor as well as in the villages is an issue that should be anticipated.

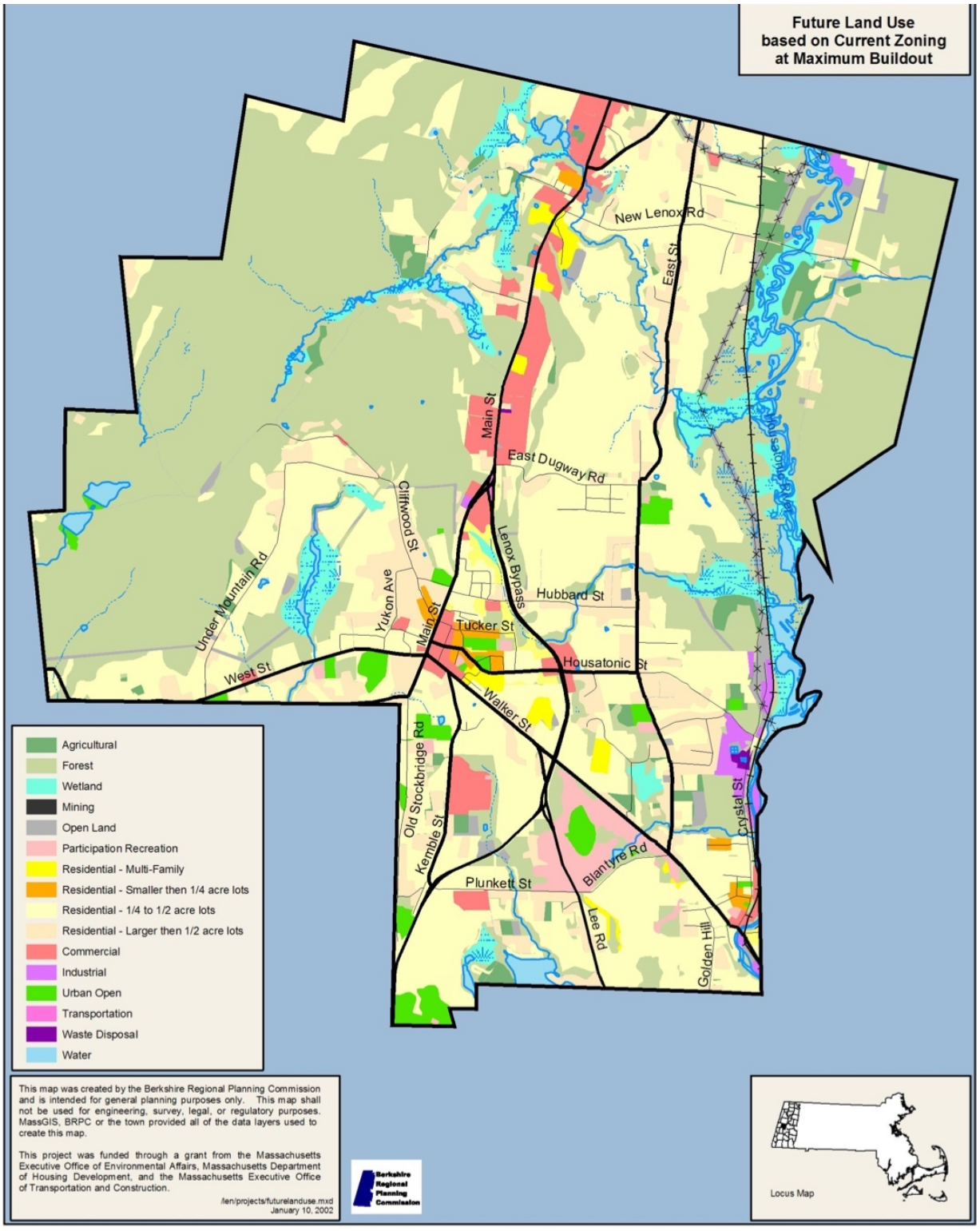
The addition of new construction on smaller lots within existing historic neighborhoods and commercial areas is also likely. Some new projects may propose multifamily housing that would increase village densities and further develop former estate properties. The redevelopment of existing historic residences as apartments, condominiums, and short-term rental units would continue a trend that has helped preserve and adaptively reuse mansions but which could also pose threats to historic neighborhoods.

Zoning bylaws in Lenox have evolved to address these types of development trends and will continue to evolve in response to issues and approaches explored in the Master Plan update. The following section outlines current zoning.

Current Zoning in Lenox

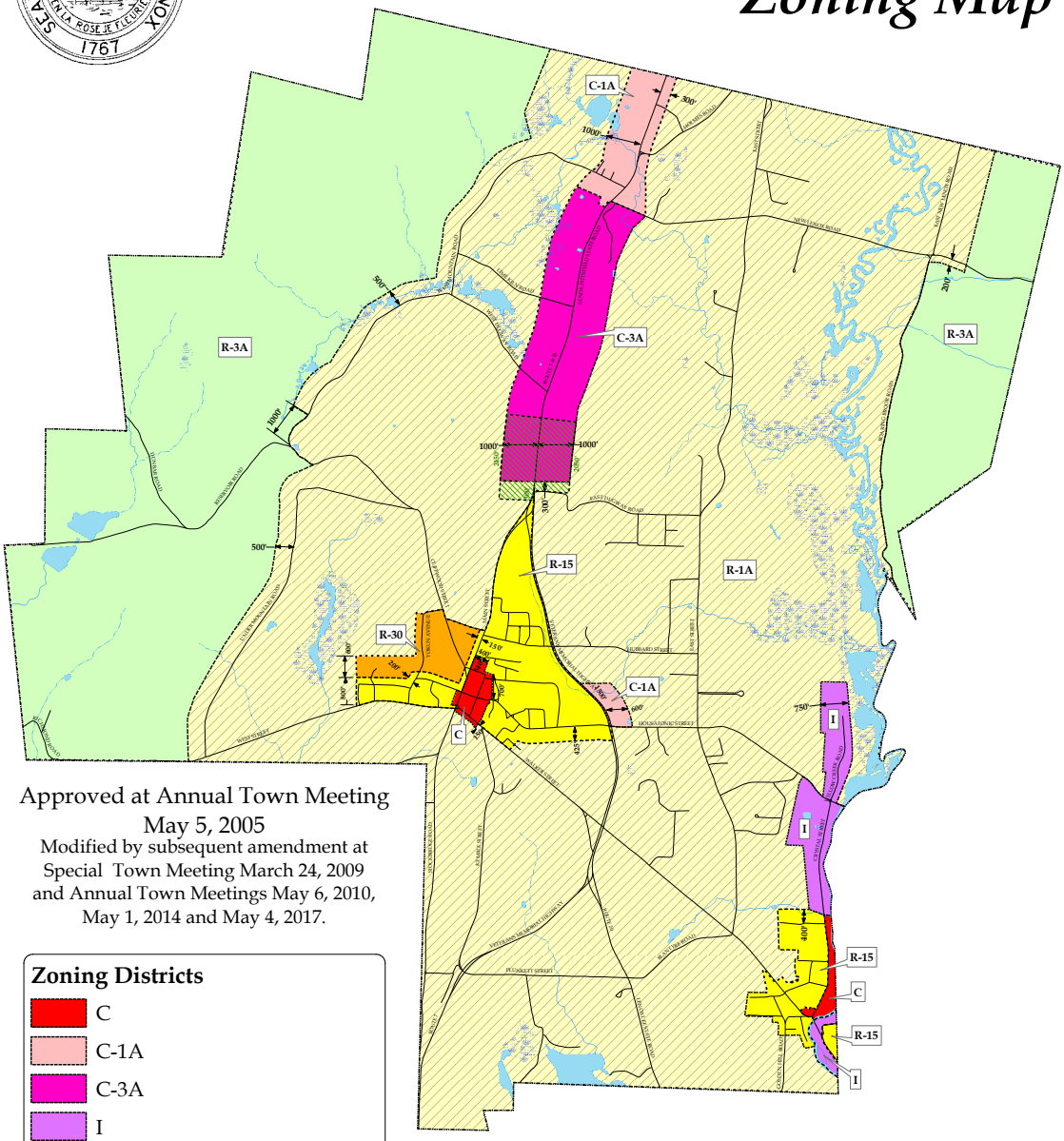
The current Lenox Zoning Bylaw was adopted by Town Meeting in 2008 and has most recently been updated in 2016 (Lenox 2016). The bylaw establishes zoning districts that have been created and refined over the years and includes a number of important special provisions and overlay districts to address issues and opportunities specific to the community. Site plan review for proposed land development projects are reviewed and approved by the Zoning Board of Appeals.

Spread throughout the Town, historic building and landscape resources are impacted by the Zoning Bylaw and by subdivision and land development regulations, practices, and procedures.



Future Land Use Map from the 2004 Community Development Plan

Town of Lenox Zoning Map



Approved at Annual Town Meeting
May 5, 2005
Modified by subsequent amendment at
Special Town Meeting March 24, 2009
and Annual Town Meetings May 6, 2010,
May 1, 2014 and May 4, 2017.

Zoning Districts

- C
- C-1A
- C-3A
- I
- R-15
- R-1A
- R-30
- R-3A
- Open Space Flexible Development Overlay District
- Gateway Mixed Use Development Overlay District

For the Flood Plain District see the Town of Lenox Flood Insurance Rate Map (FIRM), dated July 5, 1982 and Flood Boundary Floodway Map (FBFM), dated July 5, 1982.

N W E S

0 3,000 6,000 9,000 Feet

1:18,000

1 inch = 1,500 feet

Massachusetts State Plane Meters
North American Datum 1983

Berkshire Regional Planning Commission

- Town Boundary
- Roads
- Lake / Pond
- Wetland / Marsh
- Perennial Stream
- Intermittent Stream

Lenox Village and Lenox Dale

Lenox Village and Lenox Dale each have core commercial (C) areas surrounded by village-density residential areas (R-15). The **village commercial** areas permit single family residences, mixed use, retail, and other commercial uses on lots as small as 5,000 square feet (just over 1/9th acre). A variety of additional uses are permitted by Special Permit. The core of Lenox Village is designated as a Local Historic District, which is discussed further below.

Surrounding these core village commercial areas, the **R-15 residential neighborhoods** feature single family residences on lots as small as 15,000 square feet (just over 1/3rd acre). Duplex, townhouse, and multi-family residences are permitted by Special Permit. Both the existing village commercial and village residential areas are already largely occupied by existing buildings, most of which are historic. However, new construction could be possible through the further subdivision of existing larger lots and/or through the removal of existing buildings. There is no current mechanism by which the demolition of buildings may be prohibited.

On the west side of Lenox Village is a special **R-30 residential district**, which is the only location where this district occurs. This neighborhood is comprised of larger historic residences, some qualifying as mansions, with extensive landscaping. Like the R-15 village residential district, duplex and multifamily residences are permitted by Special Exception. In most cases, this could translate to the adaptive reuse of large existing residences, rather than new construction. Townhouses, which are not present and would require new construction, are not permitted. The minimum lot size in the R-30 district is 30,000 square feet (just over 2/3rd acre).

An "I**" industrial zone** is located along the Housatonic River north and south of Lenox Dale. Historically, this was an industrial and manufacturing area served by the railroad and was the reason for Lenox Dale's existence. Manufacturing, lumber yards, building supplies, storage, and other uses are permitted.

Highway Commercial Districts

Lenox has two commercial zoning districts located along **Route 7/20 north** of the intersection with Main Street. North of New Lenox Road, the C-1A commercial district permits a variety of retail and commercial uses and has a minimum lot size of one acre. South of New Lenox Road to the intersection with Main Street is the C-3A commercial district, which allows townhouses and multifamily dwelling as well as office and professional uses but which does not allow most retail uses. Minimum lot size for the C-3A district is 30,000 square feet (just over 2/3rd acre).

Hotels are permitted in both the C-1A and C-3A districts by Special Permit. Restaurants are permitted in the C-1A district by right and in the C-3A district by Special Permit. Gas stations and automobile services are permitted only in the C-1A district by approval of the Select Board. A small C-1A area is located at the the intersection of Route 7/20 and Housatonic Street.

A number of historic former farmsteads are located along Route 7/20 primarily within the C-3A district. The farm residences remain, most of which are

architecturally prominent. Several of these buildings have been adapted to commercial and office use. Some are threatened.

The Zoning Bylaw requires site plan approval by the Zoning Board of Approval for proposed projects within C-1A and C-3A areas. The Board of Appeals may approve a site plan subject to conditions, modifications, and restrictions as it deems necessary and in the interest of the Town and neighboring properties.

Standards for the review of projects and design standards for their implementation seek to protect natural resources and enhance community character. Plans should be consistent with concepts included in the Town Master Plan. New development should be compatible with the character and appearance of the existing natural and developed environment, providing continuity and definition to the streetscape and surrounding landscape.

The renovation of historic buildings is encouraged such that historic features and detailing are retained. New construction in association with existing buildings should be compatible to the character of the principal building and its landscaping. The removal or alteration of historic, traditional or significant uses, structures, or architectural elements shall be minimized.

Gateway Overlay District

At the south end of the C-3A commercial district a special Gateway Mixed Use Development Overlay District has been created to encourage creative mixed use development that is compatible with neighboring properties. The bylaw promotes mixed use, pedestrian oriented development with a high level of design quality. At least 10 percent of new development is required to be residential, and at least 25 percent of the land must be set aside as open space for the use of residents.

A series of general design and performance standards are outlined in the bylaw to which development must comply. Review is undertaken by the Zoning Board of Appeals. The *2002 Lenox Gateway Redevelopment Plan* provided the concept for the Gateway Overlay District and illustrated how it might be implemented (Dodson 2002). Though not explicitly mentioned in the bylaw, existing historic buildings within the district were intended to be preserved and adaptively reused. New similarly scaled mixed use buildings were envisioned to be constructed around the existing structures to create a pedestrian friendly village character.

The design and performance standards express this intent by stating that architecture should demonstrate cohesive planning and identity and by encouraging inspiration from traditional New England design elements. Designers are not, however, to be restricted in their creativity. New development should have a single point of access from Route 7/20 with internal road system, pedestrian network, and landscaped open space.

The hotel developed on the site since adoption of the Gateway District provision does not fulfill the intent of the bylaw or the design and performance standards. However, additional land remains to be developed and could yield better results.

R-1A Residential District and Open Space Flexible Development

The largest zoning district in Lenox is the R-1A residential district which comprises most of the land between the Housatonic River on the east and Lenox Mountain on the west. The R-1A district is oriented toward single family homes and has a minimum lot size of one acre.

Public water is available throughout Lenox provided by reservoirs on Lenox Mountain and mains running north-south along both Main Street and East Street. The municipal sewer line runs north-south along Main Street and southeast along Housatonic Street to a treatment plant on Crystal Street north of Lenox Dale. Public water is generally available to new residential development. Where public sewer lines are not locally available to new development projects, private onsite septic systems are required in accordance with state standards.

The entire area of the R-1A residential district is subject to the Open Space Flexible Development provision of the zoning bylaw through which the option for open space development is encouraged. Approval is obtained through a Special Permit granted by the Planning Board. The purposes of the open space provision include the:

- Preservation of open land for scenic beauty and agricultural, open space, forestry, and recreational use;
- Preservation of historical and archeological resources,
- Protection of the natural environment including landscape and water resources;
- Perpetuation of the appearance of the Town's traditional New England landscape;
- Preservation of historic buildings and structures of the Town as well as their associated historic landscape features; and
- Promotion of better and more efficient overall site planning.

Open Space Flexible Development requires that a minimum of 35% of the parcel being developed be preserved as contiguous open space. Developed residences may be single family or two-family and may be clustered on smaller lots on the remainder of the parcel. The number of allowable lots is determined by preparation of a yield plan that documents the number of lots that the parcel would be able to accommodate under base R-1A zoning with minimum one-acre lot sizes. A density bonus may be obtained allowing additional lots for the preservation of additional open space up to a maximum of 20% addition (55%of the lot total).

The contiguous open space may be dedicated to the Town, a non-profit organization, or a corporation or trust of the owners. The open space may be used for conservation, historic preservation, education, passive recreation, agriculture, forestry, or a combination of these uses. Wetlands may be included within the open space but must be excluded from the calculation for the required minimum 35% open space or any additional bonus open space.

The bylaw outlines a design process that is in accordance with best practices for open space development. Under this process inventory and evaluation of the site

is undertaken first; design of the contiguous open space is undertaken second; building sites, streets, and required infrastructure are located third; and lot lines are drawn last. There is no minimum lot size stipulated. Waiver for provisions of the bylaw may be granted for lots under ten acres in size to help make the process work.

The use of Open Space Flexible Development is the preferred way through which most of the remaining open land in Lenox will be developed in coming decades. Its use is compatible with Town goals for historic preservation, ecological health, and the preservation of landscape character.



Cranwell Spa and Resort – developed in accordance with the Estate Preservation Area bylaw with new residential housing, golf course, and amenities. The mansion is located in the lower center of the image above with its entrance landscape, key outbuildings, and southerly view preserved.

Estate Preservation Area

In 1984, Lenox adopted an Estate Preservation Area bylaw that has since been incorporated into Section 8, Special Regulations, of the Zoning Bylaw. The purpose of the Estate Preservation Area is to encourage the preservation and restoration of buildings and landscapes associated with the estate era in Lenox. The bylaw provides for flexibility in use and a density bonus system to encourage the preservation and appropriate reuse of specific qualified properties. Development of an Estate Preservation Area is undertaken through a Special Permit process as authorized by the Zoning Board of Appeals. The qualified properties include:

- Bellefontaine on Kemble Street,
- Belvoir Terrace on Cliffwood Street,
- Blantyre on East Street,
- Cranwell on Lee Road,
- Ethelwynde on Yokun Avenue,

- Elms on West Street,
- Shakespeare & Company/Springlawn on Kemble Street, and
- Wayside on Yokun Avenue.

Estate properties may be developed with planned single family, multifamily, and townhouse dwellings. The number of allowable dwellings is calculated based upon a base density of three acres per dwelling. The density may be increased with the preservation of additional permanently dedicated open space. In addition, any other use allowed by right within the R-1A residential district is permissible on the property. Development of a health clinic and/or a Great Estate Inn is permissible on the property as well.

Requirements of the bylaw include the preservation and rehabilitation of the original estate buildings as well as the open space, vistas, stonework, gardens, and other landscape features associated with them. The *Secretary of the Interior's Standards for Rehabilitation* are used to guide the preservation work. Designated landscape areas for preservation must be a minimum of 25 acres in size or 75% of the size of the property, whichever is greater. No new building may be constructed within 200 feet of a designated estate building.

Since its adoption in 1984, the Estate Preservation Area bylaw has been used by a few of the eight qualified properties. Most prominently, Bellefontaine (Canyon Ranch) and Cranwell have been extensively developed with different combinations of uses that have preserved the historic mansions and their immediate associated landscapes.

Special Permit

Many uses listed under different zoning districts are only allowed through issuance of a Special Permit by the Zoning Board of Appeals. Special Permits may be granted when it is determined that the adverse effects of a proposed use will not outweigh the projects beneficial impacts to the Town or to the immediate neighborhood of the project.

Uses allowed by Special Permit are considered carefully by the Zoning Board for consistency with Town planning goals and any potential adverse impacts. If necessary, Special Permit applications may be denied. The Special Permit process allows the Zoning Board to set conditions to its approval that would otherwise not be possible under by right use. Conditions may mitigate an anticipated adverse impact; place limits on the proposed use; or enhance the project to the benefit of residents, neighbors, and/or the Town. The Special permit process, therefore, is a mechanism by which projects may be improved beyond the minimum standards of development.

Scenic Mountain Act

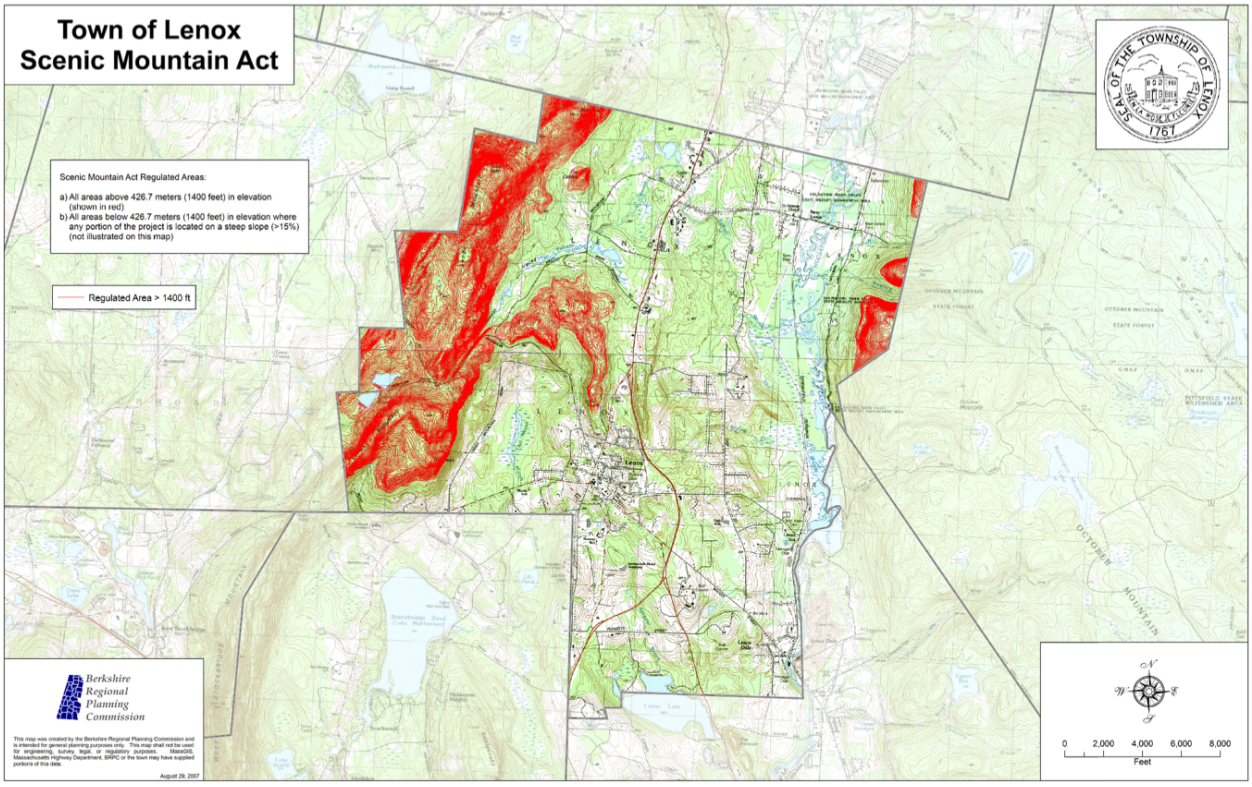
Lenox adopted the state-authorized Scenic Mountain Act in 1975 and amended it in 1985. The Town's 1999 Master Plan recommended adoption of regulations for the Act, and regulations and a map were subsequently adopted and approved in 2007/2008.

The purpose of the Scenic Mountain Act is to minimize negative impacts of development and other human activities on the water, ecological, and scenic

resources of mountaintops, ridgelines, and steep slopes. In Lenox, the Act applies to areas on Lenox Mountain, within Kennedy Park, and on October Mountain above the 1400-foot elevation as depicted on the official map as well as steep slopes over 15% in grade anywhere within the Town. The Act is reviewed under the jurisdiction of the Town's Conservation Commission.

The Scenic Mountain Act helps protect land in the immediate vicinity of the Town reservoirs on top of Lenox Mountain. The Act requires submission of plans for proposed development and use activities to the Conservation Commission for a Certificate of Compliance that the proposed activities minimize negative impacts on clearing, soil erosion, and scenic qualities along ridgelines and steep slopes. Where impacts are anticipated, mitigation measures must be proposed and approved.

The Act seeks to minimize disturbance, retain natural vegetation, preserve the treeline along ridgetops, minimize piped stormwater systems, and disperse rather than concentrate stormwater flow to prevent erosion. For projects larger than one acre is size, the peak rate of post-development stormwater flow leaving the site must not exceed pre-development flow for 25-year storms. Forestry practices must be in compliance with and permitted in accordance with state standards.



Official map for Lenox's Scenic Mountain Act with the upper elevations of Lenox Mountain on the west and small portions of October Mountain on the east.

Subdivision Regulations

In 2003, Lenox adopted *Rules and Regulations Governing the Subdivision of Land* to institute a process and standards for subdivision and the design and construction of new infrastructure within the Town. They were updated in 2007. The Subdivision Regulations are a companion to the Zoning Bylaw. While applicable to both commercial and residential subdivisions, it is particularly relevant to the R-1A zoning district, where much of the future subdivision can be expected to occur. Under the regulations, proposed subdivisions are reviewed by the Planning Board as opposed to the Zoning Board of Appeals, which reviews most land development projects as regulated by the Zoning Bylaw.

The Subdivision Regulations seeks to promote a high standard in the design of sites being developed to enhance the natural character and appearance of the Town. Best practices in site design, vehicular and pedestrian circulation, building siting, services, and landscaping are encouraged and required. Review seeks to ensure that new structures and facilities protect the design of buildings or places of historic or architectural significance.

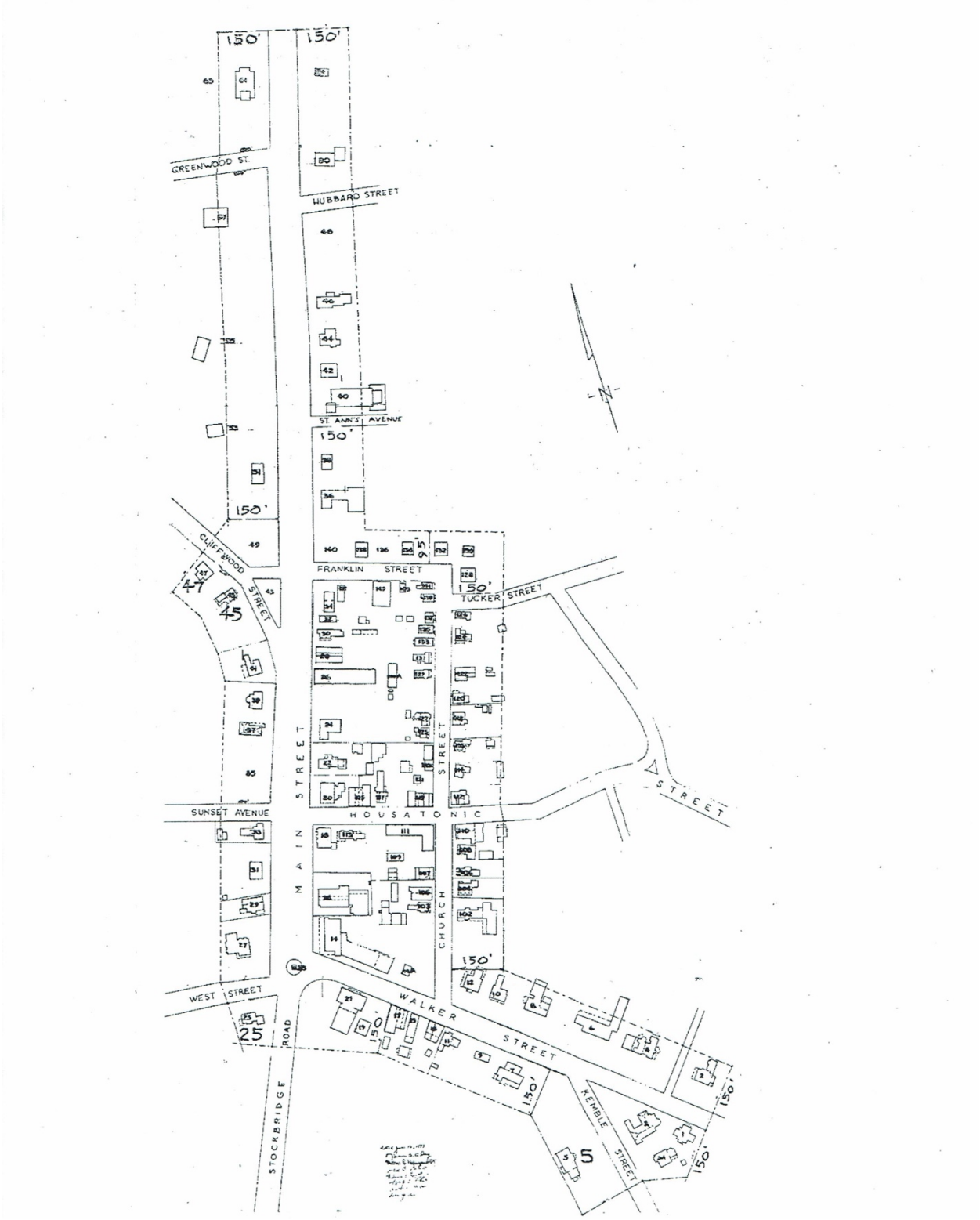
The subdivision review process requires the submission and review of plans in two stages, Preliminary Plans and the final or Definitive Plan. The requirements for submissions for each stage of review are outlined.

Impact statements are required for projects of ten or more lots and may be required for smaller projects if deemed appropriate by the Planning Board. Impact studies must identify existing conditions on the sites, including natural resources; built resources; unusual geological, scenic and historic features; trails; open space links; and wildlife. The study must describe how the project will affect these resources. In reviewing the impact statements, Town boards will consider the preservation or promotion of wildlife refuge, historic sites, unique geological, botanical and archeological features, existing or potential trails, access to open space, and other factors.

Design standards within the Subdivision Regulations require that applicants show how proposed plans relate to Town and regional land use plans. They state that all natural features such as water bodies, flood prone areas, wetlands, scenic points, and historic sites shall be preserved to the greatest extent feasible. Due regard shall be shown for all natural features such as large trees, water courses, scenic points, historic spots, and similar community assets which if preserved will add attractiveness and value to the subdivision and the community. The subdivision review process is an essential tool in the preservation of historic building and landscape resources in Lenox.

Historic District Bylaw

Lenox adopted the Historic District Bylaw in 1975 creating a local historic district in Lenox Village to preserve historic buildings and character within the village in accordance with the state Historic District Act. The bylaw was revised in April 2017.



Historic District Map of Lenox Village



Representative building types within the Lenox Village local historic district

As depicted in the Historic District Map, the local historic district includes the core of the historic village around Main, Church, Franklin, Housatonic, and Walker Streets and extends north up Main Street to include the Church on the Hill.

Main Street is the location of some of the oldest and most significant buildings within the district, including the Lenox Library, Lenox Academy, Church on the Hill, and a number of early 19th century Federal style homes once belonging to prominent residents. Walker Street includes the Town Hall, Curtis Hotel, and several Cottage Era mansions among other buildings.

Church, Housatonic, and Franklin Streets (along with a portion of Main Street) comprise the commercial core of the Historic District and include a variety of interesting historic buildings, some of which are former residences adapted to commercial use. A number of contemporary buildings have been introduced within the commercial core of the district as well.

The Historic District Bylaw requires that proposed construction or alterations that affect the exterior appearance of a building or structure within the historic district first undergo review by the Lenox Historic District Commission to receive a Certificate of Appropriateness certifying that the proposed changes or new construction are in keeping with the historic character of the building and the district.

In the review of proposed projects, the Historic District Commission considers, among other things, the historic and architectural value and significance of the site, building or structure; the general design, arrangement, texture, material and color of the features involved; and the relation of such features to similar features of buildings and structures in the surrounding area.

In the case of new construction or additions to existing buildings or structures, the Commission considers the appropriateness of the size, scale and shape of the new building or addition in relation to the land area upon which it is situated, to adjacent buildings and structures, and to buildings and structures in the surrounding area. In taking action on an application, the Historic District Commission may make a determination to issue one of three possible certificates:

- Certificate of Appropriateness – the construction or alteration for which an application has been filed will be appropriate for, or compatible with, the preservation of protection of the Historic District;
- Certificate of Non-Applicability – an application does not involve any exterior architectural features, or involves an exterior architectural feature which is not subject to review by the Commission;
- Certificate of Hardship – owing to conditions especially affecting the building or structures involved, but not affecting the Historic District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and such application is without substantial detriment to the public welfare and substantial derogation from the intent and purposes of the bylaw.

Should the Commission determine that a Certificate of Appropriateness should not be approved but does not involve non-application or hardship, it should record the reasons for its disapproval and may make recommendations of changes to the applicant's proposal that, if made, would make the application acceptable. Further discussions may then ensue, hopefully leading to ultimate approval acceptable to both the applicant and the Commission.

Building interiors and features not within public view are not subject to the bylaw. Work related to ordinary maintenance and repairs, issues related to public safety, landscaping, walks, driveways, paint colors, roof colors, temporary structures and signs, and storm windows and doors are also not reviewed.

Community Preservation Act

Lenox adopted a Community Preservation Act Bylaw in the Spring of 2008 as mentioned previously in this chapter. The Community Preservation Act (CPA) enables Lenox to participate in the state program by which state funds are provided as an incentive for raising local dedicated local funds for open space preservation, preservation of historic resources, development of affordable housing, and the acquisition and development of outdoor recreational facilities. The bylaw is an important to historic preservation initiatives within the Town.

CPA funds are raised locally through imposition of a voter-authorized surcharge on local property tax bills of up to 3%. Local funds are matched by annual distributions to the community from the state's Community Preservation Trust Fund, a statewide fund held by the Massachusetts Department of Revenue. In 2017, $342,587 were raised at the local level and matched with $115,076 from the Commonwealth.

The Town's Community Preservation Committee, with nine appointed members, administers the CPA in Lenox, vetting applications from applicants and recommending projects for approval at Town Meeting. In 2017, two historic preservation projects were approved for building rehabilitation work at The Mount and Ventfort Hall. An application was submitted by the Berkshire Natural Resource Council for the Parson's Marsh Trail and Board Walk. Additional monies were approved for the CPA's administration, purchase of the Lenox Library, and funds Historic Preservation, Community Housing, and Open Space and Recreation.

The CPA specifically requires that Preservation Restrictions be established for properties purchased using CPA funds. Municipalities may also require a Preservation Restriction when any amount of CPA funds are awarded for rehabilitation or restoration of an historic property. Preservation Restrictions on historic properties are reviewed and approved by the Massachusetts Historical Commission.



CPA funded rehabilitation work at The Mount's historic stable will facilitate the buildings adaptive reuse for offices and public programming.



Masonry restoration work being undertaken on the exterior of Ventfort Hall, a project that was identified as of high priority in the building's 2016 architectural master plan.



A trail and boardwalk will be constructed to the edge of Parson's Marsh off of Undermountain Road.

Other Bylaws, Standards, and Regulatory Requirements

The bylaws and regulations noted above are those considered most directly to affect decisions that might need to be made with respect to historic buildings and landscapes in Lenox. Other bylaws, standards, regulatory requirements, and review processes may also have relevance and are included in the General Bylaws of the Town of Lenox and other bylaws that have been adopted.

They include the roles of the various boards, committees, and commissions of the Town (in addition to those discussed above), use of the State Building Code for public safety, public and private water and sewer requirements, and state environmental regulations, especially those related to water resources and wetlands. Where appropriate, these other bylaws, standards, regulatory requirements, and review processes are discussed in other sections of this preservation plan.



CHAPTER 4 – PRESERVATION APPROACH

The overall vision, concept, and goals for the Historic Preservation Plan are outlined in Chapter 4, establishing a foundation for the strategies and recommendations presented in the following chapters. This conceptual framework should guide the implementation and further development of the preservation plan by the many partners that share its interests. Going forward, conditions will change, new partners will emerge, and new opportunities will present themselves. The approach outlined here should guide ongoing response and adaptation to both the actions included in the plan and to new ideas yet to be developed.

PRESERVATION PLANNING

Preservation planning is the means through which a coordinated long term program of historic preservation actions may be developed by a community to guide its work over time. The principal responsibilities of a preservation plan are to (1) identify historic resources within the community; (2) evaluate their character, significance, and integrity; and (3) develop programs, methods, tools, and processes for their preservation, protection, and continued use.

Preservation planning is the means through which a coordinated long term program of historic preservation actions may be developed by a community to guide its work over time.

The practice of historic preservation is well developed and continuously evolving. Historic preservation is based upon federal and state programs that were first initiated to prevent governmental actions from destroying irreplaceable historic resources in communities, such as occurred during urban renewal in the 1950s and 60s. These federal and state programs reach down to the local level to encourage grassroots community preservation action in both the public and private sectors. Most historic preservation occurs through local initiative, such as those contemplated in this preservation plan. The national and state preservation programs that support local preservation are outlined in Appendix B of this document.

Preservation can make use of a wide variety of strategies. Most important is the development of **information** that is necessary to make good decisions, whether in the public or private realms. That is where the identification and evaluation of historic resources comes in. Second is the **communication** of best practices in

planning, preservation, conservation, construction, and other areas of activity that enable us to assess the best options in the treatment of historic resources. Third is **implementation**—undertaking and sustaining the measures necessary to achieve the desired goals of historic preservation and enhancement within the community.

The core of any preservation plan is the community's historic preservation program, the activities of its Historical Commission, Historic District Commission, and related partners. But a broad array of other public and private initiatives are in play as well. This Historic Preservation Plan for Lenox outlines strategies and actions under the topics of:

- Lenox's economic strategy,
- Planning, land use, and growth management,
- Land conservation and recreation,
- Traditional historic preservation programming, and
- Interpretation and public outreach.

PRESERVATION APPROACH

The preservation approach for Lenox's Historic Preservation Plan is to be as broad as possible in considering what historic assets are, the roles they play in the community, and the ways in which they can be recognized, preserved, and enhanced. We will strengthen partnerships and use whatever tools are available to achieve our goals of community enhancement through historic preservation.

This preservation plan emphasizes the central role that heritage, historic buildings, and landscapes play in the Town's quality of life.

This preservation plan emphasizes the central role that heritage, historic buildings, and landscapes play in the Town's quality of life. It recognizes the natural and cultural landscape as the context in which individual resources exist and how assets are inter-related. In short, we view the Town's entire landscape as significant—a product of human interactions with the environment—and we focus upon the historic attributes of community character Town-wide as valued by residents and visitors.

Such a broad-based approach suggests the potential use of a wide range of tools in the plan's implementation and the enlistment of a wide range of partners with sympathetic and overlapping interests. With Lenox's small population, where everybody knows everybody else and those involved in community affairs are accustomed to working together in a variety of ways, this is a natural state of affairs.

The plan emphasizes good planning and does not rely upon regulatory approaches, which have been difficult to get enacted. We will succeed best when we are all pulling in the same direction as a result of our mutual self-interest. So this plan emphasizes engaging the private sector—visitors, residents, businesses, attractions, and non-profit organizations—and making it easier for everyone to do the right thing in terms of enhancing historic resources and strengthening community character.

Central to this idea is making sure that historic preservation is recognized as an important component of the Town's long term economic development strategy. The plan supports proactive engagement with visitors in ways that support local businesses and attractions. A fundamental concept of heritage tourism is that visitors like to go to places where residents like to be—they are seeking a complete experience and are attracted to places with a rich quality of life.

That is our goal for Lenox. This preservation plan recognizes that community character is an important factor in attracting visitors and new residents and in supporting existing businesses. Lenox's well educated and high quality work force values the community attributes and quality of life found here.

And Lenox's historic character is central to it all. The fundamentals of historic preservation practice are important to Lenox's future. The plan's vision, goals, and guiding principles are outlined below. The principles for historic preservation practice—the Secretary of the Interior's Standards—are then described and should become the foundation for all actions taken with regard to historic buildings and landscapes in Lenox.

VISION AND GOALS

The following vision statement has been developed to guide the preservation plan:

> *Residents and businesses in the Town of Lenox recognize the central role that heritage plays in our quality of life. We are blessed by the character of our natural landscape and the ways in which our cultural evolution has shaped the places we enjoy. We work together to make our Town a wonderful place to live. We welcome visitors to share in our way of life and appreciate their contribution to our community's well-being.*

This vision is based upon the conversations held in workshops during the development of this preservation plan in which there was widespread recognition of how special Lenox and the Berkshires region is and the role of natural and cultural resources in its vitality, health, and well-being. It is based on the spirit of volunteerism, community, and hard work demonstrated by Lenox residents.

In support of this vision, eight broad goals have been identified that together express the ways in which historic preservation can be incorporated into the strategies and initiatives shaping Lenox's future. These goals have guided the development of the preservation plan's strategies and recommendations presented in Chapters 5 through 9 below.

GOAL 1: Make historic preservation and community character central to Lenox's quality of life.

This concept is the foundation of this historic preservation plan. Together with its neighbors Lee and Stockbridge, Lenox has a fascinating history. Its story is based on the qualities and attraction of the surrounding natural and cultural landscape. People are attracted here and have been throughout the past two centuries. Once they come, they realize what a great place this is to live. Today's residents

are inheritors and beneficiaries of past investments in the character of the Town. Our job is to pass these benefits forward to future generations.

GOAL 2: Use Lenox's historical identity as a core element of the Town's economic development strategy.

Since the mid-nineteenth century, Lenox's economy has been based upon the region's attraction as a summer destination. While the driving factors and dynamics behind this point have changed over time, it remains true today. Our landscape and our community provide the desired setting for cultural and lifestyle attractions that draw visitors to our door. Our identity is built upon our sense of place and our way of life. It is central to who we are and to our economic well-being.

GOAL 3: Make Lenox's historic preservation program a model of best practices.

Lenox has a dedicated core group of volunteers who are involved in many aspects of community life and public service. It is a model New England town. Individuals who are interested in the national and local history have dedicated themselves to research and documentation of the Town's stories and its historic resources. Within the limits available to a community with a small population, we have the ability to create a model program for historic preservation in Lenox. In part it is because we are a small community—we all know each other and have worked together for many years—that we are able to be a model for a New England town.

GOAL 4: Fully integrate historic preservation into Town programs and processes.

Historic preservation is not an isolated endeavor. Our primary points are that community character is central to our economic well-being and quality of life and that historic building and landscape resources are central to our community character. To be effective, we must integrate historic preservation interest and values into everything that we do. This includes collaborating with all Town boards, commissions, and committees on overlapping policies and initiatives of common interest.

GOAL 5: Use planning and growth management as a means of enhancing community character and strengthening preservation of historic resources over time.

Lenox has grown slowly over the past two decades, but growth has been steady and incremental. Growth will continue and will include new development and infill in areas that are already built-up and in remaining open lands. We can use the private and public investment associated with growth as a means to enhance the places where we live. To do this, we need to be proactive in our planning—we need to understand what we want and need—and have the tools in place to leverage new investment toward community betterment.

GOAL 6: Strengthen the relationships between historic preservation and land conservation, environment, and sustainability.

Historic preservation is about more than buildings. It is about community and landscape. Land conservation and environmental concerns are its natural allies. Historic buildings are present within a historic landscape context, whether it is Lenox Village, Lenox Dale, the landscape of the Cottages and Great Estates, or our suburban neighborhoods. Many of the historic farms have become today's forests and open spaces. We need to understand the relationships between historic resources and the natural landscape. Identify natural character defining features that give our landscapes character and work to reinforce them in a positive way. The concept and methodologies of cultural landscapes is an important way to do this effectively.

GOAL 7: Heighten public appreciation of Lenox's history and historic resources through storytelling and other means.

Public appreciation of Lenox's historic and cultural character is already present. It is why visitors come here. We need to take advantage of this public interest and appreciation to promote ourselves and our Town. We need to feed and attract public interest by telling the stories of our peoples and our places. Public appreciation will provide support for historic preservation initiatives that benefit the community.

GOAL 8: Make full use of programs available for historic preservation and community enhancement.

We are a highly educated community with great capabilities. Those who have grown up and/or been attracted here have motivation, ingenuity, and creativity. We have the ability to identify partnerships and programs that can be used strategically for community betterment. We need to make full use of the variety of governmental, non-profit, and private sector programs that are available to us.

GUIDING PRINCIPLES

The following guiding principles summarize the approach taken in preparation of the preservation plan. They should also guide its implementation. Consider these points when assessing progress, developing priorities, and making decisions on implementation and adjustments to the plan.

- **Fully identify and document historic built, landscape, and archeological resources throughout the Town.** Continue to research Lenox history and stories. Continue to explore every aspect of the Town and the people who lived here and came here.
- **Emphasize community character**, not simply buildings or historic architectural design. Seek to understand the ways historic buildings and landscapes express regional trends and traditions; how they tell a story. Appreciate layers of change exhibited by buildings and landscapes that may be historic in their own right, no matter how well related, or unrelated, to the

original structure, and find the stories that bring places in their entirety to life.

- **Take a cultural landscape approach**. Reiterating Goal 6, emphasize the relationship of historic buildings to their surrounding contexts, both in built-up areas such as Lenox Village and Lenox Dale and in the Town's less developed areas. Observe the relationship between historic resources and the natural landscape. The "whole" (context or landscape) is greater than the sum of its parts. Recognize, enhance, and interpret character defining features—including but not limited to buildings. Estate landscapes, agricultural farms, road networks, industrial sites, and village neighborhoods are all distinctive landscapes with character defining features that give character to the community.
- **Build historic preservation values into all private and public activities.** Build preservation values into everything the community does. It should happen as a matter of course in the normal process of doing business rather than as an added extra layer. Forethought, communication, and good planning will help avoid having preservation issues arise through crises and conflict.
- **Implement a continuing process of upgrading to best practices.** Adopt a perspective that continually upgrades to best practices in planning, conservation, preservation, and community enhancement. Celebrate achievements. Build creative partnerships based upon mutual interests. Try new things. Lenox should be at the forefront of planning, and this tradition should be acknowledged, supported, and continued.
- **Build public support through outreach on many fronts.** Community support is essential in achieving preservation and planning goals. Community support should be sought through as many means as possible by as many partners as possible. Education and communication are key. Residents will not support preservation actions if they do not appreciate historic resources and agree that the resources contribute substantially to the community, its character, and the interests of residents.
- **Encourage grassroots interests and activity** so that preservation happens organically from within wherever possible, through local actions not superimposed regulation. Information, education, and technical assistance needs to be provided to support grassroots interest and activity. Achieving consensus takes time. Support must be patiently cultivated through supportive programming and good actions.
- **Use as many tools as possible**, not just those traditional to historic preservation. Preservation tools are robust, practical, varied, and not all that difficult to understand. But they go further when they are reinforced by other planning tools and investments that are carefully aligned to achieve preservation and strengthen community character and identity. Use whatever tools will work.

PRESERVATION PRINCIPLES AND TREATMENTS

The strategies, recommendations, and actions included in Lenox's Historic Preservation Plan are informed and guided by the principles of historic preservation that have been developed and honed by practitioners in the field over the years. Preservation is a practical discipline that can accommodate growth and change while continuing to preserve the characteristics that make a place special. The principles that have been developed in the field of historic preservation in general recognize the importance of preserving authentic historic fabric to the maximum extent possible.

Building uses come and go, but once lost, original historic fabric can never be recovered. The maintenance and preservation of original historic fabric, features, materials, and design elements, therefore, is central to a sound preservation approach. A key objective of Lenox's Historic Preservation Plan is to encourage and promote the preservation and maintenance of historic building and landscape fabric in as many ways as possible—whether in individual private projects or in larger community initiatives.

A key objective of Lenox's Historic Preservation Plan is to encourage and promote the preservation and maintenance of historic building and landscape fabric in as many ways as possible—whether in individual private projects or in larger community initiatives.

The principles of historic preservation are embodied in the topic of *Preservation Treatments* and in *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, both of which are discussed below.

The principles and thinking they convey should guide the actions undertaken as a result of this preservation plan. The extent to which the plan's strategies and actions succeed in implementing these principles in real projects within the community and help to make them widely known and appreciated should be a measure by which the strategies and actions are evaluated.

Preservation Treatments

The historic preservation field uses a variety of terms to describe the treatments that may be applied to historic buildings and landscapes. Although sometimes these terms are used loosely in discussion, they have specific meanings that are important to distinguish. The four key preservation treatments include: Preservation, Rehabilitation, Restoration, and Reconstruction.

Preservation is defined as the process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize features, generally focuses on the ongoing maintenance and repair of historic materials and features. Removals, extensive replacement, alterations, and new additions are not appropriate.

Preservation stresses protection, repair, and maintenance, and is a baseline approach for all historic resources. As the exclusive treatment for a historic property, preservation implies minimal or no change. It is therefore strictly applied only to buildings and resources of extraordinary significance that should not be altered.

In Lenox, highly significant community buildings such as The Church on the Hill, Lenox Academy, The Mount, and Ventfort Hall are appropriate for preservation treatment.

Rehabilitation is defined as the process of creating a compatible use in a historic property through carefully planned minimal alterations and compatible additions. Often referred to as adaptive reuse, rehabilitation protects and preserves the historic features, materials, elements, and spatial relationships that convey historical, cultural, and architectural values.

Rehabilitation acknowledges the need to alter or add to a property to meet continuing or new uses while retaining historic character. New, expanded, or upgraded facilities should be designed to avoid impacts to historic elements. They should also be constructed of compatible materials. Retention of original historic fabric should be a primary consideration in undertaking a program of rehabilitation and adaptive reuse.

Rehabilitation is perhaps the most important and widely used treatment in the field of historic preservation, particularly in communities that are revitalizing and adapting to new uses.

Rehabilitation is perhaps the most important and widely used treatment in the field of historic preservation, particularly in communities that are revitalizing and adapting to new uses. Rehabilitation is the appropriate treatment for most historic residential and commercial buildings throughout Lenox.

Restoration refers to returning a resource to its appearance at a specific previous period of its history. Restoration is the process of accurately depicting the form, features, and character of a property as it appeared at a particular time by means of removal of features from other periods in its history and the reconstruction of missing features from the restoration period.

In restoring a property to its appearance in a previous era, historic plans, documents, and photographs should be used to guide the work. Limited and sensitive upgrading of mechanical, electrical, and plumbing systems, as well as code-related work to make a property functional, are all appropriate within a restoration project.

Reconstruction is defined as the process of accurately depicting the form, features, and character of a non-surviving historic property using new construction for the purpose of replicating its appearance at a specific period of time and in its original location. A reconstruction is a new resource made to replace an historic resource that has been lost. Reconstruction is a rarely used preservation treatment applicable primarily in educational and interpretive contexts.

Of these four terms, *Preservation* requires retention of the greatest amount of historic fabric, features, and materials. *Rehabilitation* acknowledges the need to alter or add to a property to meet continuing or new uses while retaining historic character. *Restoration* allows for an accurate depiction of the property's appearance at a particular time in its history. *Reconstruction* establishes a framework for re-creating vanished historic elements with new materials. Preservation and Rehabilitation are the most appropriate and applicable treatments for most historic buildings and landscapes in Lenox.

Secretary of the Interior's Standards

The philosophy that guides the implementation of recommendations included in this Historic Preservation Plan is based on a set of guidelines entitled *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, commonly called the "Secretary of the Interior's Standards" or simply the "Standards."

The *Secretary of the Interior's Standards* were created by historic preservation professionals to provide guidance in the appropriate treatment of historic resources. The *Standards* were first established by the federal government in 1966 to provide guidelines for the appropriate treatment of buildings and resources impacted by federal projects. Because of their usefulness, they have been adopted throughout the field of historic preservation.

All federally funded and permitted activities affecting historic resources are evaluated with respect to these standards, including the use of rehabilitation tax credits. The *Standards* were developed specifically to prevent unintended damage to or loss of historic resources by federal actions, such as those that occurred as the result of the wholesale demolition of historic neighborhoods though urban renewal as occurred in urban areas in the 1950s and 60s.

An individual set of standards was developed for each of the four preservation treatments noted above. Just as the treatment of Rehabilitation is appropriate for most projects, the ***Standards for Rehabilitation*** are applicable to most projects being undertaken for historic buildings and landscapes in Lenox.

In the language of community planners, *The Secretary of the Interior's Standards* are a list of "best practices" for historic preservation. They are a touchstone for all activities affecting historic buildings and landscapes and help ensure that important issues about the care of historic buildings and landscapes are not forgotten in the process of making decisions about other issues. When the *Standards* are used in the context of a new construction project involving an historic building, they provide a starting point for the discussion of proposed changes to the building's historic character and fabric. They were developed to ensure that policies toward historic resources were applied uniformly, even if the end result may be different in every case.

In the language of community planners, *The Secretary of the Interior's Standards* are a list of "best practices" for historic preservation.

All preservation activities, whether they are publicly or privately funded, can be informed and enhanced by understanding the *Secretary of the Interior's Standards*. Because the *Standards* outline a sensitive approach for assessing changes to historic properties, they are often included in design guidelines, preservation plans, ordinances, and regulations that govern activities affecting local historic districts. These *Standards* articulate basic principles that are fundamental to historic preservation. Although they have been modified over the years to accommodate changing views of historical significance and treatment options, their basic message has remained the same.

The durability of the *Standards* is testimony not only to their soundness, but also to the flexibility of their language. They provide a philosophy and approach to problem solving for those involved in managing the treatment of historic buildings, rather than a set of solutions to specific design issues. Following a

balanced, reasonable, and disciplined process is often more important than the exact nature of the treatment option that is chosen. Instead of predetermining an outcome in favor of retaining or recreating historic features, the *Standards* help ensure that the critical issues are considered.

For federal projects and federal agencies, the language of *The Secretary of the Interior's Standards for the Treatment of Historic Properties* is codified in 36 CFR Part 68 (the Code of Federal Regulations, Title 36, *Parks, Forests and Public Property*, Chapter 1 *National Park Service, Department of the Interior*, Part 68). A related federal regulation, 36 CFR Part 67, addresses the use of the *Standards* in the certification of projects receiving federal rehabilitation tax credits.

The *Standards* are published by the U.S. Department of the Interior, National Park Service, and are available online, including definitions for the four preservation treatments discussed above (NPS 2017).

The Secretary of the Interior's Standards for Rehabilitation are particularly useful when considering the appropriate maintenance of historic buildings; the alteration of older buildings as necessary for reuse, safety, and accessibility; and the construction of new buildings in an historic context. The ten standards that comprise the *Standards for Rehabilitation* are quoted below followed by a brief discussion of the implications of each. Additional discussion of the *Standards for Rehabilitation* may also be found online.

STANDARD 1 – ***A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.***

Standard 1 recommends compatible use in the context of adaptive reuse and changes to historic buildings and landscapes. This standard encourages property owners to find uses that retain and enhance historic character, not detract from it. The work involved in reuse projects should be carefully planned to minimize impacts on historic features, materials, and spaces. The destruction of character defining features should be avoided.

STANDARD 2 –***The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***

Standard 2 recommends the retention and preservation of character defining features. It emphasizes the importance of preserving integrity and as much existing historic fabric as possible. Alterations that repair or modify existing historic fabric are preferable to those that require total removal.

STANDARD 3 – ***Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.***

Standard 3 focuses on authenticity and discourages the conjectural restoration of an entire property, feature, or design. It also discourages combining and/or grafting historic features and elements from different properties, and constructing new buildings that appear to be historic. Literal restoration to an

historic appearance should only be undertaken when detailed documentation is available and when the significance of the resource warrants restoration. Reconstruction of lost features should not be attempted without adequate documentation.

STANDARD 4 – ***Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

Standard 4 recognizes that buildings change, and that many of these changes contribute to a building's historical significance. Understanding a building's history and development is just as important as understanding its original design, appearance, and function. This point should be kept in mind when considering treatments for buildings that have undergone many changes.

Most historic buildings contain a visual record of their own evolution. This evolution can be identified, and changes that are significant to the history of the building should be retained. The opportunity to compare multiple periods of time in the same building lends interest to the structure and helps communicate changes that have occurred within the larger landscape and community context.

STANDARD 5 – ***Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

Standard 5 recommends preserving the distinctive historic components of a building or landscape that represent its historic character. Workmanship, materials, methods of construction, floor plans, and both ornate and typical details should be identified prior to undertaking work.

STANDARD 6 – ***Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***

Standard 6 encourages property owners to repair historic character defining features instead of replacing them when historic features are deteriorated or even missing. In cases where deterioration makes replacement necessary, new features should closely match historic conditions in all respects. Before any features are altered or removed, property owners are urged to document existing conditions with photography and notes. These records assist future choices that are appropriate to the property's historic character.

STANDARD 7 – ***Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.***

Standard 7 warns against using chemical and physical treatments that can permanently damage historic features. Many commercially available treatments are irreversibly damaging. Sandblasting and harsh chemical cleaning, in particular, are extremely harmful to wood and masonry surfaces because they destroy the material's basic physical properties and speed deterioration.

STANDARD 8 – ***Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***

Standard 8 addresses the importance of below ground prehistoric and historic features. This issue is of most importance when a construction project involves excavation. An assessment of a site's archeological potential prior to work is recommended. If archeological resources are present, some type of mitigation should be considered. Solutions should be developed that minimize the need for excavation of previously unexcavated sites.

STANDARD 9 – ***New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

STANDARD 10 – ***New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

Standards 9 and 10 are linked by issues of the compatibility and reversibility of additions, alterations, and new construction. Both standards are intended to 1) minimize the damage to historic fabric caused by building additions, and 2) ensure that new work will be different from, but compatible with, existing historic conditions. Following these standards will help to protect a building's historic integrity.

In conclusion, the basis for the *Standards* is the premise that historic resources are more than objects of aesthetic merit; they are repositories of historical information. It is important to reiterate that the *Standards* provide a framework for evaluating preservation activities and emphasize preservation of historic fabric, honesty of historical expression, and reversibility. All decisions should be made on a case-by- case basis. The level of craftsmanship, detailing, and quality of materials should be appropriate to the significance of the resource.



CHAPTER 5 – THE CREATIVE ECONOMY AND HISTORIC PRESERVATION

The concept of *the creative economy* gained attention in 2002 with the publication of a book by urban theorist Richard Florida titled *The Rise of the Creative Class*. This book made a case for the importance of creative professionals from the arts and related areas to urban economies. It argued that the future of metropolitan areas throughout the United States would be significantly linked to the degree to which regions could attract and retain these creative professionals, who would generate substantial economic growth while also improving local quality of life for residents.

The creative economy focused the attention of economic development professionals on the economic value that arts and cultural industries bring to a community, drawing on their core competencies. It has led to continuing exploration of the economic value and impact of aesthetic and cultural resources within communities in terms of directly providing livelihoods to many people, enriching neighborhoods and regions as a whole, and helping to create a sociocultural environment that makes a region attractive to businesses, families, and individuals. A number of regional areas across the country with strong arts and culture traditions have advanced the creative economy idea. (Harris et al 2013:7)

The relationship of these concepts to the economy of Berkshire County and its communities inspired local cultural organizations and led to preparation of a 2007 study, *The Berkshire Creative Economy Report* (BEDC 2007). Under the leadership of a regional steering committee, *The Berkshire Creative Economy Report* examined the creative sector of the Berkshires economy and provided a vision for the creative economy in Berkshire County, outlining the connection between creativity, heritage, community, and landscape.

The 2007 study notes that the Berkshire's artistic and cultural institutions and creative based businesses have become a potent economic engine, a unique creative sector helping to drive the region's economy. Now part of the

1Berkshires countywide economic development strategy, the goals of the Berkshire Creative Economy Project are to:

- Elevate the status of the creative economy within the county;
- Integrate its leadership into the region's economic and business leadership base;
- Increase the awareness of residents, legislators, and others; and
- Implement a strategic plan for the sector's development.

Lenox is a leading center of the region's creative community as evidenced through the range and quality of cultural organizations and attractions located within the Town. Lenox's economic development and planning strategy embraces taking a leadership role in implementing *The Creative Economy* concept locally and regionally. For Lenox, the creative economy yields substantial economic and quality of life benefits through cultural heritage tourism.



Tanglewood, summer home of the Boston Symphony Orchestra, is a primary cultural attraction in the Berkshires and is located within walking distance of Lenox Village. (Photo: npr.org 2012)

HERITAGE TOURISM AND THE CREATIVE ECONOMY

Heritage tourism is the foundation of the Lenox economy and combines historic, arts, cultural, and lifestyle activities with quality of life amenities and experiences—an impressive example of the creative economy at work. Major attractions such as Tanglewood, Kripalu, and Canyon Ranch draw the attention of heritage visitors to the region offering world class arts, culture, and health and wellness experiences.

Other distinctive regional attractions provide visitors with rich and rewarding artistic, cultural, historic, and nature experiences that fill in the opportunities available. The historic character of Lenox and its surrounding natural environment provide an appealing context that attracts visitors today as it did during the Gilded Age. High quality inns, restaurants, and shops housed in historic buildings provide visitors with the level of services they seek.

Heritage visitors are among the most desirable leisure and tourism travelers—they tend to stay longer and spend more. Heritage visitors want a complete experience, expect high quality, and like to linger in the restaurants and other places where residents tend to gather. They want to experience authentic places. They want to learn about a place and combine their visits to cultural and interpretive attractions with interesting dining and shopping opportunities in historic areas of rich character.

Historic buildings and landscapes are directly associated with the character and authenticity sought by heritage visitors. Historic preservation is an essential strategy in establishing the authenticity and sense of place that heritage visitors value. Historic preservation is important to the Lenox economy and quality of life.

Historic preservation is an essential strategy in establishing the authenticity and sense of place that heritage visitors value.

Partners in Tourism, a coalition of national organizations involved in heritage tourism, defines cultural heritage tourism as "traveling to experience the places and activities that authentically represent the stories and people of the past." The organization's website www.culturalheritagetourism.org articulates five guiding principles for successful and sustainable programs:

Collaborate: Much more can be accomplished by working together than by working alone. Successful cultural heritage tourism programs bring together partners who may not have worked together in the past.

Find the Fit: Balancing the needs of residents and visitors is important to ensure that cultural heritage tourism benefits everyone. It is important to understand the kind and amount of tourism that your community can handle.

Make Sites and Programs Come Alive: The human drama of history is what visitors want to discover, not just names and dates. Interpreting sites is important and so is making the message creative and exciting. Find ways to engage as many of the visitor's five senses as you can, as the more visitors are involved, the more they will retain.

Focus on Authenticity and Quality: Quality is an essential ingredient for all cultural heritage tourism, and authenticity is critical whenever heritage or history is involved.

Preserve and Protect Resources: A community's cultural, historic, and natural resources are valuable and often irreplaceable.

Partners in Tourism also suggest four steps for getting started, or for taking an existing cultural heritage tourism program to the next level. Developing a successful program is an incremental process; these four steps can be repeated at each stage of development:

Step One – Assess the Potential: Evaluate what your community has to offer in attractions, visitor services, organizational capabilities, ability to protect resources, and marketing.

Step Two – Plan and Organize: Make good use of human and financial resources. They are the keys that open the doors to sustainable cultural heritage tourism. Set priorities and measurable goals.

Step Three – Prepare for Visitors: Protect and manage your resources. Look to the future as well as the present. Be sure that the choices you make now improve your community for the long term.

Step Four – Market for Success: Develop a multi-year, many-tiered marketing plan that targets your market. Look for partners in local, regional, state or national groups.

THE LENOX IDENTITY AND BRAND

As discussed in Chapter 6, *Planning and Land Use*, the Town of Lenox is beginning work on updating the Town's Master Plan. This preservation plan proposes that the concept of *The Creative Economy* be at the center of the economic development element of the Master Plan and that the historic preservation implications of the concept be threaded through the Master Plan's various policies and strategies.

Quality of life and sense of place are central to heritage tourism and the creative economy and are directly related to historic preservation and the historic character of the community.

Quality of life and sense of place are central to heritage tourism and the creative economy and are directly related to historic preservation and the historic character of the community. They benefit existing residents as well as visitors and help to attract new businesses and residents who wish to locate in a community that is a good place in which to live. Lenox's historic identity is synonymous with its sense of place and is its brand. Historic preservation helps Lenox retain its character, authenticity, and appeal to visitors and residents. The following recommendations emphasize the relationship between historic preservation and the Lenox economy.

5.1 Use *The Creative Economy* as the principal concept in developing and refining the economic strategy for Lenox.

Using the 2007 study, examine how the concept of the creative economy applies to Lenox, its attractions, and its businesses. Use the concept as the touchstone for partnerships, projects, and actions. *(Action to be led by the Select Board, Lenox Chamber of Commerce, and attractions.)*

5.2 Continue to market Lenox's cultural attractions and quality of life.

Keep it simple. Continue to do what has worked and emphasize Lenox's strengths—take advantage of our advantages. Lenox is a wonderful place to visit and in which to live. Its heritage tourism and creative economy assets include places related to the arts; culture; history; nature; and lifestyle, health and wellness. Continue to work on extending the shoulder seasons for heritage tourism. *(Action to be led by the Select Board, Lenox Chamber of Commerce, and attractions.)*

5.3 Collaborate with Lee, Stockbridge, and local attractions in marketing as a regional coalition.

As discussed in Chapter 3, Lenox, Lee, and Stockbridge share a common landscape area defined by the surrounding mountains and the Housatonic River. They have a shared history, shared attractions, and shared character. Lenox and Lee currently collaborate through shared municipal services. Entities responsible for marketing in the towns have close working relationships. These relationships

should continue to be strengthened especially with respect to marketing for heritage tourism. *(Action to be led by the Select Board, Lenox Chamber of Commerce, and attractions in collaboration with the Towns of Lee and Stockbridge.)*

5.4 Work with communities and attractions throughout Berkshire County to reinvigorate *The Creative Economy* in 1Berkshire as a primary regional economic strategy.

Restart a countywide regional working group focused on the creative economy, preferably through 1Berkshire or independently if not. Work with 1Berkshire to develop specific short and mid-term actions. Devote time, resources, and funding to the project. As recommended in the 2007 report:

- Develop a unified brand for the Berkshire Creative Economy;
- Develop leadership and organizational capacity for the initiative using the talents of existing arts and cultural organizations;
- Promote investment in website, marketing, materials, events, and organizational capacity; and
- Educate the Berkshire community about the economic potential of its creative economy sector.

(Action to be led by the Select Board, Lenox Chamber of Commerce, and attractions in collaboration with other regional organizations and attractions.)

5.5 Through 1Berkshire, research similar and competing destination locations to examine their marketing and development strategies and levels of investment.

Look at similar regions that are direct competitors to the Berkshires, such as Saratoga, NY, as well as more distant locations. Consult with experienced local attractions, such as the Lenox resorts, that are active in similar places across the country. Study what should be done both on a countywide basis and locally between Lenox, Lee, and Stockbridge. *(Action to be led by 1Berkshire and the Towns of Lenox, Lee, and Stockbridge.)*

CULTURAL INSTITUTIONS

Cultural institutions and attractions are central to the local Lenox economy in attracting visitors and supporting other businesses. For the most part, these cultural institutions are shared with Lee and Stockbridge and argue for a collaborative approach to marketing and other economic development initiatives as discussed above.

Two levels of attractions are present: (1) the large, nationally and internationally known attractions such as Tanglewood, Kripalu, Canyon Ranch, and (2) the smaller attractions unique to the region that fill out the rich offerings available to the heritage visitors. These include The Mount, Ventfort Hall, Shakespeare and Company, Boston University Tanglewood Institute, Frelinghuysen Morris House, Berkshire Scenic Railway Museum, Pleasant Valley Wildlife Sanctuary, and others. A list and brief description of attractions is included in Appendix A of this plan, *Preservation Partners and Stakeholders*.

The former group is formative, well established, and solid. They have strong reputations, are widely known beyond the region, and have their own sophisticated marketing programs. Their marketing, reach, and ability to draw the attention of new visitors to Lenox is central to the Town's prosperity.



The Mount, a National Historic Landmark, was the home of renowned American author Edith Wharton and today interprets her life and times while sponsoring community cultural events on its grounds.

The latter group is highly professional and of high quality but is not as widely known. They are unique attractions that provide richness, variety, and range to the Town's cultural offerings. Most of these organizations occupy historic properties, and their continued vitality is important not only to the local economy but to the care and appropriate treatment of historic properties significant to Lenox history and character.

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While well established and professional, these smaller attractions nonetheless work hard to make ends meet. They are scrappy, edgy, and creative. On a yearly basis they attract the funding they need to continue their missions. In the past, while they have known each other, they have not necessarily worked closely together. During preparation of this historic preservation plan, these organizations expressed a strong desire to work more closely together. A stronger working relationship with the Town and with each other is recommended below for mutual benefit.

5.6 Support Lenox's cultural institutions and attractions as central to the Town's economy, character, and well-being.

In general, Town policies should recognize the role that the area's cultural institutions and attractions play in the local economy. Relationships should be maintained between the Town and the institutions and attractions, perhaps

through the formats noted below. They should be consulted and included in townwide initiatives and generally supported whenever possible. As discussed in Chapter 9, relationships between cultural institutions and the local schools should be promoted. *(Action to be led by the Select Board in association with the cultural institutions and attractions.)*

5.7 Establish a working group of the cultural attractions to meet quarterly and discuss coordinated needs and actions.

During preparation of this preservation plan, local cultural institutions and attractions expressed a strong desire to stay in communication and work more closely together. It is recommended that a working group of the attractions be established under the leadership of the Town and be convened and coordinated by the Chamber of Commerce. Town staff should be empowered to help coordinate and manage potential projects.

It is envisioned that the attractions could meet quarterly, coordinate their activities and schedules, and identify issues or initiatives that they could work on together for the year. The working group is envisioned as a forum through which communication can be facilitated and experiences can be shared. *(Action to be empowered by the Select Board, coordinated by the Chamber of Commerce and Town staff, and moved forward by the cultural attractions.)*



Shakespeare and Company is a multi-facetted performance venue and training and education center for actors. The property includes several buildings identified in the Lenox inventory of historic properties.

5.8 Establish a local Cultural District in accordance with the program requirements of the Massachusetts Cultural Council.

The Massachusetts Cultural Council manages a state level Cultural Districts Initiative program through which local Cultural Districts are identified and officially designated in accordance with established criteria. This initiative was authorized by the state legislature in 2010 and began to be implemented in 2011. Currently, forty-four local Cultural Districts have been designated across the state. Benefits include state-level recognition, promotion, and possible funding.

Local Cultural Districts help local arts, humanities, and science organizations improve the quality and range of their public programs to enhance the experience

of visitors and provide benefit to local residents. The Cultural District Initiative encourages communities to preserve their authenticity, strengthen their sense of place, stimulate economic activity, become more attractive, and create a higher quality of life.

A local Cultural District in Lenox could be an initial primary initiative for the working group of cultural attractions discussed above. In general, local Cultural Districts are envisioned to be walkable areas. In Lenox, the Cultural District is envisioned to be centered around Lenox Village and to extend from Tanglewood on the west to Ventfort Hall and Shakespeare and Company on the east. Expansion of the concept to include more distant, less walkable attractions is discussed in the following recommendation.

The local Cultural District can be used as a marketing strategy as well as a mean of coordinating between attractions and between attractions and the Town. It can be used to provide support for the more vulnerable attractions. *(Action to be empowered by the Select Board and implemented by the Chamber of Commerce, Town staff, and working group of cultural attractions.)*



The Boston University Tanglewood Institute provides summer music training programs for predominantly high school aged (ages 10-20) students on its spacious grounds. Drawn from across the country and around the world, students and faculty perform in community settings throughout Lenox. The BUTI's historic property is composed of two former estates and is well documented on a 2012 inventory form.

5.9 Establish a townwide Cultural Heritage District to extend the Massachusetts Cultural Council concept to attractions throughout Lenox.

The Town's program for a local Cultural District could be extended townwide to include cultural attractions that are not within walking distance. While only the core area in the vicinity of Lenox Village would meet the criteria established by the Massachusetts Cultural Council with respect to their specific program, the entire area would benefit.

The townwide Cultural Heritage District will be particularly important to the interpretive program proposed in Chapter 9, townwide trails network discussed in Chapter 7, and wayfinding program discussed below. Other grant and funding

programs could be used to provide support for townwide initiatives, such as programs supported by Housatonic Heritage. *(Action to be empowered by the Select Board and implemented by the Chamber of Commerce, Town staff, and working group of cultural attractions.)*

Several sources of funding for cultural institutions could support the Cultural Heritage District initiative. Lenox's Community Preservation Act funding, noted in Chapter 3, provides grants to the Town's cultural institutions for work on historic buildings and landscapes as well as for open space acquisitions and improvements. It is possible that a variety of projects related to implementation of the Cultural Heritage District could be eligible for Community Preservation Act funding. Additional discussion of the Community Preservation Act is included in Appendix B.

The Massachusetts Historical Commission manages the Massachusetts Preservation Projects Fund which provides funding for the restoration, rehabilitation, and stabilization of historic and archaeological properties owned by municipalities or nonprofit organizations. Projects can include the acquisition of an endangered property, restoration of an historic building, historic structures reports, and archaeological data recovery projects. This fund is also mentioned in Appendix B.

The Massachusetts Cultural Council manages the Massachusetts Cultural Facilities Fund which provides funding for the acquisition, design, repair, renovation, expansion, and construction of cultural facilities owned by non-profit organizations, educational institutions, and municipalities. Attractions like he Boston University Tanglewood Institute and Shakespeare & Company would be exceptional venues for such funding.



Cranwell Spa and Golf Resort features luxury accommodations in two Cottage Era mansions and other buildings. Its grounds have been developed with an 18-hole golf course lined with medium scaled private residences.

HERITAGE BUSINESSES

Many businesses in Lenox benefit from the heritage tourism visitation drawn by the Town's cultural attractions. Many are located in historic buildings and/or located in areas of the Town with strong historic character, including Lenox Village and the Great Estates area. These are Lenox's heritage businesses. They include inns, bed and breakfasts, health spas, restaurants, shops, and services.

5.10 Recognize the central role of historic buildings and character in the Lenox economy.

This is a consistent theme of this historic preservation plan and is listed here to emphasize the important role that historic buildings play as places of business in the Town's economy. The histories, stories, and previous uses of historic buildings should be interpreted.

5.11 Using the master planning process, create a forum through the Chamber for discussion of business interests and community character townwide.

Include heritage businesses in the planning process being used to update the Town's Master Plan. Use a workshop/focus group format organized by the Chamber of Commerce to identify and address business issues and needs in different areas of the Town. Specifically, address the needs of businesses in Lenox Village, the Gateway Overlay Districts, North Rt. 7/20, Lenox Dale, and townwide.

What are the business goals, needs, and interests in each area that can be addressed in the Master Plan? What character and physical improvements need to be made? What is the role of historic preservation? How does the Town balance historic preservation and community character with business development needs? This topic is also discussed in Chapter 6 with respect to the Master Plan and in Chapter 8 with respect to the Historic District Commission in Lenox Village.

The forum could continue beyond the master planning process to be an ongoing working group, similar to that suggested for the attractions. *(Action led by the Planning Board with Town staff, the Chamber of Commerce, and participating businesses.)*

5.12 Explore ways in which local incentives can be offered to private business owners who preserve their buildings and properties.

The Town and the Chamber should seek ways in which businesses that preserve their buildings and properties can benefit from local incentives. Inclusion and featured presentation in townwide marketing is one powerful form of incentive that gains the attention of businesses and can be used to reward preservation initiatives.

The potential for additional possible incentives such as local tax credits, access to revolving loans for historic preservation projects and improvements, or grants should be explored. The possibility of dedicating some form of public funding for privately owned properties in exchange for preservation restrictions on a historic buildings, façade, or property as a whole could be explored.

5.13 Continue to support the Lenox Chamber of Commerce as the lead marketing entity for the Town, its attractions, and its businesses.

This preservation plan recognizes the importance of marketing to the Lenox economy and the important role that historic resources play in the Town's identity and brand and in visitor experience. The Lenox Chamber of Commerce is the lead marketing entity for the Town as authorized and funded in part by the Select Board. In that role, it represents not only its members, but the Town as a whole. Historic character is an important part of the message. *(Action led by the Select Board, the Chamber of Commerce, cultural attractions, and businesses.)*



Numerous inns and bed and breakfasts are located in historic homes in and around Lenox Village. Many private residents rent rooms to performers and visitors during the summer season, which can be an important source of income, especially for seniors.

5.14 Coordinate the messaging and marketing of the Chamber with that of the heritage businesses and cultural attractions.

Through the working group of cultural attractions and possible forums for heritage businesses, coordinate yearly marketing plans and strategies conducted by the Chamber with those of individual attractions and businesses. Create online linkages where possible. *(Action led by the Chamber of Commerce with cultural attractions and businesses.)*

5.15 Coordinate visitor contact, interaction, and information at businesses and attractions through the Chamber.

Seek to create a coordinated visitor experience. Each business and attraction in Lenox should be providing the same messaging to visitors—what to do, where to go, the full range of opportunities for visitors in Lenox and surrounding areas.

Provide written scripts and notes that can be used and adapted by front line staff in contact with visitors. Make sure that information is accurate and up to date. Consider creating a simple program to train hospitality staff and volunteers to ensure quality and consistency in information provided to visitors. Training can be provided free, take less than an hour, be offered on site, and include refreshments as an added enticement to encourage participation.

By actively encouraging coordinated customer service throughout the Town, Lenox will be able to elevate the quality of the visitor experience to encourage more repeat visitation. *(Action of the Chamber of Commerce in consultation with attractions and businesses.)*



Lenox Village, a local historic district, is a center for restaurants, shopping, and services.

5.16 Include heritage businesses in a townwide interpretive program. Encourage businesses to tell their own stories within the Town's interpretive framework.

Inclusion in a townwide interpretive program is a form of marketing that could be used as an incentive for heritage businesses. Chapter 9 of this preservation plan outlines a proposed townwide interpretive program. Existing businesses in historic buildings should be encouraged to participate in interpreting the stories of their buildings and the people who occupied them. Many of the inns and bed and breakfasts already provide historical information on their sites on their web pages.

Interpretation should use townwide interpretive themes and make connections between places with similar and related stories. Online and site promotion will encourage visitors to explore the Town's interpretive sites, including historic neighborhoods and buildings. Online content and links will be coordinated. *(Action led by the Town in coordination with the working group of cultural attractions, Lenox Historical Society, and Chamber of Commerce.)*

5.17 Encourage quality in all things.

Participants in workshops conducted as part of this preservation plan have affirmatively stated that the Lenox brand is about quality and friendliness—it always has been and always will be. Historic businesses play a critical role in presenting the Town to visitors and fulfilling a satisfying visitor experience. Their contributions should be recognized and their responsibilities underscored. *(Ongoing message and action led by the Chamber of Commerce.)*



Original 1910 portion of the former Lenox High School, currently using state historic rehabilitation tax credits for conversion to apartments for seniors.

HISTORIC REHABILITATION TAX CREDITS

Federal and state rehabilitation tax credits are a potential incentive for use in the commercial rehabilitation and adaptive reuse of larger historic buildings in Lenox, including the Great Estates. To date, only the Lenox High School on Housatonic Street in Lenox Village (also known as Cameron House and the Lenox Elementary School) appears to have made use of federal tax credits. The building is currently using Massachusetts state historic rehabilitation tax credits in making renovations that will convert the building from assisted living use to affordable independent living apartments for seniors. Elm Court, the former Sloane/Vanderbilt estate on Old Stockbridge Road and located mostly in Stockbridge, may also use historic rehabilitation tax credits in its currently planned renovation into a luxury resort.

5.18 Encourage the use of federal and state historic rehabilitation tax credits in the rehabilitation and adaptive reuse of historic buildings to commercial use.

It is surprising that more of the Great Estates properties converted to commercial use, such as Canyon Ranch, Cranwell, and Blantyre, have not made use of historic rehabilitation tax credits. Federal and state tax credits could be useful in the future rehabilitation of other historic buildings as well, though the small size of most commercial buildings and projects in Lenox precludes their widespread use. The smallest project currently using Massachusetts state tax credits has a construction cost of $748,344 with $443,162 of qualifying expenditures and a

resulting tax credit of $88,632 (20%). Most projects involving historic buildings in Lenox have much smaller construction costs than this. However, federal and state historic rehabilitation tax credits should be kept in mind for future projects. Additional background information on federal and state historic rehabilitation tax credits is included in Appendix B.



Graphically appealing site signage at the Boston University Tanglewood Institute using Boston University's graphic identity.

WAYFINDING

The opportunity and need to implement a system of wayfinding signage in Lenox was a topic of discussion among businesses and cultural attractions in workshops conducted as part of the preservation plan. Coordinated wayfinding signage not only helps visitors locate attractions and businesses, it raises the level of quality perceived by visitors by presenting consistent high quality graphics townwide that coordinates and reinforces the Lenox brand.

Wayfinding signage provides direction to drivers on the road at key decision points and is one of the most effective means to help visitors navigate through unfamiliar territory. It also provides a physical presence that is designed as a system and helps unify the Town's presentation.

5.19 Prepare a townwide wayfinding plan that identifies sites to be included, locations for signage, and a system of graphically appealing sign types.

Preparation of a townwide wayfinding plan is necessary for implementation of a coordinated system over time. The plan should be simple and straightforward. It should (1) identify sites and locations to be included in the wayfinding system, (2) identify the range of sign types necessary for the system, (3) identity the locations of signs and the messages to be conveyed, (4) provide the graphic design and physical design of each type of sign, and (5) prioritize signage for phased implementation. *(Action endorsed by the Select Board and led by Town staff in coordination with the Chamber of Commerce, cultural attractions, and businesses.)*

5.20 Implement the wayfinding plan in phases over time as funding allows beginning with primary signage on major roads and working toward smaller, site specific signage over time.

Implementation should begin with wayfinding signs along major roadways welcoming visitors to Lenox and providing directions to major visitor centers such as Lenox Village. Primary attractions and attractions located at a distance from the major centers should also be a priority. Additional smaller scaled signage to individual sites and attractions can be added over time. *(Action endorsed by the Select Board and led by Town staff in coordination with the Chamber of Commerce, cultural attractions, and businesses.)*

5.21 Coordinate the graphic design and implementation of wayfinding signage with other online and printed materials.

Graphically, the townwide wayfinding signage should be closely coordinated with the graphic identity used in Lenox's marketing and promotion. A high quality printed townwide fold-out map is recommended to complement the wayfinding system. Wayfinding signage should also be closely coordinated with signage for the townwide trail network discussed in Chapter 7 and the interpretive signage proposed in Chapter 9 of this plan. *(Action endorsed by the Select Board and led by Town staff in coordination with the Chamber of Commerce, cultural attractions, and businesses.)*

SENSE OF PLACE AND QUALITY OF LIFE

The concept of the creative economy promotes the idea that community character, sense of place, and quality of life are central to economic vitality by attracting heritage visitors and creating a community to which creative businesses and new residents wish to locate. Local quality of life is a leading factor in attracting creative enterprises and the visitors that sustain them. The character of the community is the message and the attraction.

The preservation and appropriate treatment of the Lenox's historic resources is central to the Town's economic well-being.

In Lenox, community character is established by historic buildings and landscapes. Lenox's distinctive historical development, outlined in Chapter 2, has left a legacy of fine homes, landscapes, and public places that have been adapted by cultural attractions, historic businesses, and residents to create a new economic reality of distinctive quality.

The preservation and appropriate treatment of Lenox's historic resources is central to the Town's economic wellbeing. Taken somewhat for granted in the past, the importance of historic preservation should be recognized and preservation principles, outlined in Chapter 4, incorporated into all Town initiatives as a matter of course.

5.22 Recognize the role of historic character and historic resources in Lenox's identity, economy, and quality of life.

This is a primary point of this preservation plan, repeated here to emphasize the relationship between historic character and quality of life for residents as well as for visitors. Heritage visitors like to go to places with authentic character—places that residents value. This is true for Lenox as a whole and for specific places such

as Lenox Village and individual businesses and attractions. Lenox is an experience. *(Action and policy to be endorsed by the Select Board and community partners.)*

5.23 Use sense of place and quality of life as primary marketing themes to attract new year-round residents.

During workshops and meetings in preparation of this preservation plan as well as in previous planning documents the desire to attract new year-round residents has been expressed. Among the targeted audiences are professionals who are able to work from home by internet, many of whom fit the demographic for the creative economy. Retired couples and individuals are also among the targeted groups and tend to bring ample bank accounts able to help support local restaurants and services.

Historic resources are important contributing features within each of the Town's landscape areas and should be recognized and preserved.

For a significant number of retirees, a Lenox residence is a second home, occupied in the Spring, Summer, and Fall. The second home market is important to the Lenox economy, though some local advocates lament its part-time impact and its tendency to drive up property costs, making home ownership in Lenox expensive for other Berkshire County residents. These issues are discussed in the 2017 Lenox Housing Production Plan. Nonetheless, sense of place and quality of life are important to attracting potential new residents, and the Town's historic character and resources are important defining features. *(Action led by the Lenox Chamber of Commerce.)*

5.24 Use the master planning process to identify the physical goals and needs of each of Lenox's different areas to strengthen and enhance character and sense of place.

This recommendation relates to 5.11 above (which asks businesses to consider their needs and goals) and to Chapter 6 with respect to updating of the Town's Master Plan. It is stated here to emphasize the relationship between sense of place, identity, and the Town's economy. What is the essential character of each of the important places in Lenox and how can we further enhance that character over time while simultaneously addressing identified issues and needs? *(Action of the Planning Board and partners.)*

The following brief discussion identifies key landscape areas in Lenox and outlines their character for consideration in planning for sense of place. Historic resources are important contributing features within each of the Town's landscape areas and should be recognized and preserved.



Stonover Farm Bed and Breakfast at the base of Lenox Mountain, west of the village.



The Paterson/Egleston monument, focal point of Lenox Village.

Lenox Village – The Lenox Village landscape area includes the historic village core and adjacent residentially zoning R-15 and R-30 areas. Lenox Village is central to the Town's identity, both historically and today. Its historic character is comprised of resources and landscape patterns dating to the early nineteenth century County Seat Era of the Town's development with the addition of wealthy neighborhoods and working class neighborhoods from the Cottage Era of the late nineteenth century. Recent preparation of a National Register Historic District nomination for the Village documents its significance and provides important background information for its preservation and enhancement.

Lenox Village is the center for historic businesses in the Town, including restaurants, lodging, shops, and services. Village streetscape improvements along Church Street have dramatically improved its character in recent years.

In planning workshops and discussions, questions have been raised about challenges experienced by businesses and possible future change. What additional improvements should be made to the Village? Issues have been identified about parking, internal circulation, and other amenities. What level of additional development can be accommodated? This question includes the potential of the addition of businesses as well as housing—multi-family and work force housing. The Town's housing plan suggests selected housing infill in historic neighborhoods, which is also accommodated by current zoning.

How should the Town balance possible future new development with the preservation of the authentic buildings that give the Village its distinctive character? This preservation plan establishes a policy framework for such future decision making. The role and importance of the Village's local historic district is discussed in Chapter 8.



The commercial row in industrial Lenox Dale with October Mountain behind.

Lenox Dale – The Lenox Dale landscape area includes the historic village and adjacent industrially zoned areas along the Housatonic River. Lenox Dale is significant as the Town's historic industrial center. Its historic areas and features include the Housatonic River, railroad, industrial buildings and sites, commercial center, and residential neighborhoods. Planning needs to be undertaken for its long-term growth and enhancement. Central to that enhancement is the recognition and appropriate treatment of its historic buildings and sites.

Recommended historic preservation initiatives for Lenox Dale are discussed in Chapter 8 and include preparation of a comprehensive historic resource survey, preparation of a National Register nomination, and implementation of a program to encourage the appropriate treatment of historic resources.

The Town's Master Plan should create an overall area plan for Lenox Dale that coordinates with the environmental cleanup of the Housatonic River, which is expected to take place over the coming decade. How can the Town use that process to enhance the river corridor, strengthen Lenox Dale's commercial center, adaptively reuse industrial buildings, and strengthen historic neighborhoods? The potential for new infill housing and village residential development adjacent to and expanding Lenox Dale should be considered and would be an appropriate initiative to help address the Town's housing issues.

The expected revival of the Berkshire Scenic Railway tours should be part of planning for the Dale and link the Dale to Lenox Village and surrounding attractions. The potential for expansion and enhancement of a significant public open space at the Lenox Depot has been a goal for Dale residents. Enhancement of the river corridor should include the implementation of trail linkages along the river, across the river to October Mountain, and westward to surrounding attractions.



The suburban commercial corridor along Northern Route 7/20.

Northern Route 7/20 Corridor – The Northern Route 7/20 Corridor landscape area includes the commercially zoned area along Route 7/20 north of the Gateway Mixed Use Development Overlay District.

Planning for the northern commercial portion of the Route 7/20 corridor has been undertaken in the past and should be reaffirmed today. This area developed in the 1950s and 60s and has been long considered visually unattractive. Yet it is an essential part of the Town and has its own distinctive character.

A number of historic buildings once present here have been replaced with commercial development that is important to both residents and visitors. A few historic buildings remain south of the more heavily developed commercial area. The corridor is difficult to redevelop due to the relatively small size of lots (as expected for new, current commercial development) and the close proximity of existing buildings to the road. Future planning should consider how the area can be visually enhanced and how businesses can be strengthened. Can the commercial potential of this area be expanded and become a new focus and amenity for the Town?

The 1950s/60s character of the corridor could be of historical significance and should be considered in a positive light. Its visually appealing characteristics should be strengthened and new development could be introduced to build on its appeal.



The Arcadian Shop, outdoor activities specialty store, an adaptively reuse of a historic farmstead along Route 7/20 in the Gateway Overlay District.

Gateway Overlay District – Directly related to the future of the Route 7/20 corridor is the Gateway Mixed Use Development Overlay District just to its south connecting the commercial corridor to the north end of Main Street. Visionary planning has been undertaken for this area but actual implementation has not been in accordance with the intended vision. A good deal of future development potential remains, and its implementation can have an important impact on the northern portion of the Town. The slow-down in commercial development pressure that has occurred since the recession of 2008 has given the Town time to re-examine and re-plan for this area.

Planning for the Gateway should be revised to address current realities and expectations. Primary goals of the previous plan, such as multi-use and multi-family residential housing, should be incorporated into new planning concepts for the area. The preservation of historic buildings along this corridor (mostly historic 19th century farmsteads) was recognized in the initial planning for the area and should be considered essential to future development concepts.

Previous planning sought to create new village-style development around existing historic complexes, which remains an appropriate course of action. Planning also sought to incorporate open space linkages into new development, which should be encouraged.



View to the south from the 1894 mansion formerly known as Wyndhurst at Cranwell Spa and Golf Resort. The Great Estate mansions were constructed at high points in the landscape to take advantage of these views.

The Great Estates Area – The Great Estates landscape area encompasses the land in the southern portion of Lenox south of West Street and Walker Street. Many of the Great Estates have been adapted to new uses and are discussed above as the Town's Cultural Attractions and Historic Businesses. The strength and viability of these attractions and businesses is important to the Town's economy and preserves the irreplaceable associated historic building and landscape resources.

Since the early 1950s, this area has been infused with new residential suburban development, and continued residential development pressure can be anticipated.

Master Planning should consider how to further preserve the landscape character of the historic roads, preserve vistas, incorporate open space linkages and trails within the area, and encourage additional new residential development that preserves and enhances the overall character of the landscape. The use of the Open Space Flexible Development option for new residential development will contribute to this goal, and the option's use should be strengthened. Historic landscape features such as stone walls, field lines, and farm roads should be preserved where possible.



Historic early nineteenth century farmsteads such as this one on East Street have lands that have been developed into mid-twentieth century subdivisions.

Suburban Landscapes – The Suburban Landscapes area of Lenox encompasses most of the land zoned within Open Space Flexible Development Overlay District that is not protected conservation land or otherwise environmentally constrained. It is primarily the broad landscape corridor along East Street north of Walker Street.

Some late twentieth century suburban development is located within the Great Estates area, as discussed above, as well as within Lenox Village. But much of the Town's suburban development is located in the northern and eastern portions of the Town off of East Street, and future residential development will continue to fill in remaining developable lands in these areas over time. The quality of this development will establish the character of Lenox for the future, which will unavoidably be more dense.

As mentioned above, the Town's Open Space Flexible Development zoning overlay option is an important tool in determining the impact of future development on the character of Lenox and its landscape. Planning should review how this option can be strengthened and how design quality in new development can be encouraged.

The preservation of historic resources throughout the northern and eastern portions of the Town should be required when the lands around them are developed. Most of these resources are historic nineteenth century farmsteads. Zoning and subdivision mechanisms for achieving this end are discussed in Chapter 6. The conservation of environmentally constrained areas such as wetlands and steep slopes contributes to the enhancement of the landscape townwide.



The Housatonic River Corridor and extensive Conservation Lands in Lenox complement the Town's historic character with the natural beauty for which the Berkshires are known.

The River Corridor – The Housatonic River Corridor is visibly present extending down toward the river from the crest along East Street, but the most environmentally sensitive areas are located east of the railroad extending from Pittsfield to Lenox Dale.

The valley of the Housatonic River is a unique landscape area in Lenox that requires strong planning to preserve its wetlands and significant ecological areas, serve as a unified open space corridor, and provide passive recreational activity linking Lenox Dale with the vicinity of New Lenox as well as regional trail networks. The environmental cleanup of the river from PCB pollution from industrial plants in Pittsfield provides an opportunity for concurrent planning, open space protection, and infrastructure improvements to enhance the river corridor and make it ecologically healthy for future generations. The river corridor is a key asset for the Town and a focus for future conservation and enhancement.

Conservation Lands – Lenox's Conservation Lands include most of the landscape west of Lenox Village and the Route 7/20 commercial corridor and include Lenox Mountain, Kennedy Park, Parson's Marsh, and adjacent areas. On the east, Conservation Lands are located within the River Corridor and as individual conserved parcels. They include lands owned or restricted by land trusts, other non-profit organizations, and the Town.

Conservation lands have become an important part of the Town's character, connecting the mountains to the east and west to the central Marble Valley and Housatonic River corridor. Planning should address the connectivity of preserved open space with and through more developed portions of the Town. Environmentally significant areas should be protected, while less sensitive and recreational landscape areas are connected through trails. Both conservation and future new development can help protect sensitive lands and provide landscape connectivity.



Stonover Farm Bed and Breakfast is located on a picturesque property at the base of Lenox Mountain, west of the village.



CHAPTER 6 – PLANNING AND LAND USE

As described in Chapter 3, *Planning Context*, Lenox has a long history of land use planning that extends back to the Town's first Zoning Bylaw, adopted in 1941. A significant amount of planning activity was undertaken in Lenox between 2002 and the present building on the Town's 1999 Master Plan. A milestone was marked in 2006 with the adoption of a new Zoning Bylaw and concurrent community dialogue on growth management. Much of the planning in Lenox has been undertaken with support from the Berkshire Regional Planning Commission.

Planning is critical to the potential future preservation and treatment of historic resources in Lenox. Through a variety of different planning documents, Town policies and procedures are established that influence how historic resources are treated as development and change take place. It is widely recognized in national, state, and local land use planning that historic resources have community value and their preservation and appropriate treatment should be strongly encouraged.

This is especially true in Lenox where, as discussed in Chapter 5, the Town's economic prosperity depends upon its historic identity and sense of place. To preserve the historic building and landscape resources that are central to Lenox's identity, historic preservation values and methodologies must be incorporated into the Town's planning policies and documents in as many ways as possible. Chapter 8 of this Historic Preservation Plan discusses the traditional historic preservation tools used by communities. This chapter discusses incorporation of historic preservation into other Town planning, development processes, and bylaws.

To preserve the historic building and landscape resources that are central to Lenox's identity, historic preservation values and methodologies must be incorporated into the Town's planning policies and documents in as many ways as possible.

THE LENOX PLANNING BOARD

Central to planning in Lenox is the role of the Planning Board. As outlined in the Town's bylaws, the Planning Board's responsibility is to "study the future needs of the Town and develop a long range program subject to future change having due regard to a balance between the liberties of the individuals and the welfare of the community."

In developing this long range program, the Planning Board is responsible for preparing a Master Plan for the Town; undertaking other planning initiatives; and recommending changes to zoning, subdivision, and other land use bylaws and regulations. By law, the Planning Board is responsible for the review and approval of proposed subdivision plans, which includes working with developers using the Open Space Flexible Development option in the Zoning Bylaw. Occasionally, the Zoning Board of Appeals requests the input of the Planning Board in their review of land development projects.

Following workshop discussions with stakeholders, it is apparent that there is a gap in project review in Lenox that it is recommended be filled by a proposed Design Review Committee working in support of the Planning Board. Because of the slow pace of development in Lenox over the past two decades, especially since the 2008 recession, the Town has had few bad experiences in land development and new construction. This could have been different had development pressure been more intense.

It is recommended that a Design Review Committee be established to provide input in the review of all new development submissions in Lenox, serving in an advisory capacity to the Zoning Board, Select Board, and other committees and commissions

Land development projects are reviewed by the Zoning Board of Appeals. While well qualified to review legal requirements in accordance with Zoning Bylaws and experienced in land development issues, Zoning Board members have sometimes expressed desire for assistance in assessing design issues associated with new land development projects. As noted above, they have sometimes asked the Planning Board for such assistance.

This preservation plan suggests that a new Design Review Committee be established as a subcommittee of the Planning Board to review all new development submissions in Lenox, serving in an advisory capacity to the Zoning Board, Select Board, and other committees and commissions. We suggest that it be a subcommittee of the Planning Board in order to coordinate it closely with and place it under the oversight of the body that is responsible for townwide planning and the crafting of bylaws that implement the community's Master Plan.

6.1 Create a Design Review Committee as a subcommittee of the Planning Board to provide design input on all new land development, subdivision, and new construction projects under Town review serving in an advisory capacity to the Zoning Board, Select Board, and other committees and commissions.

6.2 Coordinate closely in land development and subdivision reviews with other Town committees and commissions, especially the Historical Commission, Historic District Commission, and Conservation Commission.

It is suggested that the Design Review Committee be comprised of selected Planning Board members with the addition of specialists experienced with building and landscape design issues. In concert with the Planning Board, it should review all new land development projects for their adherence to design standards and goals with respect to the Zoning Bylaw and subdivision rules and regulations. With respect to land development, Planning Board and/or Design Review Committee members should attend Zoning Board meetings where projects are reviewed and discussed in order to be familiar with the submissions and processes and be in a position to provide input and advice when needed.

Each land development plan should be reviewed at a Planning Board meeting(s) with the assistance of the Design Review Committee. Written recommendations on design issues should be submitted to the Zoning Board for consideration in their review. Issues would include those related to site planning, layout, landscape design, and, when applicable, building design. The design of new development projects should be in concert with the design principles and standards outlined in the Town's Master Plan, applicable bylaws, and supporting plans, including this Historic Preservation Plan.

The Planning Board and/or Design Review Committee should have assistance on an on-call basis from professional consultants in site planning, landscape design, and/or building design when needed. *(Actions of the Planning Board with support from the Historical Commission.)*



Typical subdivision of a historic former farmstead along East Street. Similar subdivisions will continue to be implemented and can preserve historic building and landscape resources.

6.3 The Planning Board should review all new subdivision submissions, as it is required to do so by law. The Board should support Town staff in negotiations with owners and developers on design issues that benefit the broader community.

This role is particularly relevant to historic preservation. The Planning Board should be familiar with historic preservation resources, issues, and principles. As outlined in many of the Town's planning documents, including the Zoning Bylaw, historic building and landscape resources should be preserved in new development projects whenever possible. The Planning Board should have assistance from a professional engineering and design firms on an on-call basis when needed.

In undertaking its work, it is recommended that the Planning Board work closely with the Berkshire Regional Planning Commission on best practices in

planning—both in long range planning and for assistance in specific planning reviews when necessary. *(Action of the Planning Board with support from the Historical Commission.)*

6.4 Maintain a close working relationship with the Berkshire Regional Planning Commission with regard to best practices in planning, including with respect to historic resources, for long range planning initiatives. Seek assistance from the BRPC in specific project reviews when necessary.

In short, it is recommended that the Planning Board and Design Review Committee serve the Town in addressing design issues associated with all new development projects requiring Town approval. In doing so, the Planning Board and Design Review Committee should be guided by the design principles and standards laid out in the Zoning Bylaw, subdivision regulations, Town Master Plan, and additional planning documents relevant to specific areas of the Town. The Planning Board and Design review Committee should work in close cooperation with other committees and commissions, especially the Historical Commission and Conservation Commission. *(Action of the Planning Board with support from the Historical Commission.)*



Second homes purchased for the enjoyment of Lenox's cultural, historic, natural, and lifestyle amenities are a large part of the market for new subdivisions.

MASTER PLAN UPDATE

The Lenox Planning Board is in the process of updating the Town Master Plan; the previous Master Plan was completed in 1999. Consultant selection for preparation of the Master Plan is being undertaken as this Historic Preservation Plan is being completed. The master planning process will take a year and a half and be completed by November 2019.

In accordance with the Massachusetts General Laws, the Lenox Master Plan will conform with requirements of M.G.L. Chapter 41, Section 81D. It will include:

- Town-wide goals and policies;
- Land Use Element;

- Housing Element;
- Economic Development Element;
- Natural and Cultural Resources Element;
- Open Space and Recreation Element;
- Services and Facilities Element;
- Circulation Element; and
- Implementation Program Element.

It is intended that this Historic Preservation Plan will comprise an Historic Preservation Element of the new Master Plan and meet many of the requirements of the Natural and Cultural Resources Element of the plan. In addition, the vision, goals, and guiding principles outlined in Chapter 4 of this preservation plan should be incorporated into those for the Master Plan.

Chapter 2 of the preservation plan provides an historical overview that outlines the types of historic building and landscape resources that should be preserved as part of the new Master Plan.

The Economic Development Element of the Master Plan should build on the concept of The Creative Economy discussed in Chapter 5 of this plan and highlight the importance of historic resources to the Town's identity and economic prosperity.

This Historic Preservation Plan will comprise an Historic Preservation Element of the new Master Plan.

The recommendations in Chapter 5 through 9 provide guidance on various aspects of the proposed Master Plan from the perspective of historic preservation and community character. It is anticipated that this perspective will be incorporated into the vision, policies, planning, and recommendations of the Master Plan.

6.5 Incorporate this Historic Preservation Plan into the new Master Plan for Lenox as a supporting Historic Preservation Element. Incorporate the vision, goals, guiding principles, and recommendations of the Historic Preservation Plan into the various elements of the Master Plan.

6.6 State clearly that it is Town policy that historic building and landscape resources should be preserved, appropriately treated, and incorporated into new land development projects as future development occurs.

Lenox has prepared special planning studies for different portions of the Town, including Lenox Village, the Gateway Overlay District, and the commercial corridor along north Route 7/20 (New Lenox). These studies have included innovative visions and recommendations for these areas, some of which have been implemented and some of which have not.

It is recommended that the new Master Plan address the different landscape areas in Lenox as described in Chapter 2 and in Chapter 5 above. Each of these areas has its distinctive character, including historic building and landscape resources, and should undergo future change in a way that strengthens character and preserves historic resources.

As outlined in Chapter 5, these areas include:

- Lenox Village:
- Lenox Dale;
- Northern Route 7/20 Corridor (New Lenox);
- Gateway Overlay District;
- The Great Estates Area;
- Suburban Landscapes (Including north and east portions of the Town);
- The River Corridor; and
- Conservation Lands.

(Actions of the Planning Board with support from the Historical Commission.)

6.7 Specifically address master planning for each of the distinctive landscape areas within Lenox. Identify their character defining features, including historic building and landscape resources. Develop Town policies and planning guidelines that enhance the distinctive character and potential of each landscape.

The new Master Plan provides a unique opportunity to address the future of Lenox and provide a strong vision around which residents can come together. It is hoped that this preservation plan is of assistance in that effort. *(Action of the Planning Board with support from the Historical Commission.)*



Townhouses developed at the Cranwell Spa and Resort, a Great Estate property.

ZONING BYLAW, SUBDIVISION REGULATIONS, AND BYLAWS

Lenox's existing Zoning Bylaw, subdivision regulations, and other bylaws are discussed in Chapter 3 of this plan. Following the update of the Town's Master Plan, noted above, revisions to the Town's bylaws should be made for the Master Plan's implementation. This should include changes to strengthen historic preservation and community character.

Lenox's Zoning Bylaw and subdivision regulations have an important role in promoting the preservation of historic resources as new land development and subdivision projects are taking place. In general, it should be the policy of the Town that historic resources should be identified during the site planning and design process and that these resources should be preserved and incorporated into new development projects.

It should be the policy of the Town that historic resources should be identified during the site planning and design process and that these resources should be preserved and incorporated into new development projects.

While the Town cannot legally *require* the preservation of privately owned historic resources in new development projects, it can use its authorized powers and considerable influence to work with and negotiate with developers toward this end. If developers know that the preservation of historic resources is expected, many will do the right thing and incorporate the resources into their projects as a matter of course simply to ensure a smooth review and approval process. Where the Town has negotiating leverage, such as with the Special Permit process where conditions can be applied and projects can be denied, the Town's influence in promoting preservation can be considerable.

The appropriate treatment of historic buildings helps preserve and strengthen community character, which is important to the Lenox economy and enhances local quality of life. The Town's bylaws and regulations should reference and make use of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and related guidelines, discussed in Chapter 4, in promoting the appropriate treatment of historic buildings in private sector projects. Architects and planners have decades of experience in applying the principles outlined in the Standards and achieving good preservation results while accommodating needed change.

Lenox's existing bylaws and regulations do promote historic preservation and the enhancement of community character; however, they could be significantly strengthened to be more effective. Following completion of the Master Plan, a more comprehensive review and update should be undertaken toward this goal. This chapter of the Preservation Plan includes specific recommendations for revisions to the existing Zoning Bylaw and Subdivision Regulations. It is hoped that these recommendations can be included in the updates undertaken by the Planning Commission.

6.8 Following completion of the Master Plan, update the Town's Zoning Bylaw and Rules and Regulations Governing the Subdivision of Land to strengthen historic preservation provisions.

(Action of the Planning Board with support of the Zoning Board of Appeals and approval of Town Meeting.)



This contemporary restaurant building in Lenox's commercial corridor was as an addition to an earlier historic residence.

Zoning Bylaw

As discussed in Chapter 3, Lenox's Zoning Bylaw incorporates a number of provisions that address the preservation of historic and cultural resources. However, the language used in the various provisions that mention it is inconsistent, and it is unclear how those provisions are to be addressed in practice.

Additionally, there is no clear statement overall in the Zoning Bylaw that it is Town policy that historic and cultural resources should be preserved and appropriately treated. It is recommended that the Zoning Bylaw include a clear statement that it is Town policy that historic resources be identified, preserved, and incorporated into new development projects.

6.9 Following completion of the new Master Plan, revise the Establishment and Purposes section of the Zoning Bylaw to express the goals and purposes of the Master Plan as permitted under Massachusetts law. Include a statement that it is Town policy that historic building and landscape resources should be preserved.

This general policy statement on historic preservation will provide support for preservation language and requirements for its implementation elsewhere in the Zoning Bylaw. Specific provisions of the bylaw should be revised to strengthen historic preservation language, make the language consistent, and delineate provisions and areas of authority where historic preservation can be influenced and encouraged. *(Action of the Planning Board with support from the Historical Commission.)*

Several important provisions of the existing Zoning Bylaw provide the basis for influencing the preservation of historic resources on properties that are being developed:

- Section 3.4, Special Permits, is invoked for many uses especially under higher density residential and commercial districts. When a Special

Permit is required, the Zoning Board of Appeals reviews the proposed project with respect to established criteria outlined in the bylaw. The criteria can include that historic resources on a property be identified, preserved, and incorporated into the design of the new project.

The Zoning Board can negotiate with the developer on the extent and quality of the preservation required depending upon the nature of the project and the types of resources. The Zoning Board is empowered to set reasonable conditions for approval of a project, which can include that historic resources be preserved or that an appropriate level of preservation treatment is achieved. Projects that do not meet Town goals and criteria can be denied, so the Special Permit process is a particularly powerful tool.



The Arcadia Shop (left) and Lenox Fit (right) are appropriate examples of the adaptive reuse of historic buildings for contemporary commercial uses. In both cases, modern additions were constructed to the rear of the buildings to accommodate needed uses while the historic buildings remain prominent facing the road.

- Section 3.5, Site Plan Approval in the C-1A and C-3A Zones, includes Standards of Review and Design Standards for land development projects in the Town's C-1A and C-3A districts, which are located primarily along Route 7/20 north of the road's intersection with Main Street. A small area with C-1A zoning is also located at the intersection of Route 7/20 with Housatonic Street.

  This is Lenox's suburban commercial corridor which experienced significant development during the 1950s and 60s. It includes hotels, services, restaurants, a gas station, and a shopping area with the Town's only large grocery store. It is an important commercial corridor for Lenox residents and visitors. It is often cited as being of poor visual quality—Lenox's contribution to suburban sprawl—but its visual quality is not as compromised as the sprawl located in many other places. This area will continue to be developed and redeveloped and is a good place for commercial uses. The area is constrained by relatively small lots and existing buildings close to the road. Despite constraints, the visual quality of the corridor can continue to be improved over time.

  A number of historic resources have been lost to commercial development along Route 7/20 over time, but many historic resources remain. Many of the remaining historic resources were once historic

farmsteads, including historic residences and in some cases outbuildings and landscape features. New development projects should be required to identify historic resources, incorporate them into the development projects, and treat them in accordance with professional preservation standards.

The Standards for Review and Design Standards in Section 3.5 provide the Zoning Board of Appeals with the basis for negotiation with developers on desired historic preservation outcomes. The Planning Board and Historical Commission can provide the Zoning Board with information and advise on preservation and design issues.



This vast area of paving adjacent to a historic building adaptively reused as a restaurant could have been more appealingly designed to enhance the commercial corridor. The adjacent building is a car wash.

- Section 8.9, Estate Preservation Area, is a special bylaw provision crafted for the Great Estates to facilitate and encourage the preservation of historic mansions, outbuildings, and associated landscape contexts while allowing for adaptive reuse of the historic buildings and additional new development to help make potential projects economically viable. Eight estate properties have been identified where the provision may be applied. It appears to have been successfully applied at Cranwell Spa and Golf Resort and Canyon Ranch (Bellefontaine).

  It is recommended that Estate Preservation Area bylaw provision be reviewed in terms of its performance and results over the years. Possible changes to the language and requirements should be considered. Assessment of which properties remain to which it could still apply should be made. Consideration should be given to whether other, smaller properties should be added to those currently designated to make use of it, in which case refinement of the requirements might be necessary.



Blantyre, currently an inn, is among the Great Estates eligible to use the Estate Preservation Area provision of the Zoning Bylaw.

- Section 9.7, Open Space Flexible Development, is applicable to the R-1A residential zoning district that encompasses a large portion of Lenox including the most developable lands outside of the villages and commercial corridors between Lenox Mountain on the west and the Housatonic River on the east. The R-1A zoning district allows for 1-acre lot residential subdivisions and is the most likely area for future new residential development in Lenox.

  The Open Space Flexible Development provision allows for concentrated development on smaller lots and a density bonus where open space can be preserved in a residential development. The provision can be used to preserve woodlands and natural resources and enhance landscape connectivity. It can also be used to preserve historic building and landscape resources. The provision is reviewed by the Planning Board in accordance with Special Permit processes.

  Many of the properties under potential development within the R-1A district were former early and mid-nineteenth century farmsteads. In undertaking Open Space Flexible Development reviews, historic resources should be identified on the subject property and preserved. Historic buildings should be incorporated into new developments when they are present. Historic landscape resources of interest might include stone walls, farm lanes, field lines, mill sites, and other resources.




Vacant historic residential buildings along the Route 7/20 commercial corridor within the Gateway Overlay District should be considered threatened and should be incorporated into new development.

- Section 10.2, Gateway Mixed Use Development Overlay District, is located on Route 7/20 at its intersection with Main Street. As discussed in Chapters 3 and 5, the Gateway Overlay District has been the subject of planning studies intended to encourage mixed use development that incorporates existing historic resources present within the district. The overlay district seeks to encourage new development that is harmonious with the character of the area, including its historic resources. As with other areas of the Route 7/20 corridor, most of the historic resources are former early and mid-nineteenth century farmsteads. Because of the development pressure along the Route 7/20 corridor, these buildings should be considered threatened, and the Gateway Overlay District is an important provision that encourages their preservation and appropriate treatment.




Though well intentioned, the contemporary commercial renovations to these historic residential buildings along Route 7/20 could have benefited from professional advice on the appropriate treatment of historic buildings. Lenox Zoning Bylaw permits review of design within the commercial corridor. Discussion of the appropriate treatment of historic buildings is included in Chapter 4. In these specific examples, the original historic building forms and materials should have been preserved with any additions set back and to the rear. New materials should be similar to the preserved historic materials.

6.10 Use the Special Permit process and bylaw provisions related to C-1A/C-3A, Estate Preservation, Open Space, and Gateway Overlay zoning to encourage the preservation and appropriate treatment of historic buildings and their landscape contexts.

With respect to these bylaw provisions, below are specific suggestions for strengthening the existing language with respect to historic preservation. It is recommended that the Planning Board consider these suggestions in its work. Should the updating of the Master Plan lead to a further update of the Zoning Bylaw, it is recommended that similar language be incorporated in appropriate provisions of the new bylaw. The Special Permit process is a particularly important tool through which historic preservation can be encouraged.

- 3.4. Special Permits – Under Criteria, add that determination shall include consideration of the: *Preservation and appropriate treatment of historic building and landscape resources*.
- 3.5. Site Plan Approval in the C-1A and C-3A Zones – Under Section 3.5.5, Contents of Site Plan, add that site plans should identify *any historic building and landscape resources on the property*. Under Section 3.5.9, Standards for Review, state that *historic buildings and landscape contexts shall be incorporated into new development projects*. Under Section 3.5.13, Design Standards, revise the existing language on renovations to historic buildings to state that buildings should be renovated and adaptively reused in accordance with the Secretary of the Interior's Standards for Rehabilitation (discussed in Chapter 4 of this plan). Other existing language in this section is acceptable.
- Section 4. Definitions – Add a definition for *Historic Resource: Building, structure, or landscape feature associated with a property identified in the Town's Historic Resource Inventory as maintained by the Historical Commission.* Add a definition for *Historic Landscape Context: The immediate landscape area associated with and significant to a historic building resource.*
- 9.7. Open Space Flexible Development – Under Purposes, make "Preserve historic and archeological resources" its own line, separate from protect the natural environment. Add to the purpose *the adaptive reuse of historic buildings and their landscape contexts and their incorporation into new development projects*. Under Section 9.7.5, Design Process, state "historic and cultural resources" under Understanding the Site. Add a statement under "Definitions" that open space may be used for the preservation of historic buildings and their landscape contexts as well as for the preservation of archeological sites. Add a section on General Design and Performance Standards to the Open Space element that includes a statement that historic buildings should be preserved and treated in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- 10.2. Gateway Mixed Use Development Overlay District – Under Purposes, state "Preserving and adaptively reusing historic buildings and

their landscape contexts." Under 10.2.10, General Design and Performance Standards, add a statement on the incorporation of historic buildings and their landscape contexts into new development projects and the treatment of historic buildings in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.



The Courtyard by Marriott recently developed within the Gateway Overlay District is an important addition to the Town's hotel venues. The development does not address many design goals of the overlay district, but is not necessarily inappropriate. Design review of the building should have emphasized a contemporary solution rather than mock historicism. In general, new construction within the Town's historic context should be contemporary—expressive of its own time and place— and compatible with the Town's historic character as outlined in the Secretary of the Interior's Standards and discussed in Chapter 4.

6.11 Strengthen language in existing sections of the Zoning Bylaw to support the Town's historic preservation policies and goals.

As discussed above, the Estate Preservation Area section of the zoning bylaw should be reviewed in terms of its performance and results over the years and possible changes to the language and requirements should be considered.

6.12 Review the successful use of the Estate Preservation Area provision of the zoning bylaw and make any necessary adjustments for its continued use in the preservation and adaptive reuse of estate properties.

(Actions of the Planning Board with support from the Historical Commission.)

Subdivision Regulations

Similar revisions as described above for the Zoning Bylaw should be made to the Town's *Rules and Regulations Governing the Subdivision of Land* following completion of the new Master Plan to strengthen support for the preservation of historic resources.

Subdivision review is undertaken by the Planning Board in accordance with the *Rules and Regulations*. The role of the Planning Board in overseeing design quality

in accordance with Town goals is important, as discussed earlier in this chapter. In proposed new subdivisions, it should be Town policy that historic resources be identified in early stages of site analysis to the same degree as required for wetlands and other natural resources. Historic building and landscape resources should be preserved and incorporated into new subdivision plans.

The Historical Commission should provide assistance to the Planning Board in the identification of historic resources and in providing information, advice, and recommendations for their treatment, as discussed in Chapter 8.

6.13 Following completion of the new Master Plan, revise the Town's subdivision regulations to reflect Master Plan policies and goals, including those outlined in this Historic Preservation Plan. Include a statement that it is Town policy that historic building and landscape resources should be preserved and incorporated into new subdivision projects.

Below are specific language changes that could be made to the existing *Rules and Regulations Governing the Subdivision of Land* to clarify and support historic preservation goals.

- Section I.B, Objectives and Criteria – Strengthen the statement under item K that existing historic building and landscape resources should be preserved, appropriately treated, and incorporated into proposed new subdivision projects.
- Section II.C, Definitions – Add a definition for *Historic Resource* and *Historic Landscape Context* to include historic buildings identified in the Town's historic resources inventory and their immediate landscape contexts. (See recommendation above with respect to the Zoning Bylaw.)
- Section IV.A.2, Preliminary Plan Contents – Include the identification of historic building and landscape resources on the property as a requirement of Preliminary Plan itemized in a distinct lettered element of this section.
- Section IV.A.2.l, Preliminary Plan Contents – Include the identification of historic resources and discussion of impacts on historic resources in the Development Impact Statement prepared for Planning Board review.
- Section IV.B.2, Definitive Plan Contents – Include the identification of historic building and landscape resources on the property.
- Section IV.C, Impact Statement – Revise "historic sites" to read "historic resources and historic landscape contexts." (See recommendations for definitions above and related to the Zoning Bylaw.) Under item 2.a, revise "scenic and historical features" to read "scenic views and features, historic resources and historic landscape contexts, trails…"
- Section V.A, Design Standards, Relationship to Plans – Revise this section to more clearly state that subdivisions should be consistent with and should implement the goals, strategies, and objectives of the Town Master Plan for the site in which they are located.

- Section V.B, Design Standards, Protection of Natural Features – Revise this section to be more thoroughly and clearly stated. Separate discussions of natural resources and historic resources, strengthening the statements for both. Restate that existing historic resources and historic landscape contexts should be identified, preserved, appropriately treated, and incorporated into proposed new subdivision projects.
- Section V.H, Protection of Natural Features – To some extent, this section repeats V.B above. Combine and strengthen the language of both.

6.14 Strengthen language in existing sections of the subdivision regulations to support the Town's historic preservation policies and goals.

(Actions of the Planning Board with support from the Historical Commission.)

Potential Additional Bylaws

Lenox should make use of the bylaws authorized by the Massachusetts General Law for the protection of historic resources. The Massachusetts Historic Commission has prepared a publication titled *Preservation through Bylaws and Ordinances* that reviews a range of bylaws that could be of use in promoting historic preservation in Lenox (MHC 2010). A few of the most relevant are noted below. Lenox needs to make use of as many of the available tools for historic preservation and growth management as possible.

6.15 Build public support for the adoption of bylaws that help support the preservation of historic resources.

(Action of the Select Board, Planning Board, and Historical Commission.)

Demolition Delay Bylaw

Massachusetts law allows for the review of permit applications for the demolition of buildings within a municipality to determine whether the subject building is historically significant and should not be demolished but should be preserved.

Through a Demolition Delay Bylaw, a proposed demolition can be delayed to provide time during which alternatives to demolition can be explored, developed, and implemented.

Through a Demolition Delay Bylaw, a proposed demolition can be delayed to provide time during which alternatives to demolition can be explored, developed, and implemented. A delay period of twelve months is recommended, though some municipalities have used a six month period. Demolition Delay Bylaws have been enacted by many Massachusetts towns experiencing development pressure and are common within the eastern portion of the state. The bylaw has sometimes been enacted after a particularly controversial experience during which a significant historic resource has been lost.

As stated in a sample bylaw recommended by the Massachusetts Historical Commission, a Demolition Delay By-law:

> *is enacted for the purpose of preserving and protecting significant buildings within a town which constitute or reflect distinctive features of the architectural, cultural, economic, political or social history of the town and to limit the detrimental effect of demolition on the character of the town. Through this bylaw, owners of preferably preserved buildings are encouraged to seek out alternative options that will preserve, rehabilitate*

or restore such buildings and residents of the town are alerted to impending demolitions of significant buildings. By preserving and protecting significant buildings, streetscapes and neighborhoods, this bylaw promotes the public welfare by making the town a more attractive and desirable place in which to live and work.

Demolition Delay Bylaws are enacted under the General Bylaws of a town, rather than the Zoning Bylaw, and permit review is undertaken by the town's Historical Commission. Buildings affected may include any building within the town which is fifty years or more old and which has been determined by the Historical Commission to be significant based on any of the following criteria:

- The building is listed on, or is within an area listed on, the National Register of Historic Places; or
- The building has been found eligible for the National Register of Historic Places; or
- The building is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the town or the Commonwealth; or
- The building is historically or architecturally important (in terms of period, style, method of building construction or association with a recognized architect or builder) either by itself or in the context of a group of buildings.

Residents of Lenox considered adoption of a Demolition Delay Bylaw in a recent Town Meeting, and the measure did not pass. However, the Demolition Delay Bylaw is an important tool in the preservation of threatened historic resources, and it is wise to have it on hand in case it is needed to prevent loss of a valued historic resource to development. It is a last line of defense. Public support should be built for adoption of the bylaw through the work of the Select Board, Planning Board, Historical Commission, and Zoning Board of Adjustment. It is possible that a limited bylaw could be enacted applying to a list of particularly significant buildings about which there would be little public objection. The bylaw could be later expanded provided public support could be demonstrated.

Affirmative Maintenance Bylaw

Affirmative Maintenance Bylaws are an effective tool for protecting historic resources from loss due to lack of maintenance. There are various forms of affirmative maintenance bylaws. They provide the Town with the ability to identify threatened buildings and mandate that owners take necessary actions to stabilize and secure a building. Affirmative Maintenance Bylaws are adopted as a general bylaw under home rule authority and requires a majority vote of Town Meeting.

An Affirmative Maintenance Bylaw typically it empowers the Historical Commission to identify threatened buildings according to a clear set of standards. These standards are tied to loss or deterioration of specific and major features or elements of a building or are linked to the safety code enforced by the Building Commissioner.

Affirmative Maintenance Bylaws can require owners to make minimum repairs

necessary to secure and stabilize the envelope of the building. If the owner fails to make such repairs, a fine can be levied and/or the municipality can make the repairs and place a lien on the property. Most Affirmative Maintenance Bylaws contain clear economic hardship provisions, since this is a claim often made by an owner of a deteriorating building. (MHC 2010:17)



Lenox's rural and suburban roads are worthy of special protections.

Scenic Roads Bylaw

Massachusetts has long permitted local enactment of Scenic Road Bylaws as authorized by Chapter 40, Section 15C of the Massachusetts General Laws. The bylaw allows a town to designate local roads as scenic roads. Once designated, any repair, maintenance, reconstruction, or paving work done shall not involve or include the cutting or removal of trees or the tearing down or destruction of stone walls without prior written consent of the Planning Board. Numbered routes and state highways are exempt unless the entire length of the route is contained within the town.

The Scenic Roads Bylaw provides a measure of recognition and consideration in impacts to scenic roads by development and other actions. It is a tool that can help protect Lenox's scenic landscape. Public support should be built for its adoption. In some Massachusetts towns, all roads have been designated as scenic in order to receive this minimal level of review. In Lenox, it is recommended that all roads existing on the Town's 1854 map be designated as scenic roads.

BUILDING CODES AND PRESERVATION

Buildings in Lenox must be designed in accordance with the Massachusetts State Building Codes. The State Building code is based on modified versions of the International Building Code and includes a specific code addressing existing buildings. Some commercial property owners in Lenox have complained that the level of code compliance work required for their older buildings has made building renovation and adaptive reuse financially untenable.

Typical building code issues are often related to required separations, egress, and accessibility. “Separations” refer to the fire rating of building construction materials between different spaces within the building. For example, construction ratings between different floor levels or between usable space and fire stairs are usually required to be “2-hour rated.” The existing materials in historic floors and walls often don’t meet the required rating standards.

“Egress” refers to the means of exit from a building. Historic buildings often don’t have exit stairs meeting fire egress requirements—stairways in historic houses converted to business use are often open and cannot be enclosed without damaging the historic building. Corridor and door widths other don’t meet modern standards either.

“Accessibility” refers to making buildings accessible to wheelchairs and those with disabilities. Modern standards for accessibility have been developed, but it is often difficult to apply those standards to an existing building.

This is a statewide problem and is not peculiar to Lenox or the Berkshires. Preservation architects have been finding creative ways to address the problem for decades. The Historical Commission and Town staff should maintain contact with the Massachusetts Historical Commission as the issue is addressed statewide. Local building code officials should work with property owners with awareness of this issue.



Potential developers of this historic inn in Lenox Village have expressed reluctance to take on the project due to the cost of bringing the building into full code compliance.

6.16 Work with the Lenox building code officials on appropriate levels of mitigation for historic buildings that enhance public safety while preserving historic character and integrity.

Many historic buildings are designed such that full compliance with modern building codes would cause significant damage to the building's character defining features and historical integrity. Where full compliance is not possible, special mitigation measures can be designed and customized to the specific characteristics of the building in order to make the buildings as safe as possible. Sometimes such mitigation measures are unorthodox and creative. Local building inspectors may be empowered to work with designers and property owners on mitigation measures within the limits necessary for public safety. The cooperation and support of local building code officials is critical to the success of many adaptive reuse projects. *(Action of the Select Board and Chamber of Commerce with support from the Historical Commission.)*



New Lenox, established as a railroad depot at the railroad crossing in the middle distance, is among the areas of Lenox that will be subject to future residential land development.



CHAPTER 7 – LAND CONSERVATION AND TRAILS

Land conservation has been an important community initiative in Lenox during the late twentieth century. Significant areas of land have been permanently preserved as open space by local and regional non-profit organizations, by the Commonwealth, and by the Town. These areas include land on the mountains that frame the east and west boundaries of Lenox, the Housatonic River corridor, and wetlands and stream courses. The 2013/2015 *Open Space and Recreation Plan* assesses the natural landscape in Lenox and identifies priorities for future conservation action.

Land conservation helps preserve historic resources. The purpose of this chapter is to frame historic preservation in terms of landscape and landscape character with appreciation of how the landscape has changed over time through different periods of the Town's historical development.

Land conservation helps preserve historic resources.

CULTURAL LANDSCAPE APPROACH

Lenox is an evolving cultural landscape. Chapter 2 of this plan describes how Lenox's landscape has changed during each period of the Town's historical development and notes the types of historic building and landscape resources that are associated with each period. Individual historic resources were constructed within larger landscape contexts and community patterns of use. Association with those contexts and patterns helps enrich the meaning and significance of individual resources and provide a broader and deeper perspective regarding the Town as a whole.

Changes in the landscape can be complex and are comprised of layers built one upon another over time. These layers of change may be difficult to perceive and are often taken for granted. Landscape changes can be read through visual clues such as remnant features, plant communities, and landforms. When combined with documentary evidence like historic maps, historic photographs, and site histories, the visual clues become more pronounced and provide real physical evidence of past history and use.

The foundation for understanding an evolving cultural landscape is the existing natural landscape—the geology, landforms, soils, drainage patterns, ecology, and plant communities that have evolved over long periods of time and that provide the the basic geography and setting upon which cultural changes were later imposed. Chapter 2 discusses the natural history of Lenox and the Berkshires as an essential background to the understanding of changes in historic times. Cultural changes to the landscape are a direct result of uses that take advantage of available natural conditions for human benefit. Persisting natural conditions and the regenerative capacity of native and introduced plant communities have an important impact on what landscapes have become today once past uses have been abandoned.



Lenox's natural landscape is the foundation for understanding its evolving cultural landscape.

As discussed in Chapter 2, the most dramatic change to Lenox's landscape occurred between 1750 and 1850 during which time the pre-settlement native landscape was completely deforested and transformed into a domesticated agricultural landscape. This transformation constituted a dramatic disruption and alteration in the ecology of many different areas of the Town. The patterns of roads and farmsteads in Lenox existing today are remnants of this period and included individual historic resources such as farm houses, barns, stone walls, field patterns, farm lanes and other resources. Water powered mills located along streams in the Town were an important economic and visual feature of the landscape but evidence of their existence has since almost completely disappeared. Surviving industrial archeological sites, such as mill sites, are significant in understanding and interpreting the relationship between agriculture and early industry in Lenox.

Between 1870 and 1910, Lenox's Cottage Era initiated the next major transformation of the landscape as wealthy summer residents purchased farms and created the Great Estates, primarily in the southern portion of the Town. High points in the landscape were selected for the the construction of mansions from

which the magnificent views of the mountains to the south could be enjoyed (unimpeded by the trees that had been removed for farming and industry over the previous century). Often, these locations were the same places where farmsteads had been sited. Former agricultural field patterns were altered, merged, and recombined to the purposes of the pastoral recreational landscape. The northern and eastern portions of Lenox were less subject to Cottage Era change, as the landforms there did not provide the same magnificent views and were thus less desirable for the construction of summer mansions.

This preservation plan encourages a cultural landscape approach to historic preservation in Lenox, emphasizing the relationship of historic buildings and other features to their surrounding landscape contexts.

Since the early twentieth century, Lenox's landscape has filled in with trees as the steep-sloped mountains have been allowed to succeed to second growth forest and the valley landscape has become suburbanized. The open vistas created by the agricultural transformation and taken advantage of during the Cottage Era are today only visible from a few select locations. Today's community landscape preferences as demonstrated in the Town's planning and bylaws (see Chapter 3) trend toward open space preservation and ecological health while accommodating suburban residential and commercial development. Nevertheless, the layers of change remaining from the Agricultural and Cottage Eras are still evident in the landscape and are central to the Town's character and appeal.



In the early and mid-nineteenth century, this pond near Undermountain Road was an open pit for the mining of iron ore for Lenox Furnace.

This preservation plan encourages a cultural landscape approach to historic preservation in Lenox, emphasizing the relationship of historic buildings and other features to their surrounding landscape contexts. The plan promotes appreciation of landscape and *community character* as a means through which the Town's cultural landscape will be recognized. Historic resources are character defining features of the landscape. The identification, recognition, and

preservation of historic building and landscape resources strengthens landscape and community character and enhances Lenox's identity.

7.1 Use a cultural landscape approach in assessing Lenox's identity and historic character. For each of the Town's landscape areas (see Chapters 2 and 5), identify the character defining features of the landscape—including buildings—and work toward their preservation and enhancement.

7.2 Use a cultural landscape approach in preparation of the new Master Plan for Lenox.

In the practice of historic preservation, cultural landscapes are defined as:

> *Geographic areas including both natural and cultural resources associated with a historic event or activity, or exhibiting other cultural or aesthetic values. (NPS 2015, Guidelines for the Treatment of Cultural Landscapes).*

There are four general types of cultural landscapes, not mutually exclusive: historic sites, historic designed landscapes, historic vernacular landscapes, and ethnographic landscapes. As a whole, Lenox is a *historic vernacular landscape* with multiple layers of changes superimposed over each other over time, as discussed above. Within Lenox, there are also discrete *historic sites* and *historic designed landscapes*, such as the Great Estates, parks, and cemeteries, which are discussed further in the following section of this chapter on Heritage Landscapes.



Abandoned former roadway, now woodland.

Over the past thirty or forty years, historic preservation has taken an increasingly broader perspective in moving away from a concentration upon historic buildings as isolated objects toward a more holistic appreciation of buildings and related historic resources in their landscape context. The Town's recognition of Lenox Village as National Register Historic District and local historic district is part of that broader perspective.

The National Park Service has led the recognition and study of cultural landscapes in the United States and has developed methodologies and guidelines for their identification, assessment, and treatment. These methodologies and guidelines can be useful in helping us to understand Lenox's landscapes as they have evolved

over time. They provide a set of best practices that can help us recognize and preserve character defining features of the landscape significant to the Town's character and identity.

In general, the identification and analysis of cultural landscape characteristics and features include the landscape's:

- Spatial organization and land patterns,
- Views and vistas,
- Topography,
- Natural systems and features,
- Vegetation,
- Circulation,
- Land use,
- Buildings and structures,
- Small-scale features, and
- Other special considerations.

Many of these attributes are discussed in Chapter 2 of this plan. Lenox's overall geology, landforms, drainage patterns, and ecology provide the foundational setting for the landscape and are instrumental in the characteristics determining spatial patterns, topography, natural systems and features, and vegetation. Lenox's road networks and land divisions create large-scaled patterns related to circulation and land use.

The National Park Service has developed *Guidelines for the Treatment of Cultural Landscapes* (https://www.nps.gov/tps/standards/four-treatments/landscape-guidelines/index.htm) which discuss the principles outlined above and how to apply the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (discussed in Chapter 4) to landscapes.

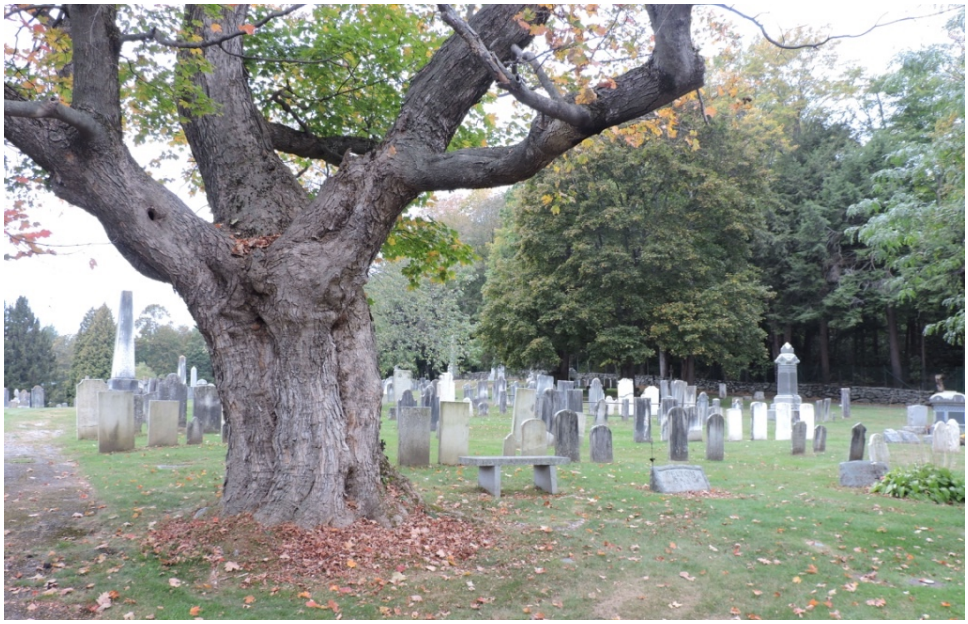


Small-scale landscape feature along a popular road for walkers. The sign reads, "Yes! You can sit here."

Buildings and structures are associated with each period of the Town's development and often have particular relationships to larger landscape patterns, such as the layout and patterns of farmsteads, or of the Great Estates, or the growth of Lenox Village or Lenox Dale. Examples of small-scale features are park sculptures, cemetery headstones, historic signs, or the historic light standards installed along Village streets.

In community planning, growth management, new development, interpretation, the development of bylaws, land conservation, and other activities, individual features in the landscape should never be viewed in isolation, but in relationship to the landscape as a whole. Each situation may vary, and some features may often be more important than others. Overall, it is the arrangement and the interrelationship of these character defining features that is most critical to consider. Landscape features should always be assessed as they relate to a neighborhood or a property as a whole.

(Actions of the Town boards, commissions, and committees with leadership from the Historical Commission and Planning Board.)



Church on the Hill Cemetery, a premier Heritage Landscape in Lenox.

HERITAGE LANDSCAPES

The Massachusetts Department of Conservation and Recreation (DCR) has developed a program for the identification of Heritage Landscapes, specific landscape areas within a community of distinctive quality and significance. Based upon the concepts and methodologies of cultural landscapes, the DCR's Heritage Landscape Inventory Program tends to focus on identifying landscape areas of high integrity, such as historic cemeteries, parks, and town greens.

The Heritage Landscape program is viewed as a subset of the Town's larger and more complex townwide cultural landscape. As discussed above, the townwide cultural landscape has many overlapping layers of change and can be messy,

complex, and difficult to read. Heritage Landscapes, by contrast, tend to be distinct, notable, and easy to identity. Like many historic buildings, they have clear identities and retain their integrity to the period and purpose of their creation.

Some potential Heritage Landscapes in Lenox are obvious, but others might be less so. They might include:

- Church on the Hill Cemetery (already an individually listed site on the National Register of Historic Places in conjunction with the Church),
- Other historic cemeteries (St. Ann's Cemetery, Mountain View Cemetery, New Lenox Cemetery, others?),
- Lilac Park (historic designed landscape – Lenox Village),
- Edith Wharton Park (part of a Great Estates landscape)
- Kennedy Park (historic remnant/archeological landscape related to its former resort use),
- Housatonic River between Woods Pond and Lenox Dale (historic industrial/archeological landscape), and
- The Great Estates (individually or as a group/district – see recommendations in Chapter 8).

Purposes for the identification of Heritage Landscapes are to (1) increase public recognition and awareness of the landscapes and their associations with Town history and character; (2) consideration of these landscapes and sites in Town planning initiatives; (3) preservation of the landscapes through the identification of management issues and appropriate treatment strategies; and (4) interpretive potential.



Entrance gate to St. Ann's Cemetery (left) and entrance pilaster and wall (right) at a driveway to the site of the former Hotel Aspinwall, now Kennedy Park.

Over the long term, Lenox should establish an inventory of key Heritage Landscapes within the Town, similar to the existing historic resource inventory for buildings and structures. Heritage Landscape inventories have been undertaken in many towns in eastern Massachusetts that can provide models for the initiative, and DCR has developed guidelines for the methodology.

7.3 Undertake a reconnaissance survey of potential Heritage Landscapes in Lenox using methodologies outlined by the Massachusetts Heritage Landscape Inventory Program. Identify Heritage Landscapes that may be threatened for potential preservation action.

7.4 Over time, develop a more detailed inventory of identified Heritage Landscapes similar to that existing for historic buildings. Include the consideration of Heritage Landscapes in planning and historic preservation initiatives.

The reconnaissance survey should be a broad-based listing of landscapes of distinctive character within Lenox. It is suggested that they be organized by period and type. A spreadsheet can be used to record basic locational and thematic information and to organize the listings by type. Individual files can be created for each landscape with photographs, historical background, and descriptive information similar to those prepared for historic buildings.

More intensive inventory work with respect to individual Heritage Landscapes can be taken over time but should be taken on an expedited basis if management issues and threats are identified. Intensive inventory work would include the identification of character defining features and attributes as outlined in methodologies for cultural landscapes. Once identified, appropriate management and treatment techniques for each type of feature or attribute can be identified. Intensive level survey work should follow Massachusetts Historical Commission survey methodology and use MHC inventory forms.



Historic railroad bridge over the Housatonic River in Lenox Dale related to the Town's industrial heritage.

Features, attributes, issues, and techniques related to more obvious sites such as historic cemeteries and designed parks may be readily identifiable. Landscapes such as Kennedy Park and the industrial river corridor in Lenox Dale may require more in-depth study, as they involve lost features and archeological sites.

Methodologies for the study and treatment of historic landscapes are available from a variety of sources, especially the National Park Service, Massachusetts Historical Commission, and non-profit cultural landscape organizations.

Over the long term, the Town's inventory of Heritage Landscapes should be maintained similar to that maintained for historic buildings and preservation issues should be identified and addressed.

(Actions of the Historical Commission with support from the Planning Board.)

CONSERVATION LANDS

A significant amount of landscape area has been conserved within Lenox through the direct acquisition of land and the application/acquisition of conservation restrictions. For decades, a primary focus of land conservation efforts has been on Lenox Mountain along the western border of the Town and along the Housatonic River corridor and October Mountain along the eastern border.

Organizations prominent in land conservation efforts have included the Berkshire Natural Resources Council (Lenox Mountain), Pleasant Valley Wildlife Sanctuary (Mass Audubon, Lenox Mountain), Town of Lenox (Lenox Mountain and Kennedy Park), Lenox Land Trust, Massachusetts Department of Conservation and Recreation (MassDCR, (October Mountain State Park), and Massachusetts Division of Fish and Wildlife (George Darey Wildlife Management Area). Housatonic Heritage (Upper Housatonic Valley National Heritage Area) and the Housatonic Valley Association. These organizations have support conservation initiatives in Lenox and, together, have had a substantial impact on the Town's quality of life. Additionally, a number of non-profit cultural sites such as The Mount participate in land conservation efforts, often in partnership with the local and regional land trusts.



View of Parsons Marsh from Undermountain Road.

The scope and context for land conservation in Lenox is outlined in the Town's 2013/2015 *Open Space and Recreation Plan*. The regional leadership of the Berkshire Natural Resources Council has been instrumental in the conservation of large areas of Lenox Mountain. Town involvement in land conservation has

stemmed historically from the need to protect lands associated with reservoirs supplying public water to Lenox Village and townwide.

Lenox and its non-profit partners continue to conserve properties in key areas of the Town. Recent conservation initiatives in the vicinity of Parsons Marsh have been particularly noteworthy.

7.5 Support land conservation efforts that help preserve and connect historic landscapes and landscape resources.

The *Open Space and Recreation Plan* identifies priorities for future conservation action which include (A) continued identification and protection of environmentally significant and sensitive areas, (B) conservation of stream corridors and associated wetlands throughout the Town, and (C) creation of landscape linkages east-west across Lenox and the Marble Valley connecting Lenox Mountain with the Housatonic River and October Mountain.

Land conservation is a mean through which historic resources can be preserved and is an important tool supporting a landscape approach to historic preservation.

Land conservation is a means through which historic resources can be preserved and is an important tool supporting a landscape approach to historic preservation. While the primary impetus for many land conservation initiatives has been based on ecological and environmental values, cultural and historic landscape values are important as well. Historic preservation and land conservation are related in three important ways:

1. Most conserved properties have historic resources on them. This is particularly the case for former agricultural landscapes that have succeeded to woodlands, as in Lenox. Remnant landscape features, and sometimes entire complexes—such as Pleasant Valley Wildlife Sanctuary—are present within these landscapes. When land is conserved, the historic resources on the property are preserved as well. As discussed earlier in the chapter, a landscape's story can be read through its remnant historic resources, patterns of former land use, and plant communities.
2. Land conservation can be used explicitly to preserve historic properties, such as Kennedy Park and the Post Farm in Lenox.
3. In places where organizations and financial resources are limited, partnerships between historic preservation and land conservation interests can address multiple community goals.

Land conservation and historic preservation interests should work together in creating Lenox's townwide open space system. In some cases, historic preservation should be a driving factor in land conservation initiatives.

(Action of land conservation entities and committees with support from the Historical Commission and Planning Board.)



Conservation sign at Parsons Marsh Reserve.

7.6 Incorporate historical and cultural values into the criteria used to assess and prioritize land for conservation initiatives.

Historical and cultural values should be considered when properties are being evaluated for protection. Existing condition assessments for conservation lands should include the identification of historic building and landscape features. Treatment plans should include the preservation of historic features. Where land conservation organizations are not able to contribute resources to historic preservation treatments, creative preservation partnerships should be sought to provide the information, experience, and management capabilities needed.

Historical and cultural values should be considered when properties are being evaluated for protection.

(Action of land conservation organizations in partnership with historic preservation interests.)

7.7 Support specific projects enhancing community open space, providing trail linkages, and supporting historic interpretive sites.

Several of Lenox's leading historic and cultural institutions have developed plans for land conservation, open space, and trails through innovative partnerships. During preparation of this preservation plan, two significant projects have been discussed that combine land conservation and historic preservation and should be actively supported by preservation/conservation partners.

- The Mount, Edith Wharton's 1901 historic house and property, is working with private and non-profit partners and the Towns of Lenox and Lee to create a unified area of conserved open space knitting together several large adjacent properties and connecting The Mount to Edith Wharton Park on Laurel Lake.

  A publicly accessible trail system on the combined properties will be an important open space amenity for the two towns and a destination for Lenox's townwide trail network. The vacant historic house on the park property could be used by The Mount as a residence for visiting writers or other programmatic use, bringing together public and private interests that enrich the towns' cultural offerings.

The Berkshire Natural Resources Council is collaborating with The Mount and the various partners both on conservation and trail design aspects of the project.



Illustrative plan of conserved lands and trail network linking The Mount, Edith Wharton Park, and adjacent private lands in Lenox and Lee. (source: The Mount)

- A property at the intersection of Housatonic Street and Crystal Street owned by the Berkshire Scenic Railway Museum is available for creation of a park that will provide visibility and access to Lenox Depot (the museum and future scenic railroad stop), Woods Pond, the Housatonic River, and trails linking to October Mountain.

  An existing vacant non-historic industrial building on the property will be demolished to make the project possible. The resulting Woods

Pond/railroad park will create an amenity with both conservation and historic preservation values.

Such projects significantly enhance the character of the Town, are closely associated with historic preservation, have rich interpretive potential, and provide recreational opportunities that directly support The Creative Economy economic strategy outlined in Chapter 5. Additional projects can be identified and should be part of the Town's long-term program of partnerships and community enhancement.

(Action of the Town in partnership with non-profit partners.)



The building on the left next to the Lenox Depot will be removed creating a park providing access to the trail network at Wood's Pond (right).

TOWNWIDE TRAIL NETWORK

Lenox is in the process of developing a townwide trail network that appears to have broad public support. Funds for the preparation of a trails plan for Lenox were approved at Town Meeting. The proposed trail network will link with regional trail networks on Lenox Mountain/Yokun Ridge on the west side of Lenox and the Housatonic River and October Mountain on the east side of Lenox. Important design questions include the best ways to provide linkages to Lenox Village, Lenox Dale, historic and cultural sites, suburban neighborhoods, and open space throughout the Town.

The regional trail network is known as the High Road and is spearheaded by the Berkshire Natural Resources Council, which owns much of the conserved land the trail traverses. In Lenox, the Pleasant Valley Wildlife Sanctuary manages much of the existing trail network on Lenox Mountain/Yokun Ridge that links with Kennedy Park and the vicinity of Parson's Marsh.

7.8 Participate in and support development of a townwide trail network in Lenox.

7.9 Use the trail to link the regional trail network to Lenox Village, Lenox Dale, New Lenox, and historic and cultural attractions.

7.10 Use the trail network as an interpretive venue, presenting the historic landscape to residents and visitors.

The proposed trail network supports historic preservation interests by showcasing the historic landscape and providing linkages to historic sites. The Town's portion of the trail network must cross the Marble Valley, linking the Housatonic River with Lenox Mountain. The trail should be used to link the various centers of the community, including Lenox Village, Lenox Dale, and New Lenox. The trail should connect to key historic and cultural sites such as Ventfort Hall, Shakespeare and Company, and The Mount as well as other privately owned but publicly accessible Great Estates such as Cranwell and Blantyre. Community Preservation Act funding can be used as an important funding source in combination with other grants for phased implementation of the trail network.

Open space associated with future new subdivision and land development projects could help establish connections and link neighborhoods to the network. The trail network will be an important recreational amenity for both residents and visitors. It should be enhanced with interpretation telling the stories of the Town and the sites it connects in accordance with a townwide interpretive program as outlined in Chapter 9.

(Actions of the Town in partnership with non-profit partners.)



Scenic and historic roadway adjacent to Edith Wharton Park.



CHAPTER 8 – HISTORIC PRESERVATION PROGRAM

The first formal historic preservation measures undertaken in Lenox date to 1971 when The Mount was listed on the National Register of Historic Places and also designated as a National Historic Landmark, the nation's most prestigious historic recognition. The Lenox Library was listed on the National Register in 1973 in a nomination prepared by the Berkshire County Historical Society. In 1975 Lenox Village was designated by the Town as a local historic district through the adoption of a bylaw in accordance with the Massachusetts Historic Districts Act, an early and laudable step in the preservation of Lenox's key historic resources.

These early measures were followed by additional National Register nominations in the 1980s, including Lenox Academy and the Church on the Hill (1982), Elm Court (1985 – the property is mostly in Stockbridge), and the Lenox Railroad Depot (1989). In 1987/88 a comprehensive historic resource inventory was undertaken for the Town with the assistance of the Massachusetts Historical Commission, a significant step which began the incorporation of Lenox historic resources into Town planning processes.

Chapter 3, *Planning Context*, reviews the history of planning in Lenox including discussion of the Town's planning documents and bylaws and the degree to which they recognize and protect historic resources. Chapter 6, *Planning and Land Use*, includes specific recommendations for strengthening historic preservation in Town planning documents, bylaws, and growth management processes.

Going beyond general planning, Chapter 8 reviews measures specific to historic preservation in Lenox, including the identification and recognition of historic resources, role and responsibilities of the Historical Commission, administration of the Lenox Village Historic District, and care of historic properties owned or managed by the Town.

Lenox's local historic preservation program is part of a nationwide program for historic preservation using nationwide standards and methodologies. This nationwide program is discussed in Appendix B of this preservation plan. Its philosophical basis is discussed in Chapter 4, *Preservation Approach*, and is central to historic preservation activities in Lenox.

At the national level, the nationwide historic preservation program is led by the National Park Service. At the state level, the program is led by the Massachusetts Historical Commission. In Lenox, at the local level, the program is led by the Lenox Historical Commission. The Berkshire Regional Planning Commission provides regional planning support to Lenox including with respect to historic preservation. It is important that these relationships be understood as an interconnected and coordinated local, regional, state, and national system.

The most important historic preservation activity happens at the local level, where local residents, officials, and volunteers know their communities, histories, and historic resources best.

The most important historic preservation activity happens at the local level, where local residents, officials, and volunteers know their communities, histories, and historic resources best. The most important historic preservation activities are undertaken by private property owners in the care and maintenance of their historic buildings and landscapes. Local government, however, plays a critical role in the identification of resources and in providing protections through the administration of routine governmental regulatory and planning processes.

Chapter 8 describes the basic components of Lenox's historic preservation program and outlines priorities for its actions for the coming years. Key goals for historic preservation in Lenox, as stated in Chapter 4, are to make historic preservation central to Lenox's identity and quality of life and to fully integrate historic preservation values and considerations into every aspect of Town programs and processes.

HISTORICAL COMMISSION

The Lenox Historical Commission is responsible for leading and orchestrating the local historic preservation program for the Town. Its members are appointed by the Select Board. According to its Town-designated mission statement, the Historical Commission was established by a Town bylaw to:

- Preserve and protect the historic assets of Lenox;
- Record (through surveys) the historic assets of the Town;
- Assist any Town board when asked;
- Educate the citizens about their historical heritage through exhibits and lectures;
- Make public records available to anyone who asks, including scholars, historians, town boards, researchers, historic preservationists, the Massachusetts Historical Commission and the National Register of Historic Places; and
- Assist those wanting to place their buildings on the National Register of Historic Places.

Role and Responsibilities

Designated under Chapter 40, Section 8D of the Massachusetts General Laws, the Historical Commission is responsible for communitywide preservation planning in Lenox. The Commission is an advisory body to the Select Board and other Town boards, commissions, and committees and must be proactive in its mission of preserving and protecting historic resources in Lenox.

The Lenox Historical Commission has the responsibility to identify historic resources significant to the Town's history and character and to encourage and promote their recognition, preservation, and appropriate treatment. The Historical Commission addresses this responsibility by overseeing and coordinating the implementation of the Town's local historic preservation program as outlined in this plan.

The Historical Commission should participate actively in Town governance and be integral to Town activities, policies, and programs. As an advisory body, the Historical Commission should make sure that other Town entities have the information and guidance they need to make informed decisions about actions that may have an impact upon historic buildings, structures, landscapes, and sites.

The Historical Commission should participate actively in Town governance and be integral to Town activities, policies, and programs.

The Historical Commission should work closely with Select Board, Planning Board, and Zoning Board of Appeals. It should work closely with other Town commissions, committees, and staff that are likely to have an impact on the physical character of the community. It should make recommendations to these bodies on issues related to historic preservation and advocate for the appropriate treatment of historic resources.

Based upon its responsibilities and the goals and strategies outlined in Chapter 4, the roles and responsibilities of the Historical Commission are organized under five topical headings discussed later in the chapter:

- Inventory, Documentation, and Designation;
- Monitoring of Historic Resources;
- Information and Guidance to Boards and Commissions;
- Design Review; and
- Public Outreach.

8.1 Organize the Lenox Historical Commission to take responsibility for the overall leadership and coordination of the Town's historic preservation program as outlined in this preservation plan.

8.2 Prepare a work plan for the year crafted within the capabilities of the appointed membership of the Historical Commission. Include elements related to each topic of this chapter and each chapter of this preservation plan. Assess the progress in execution of the work plan at monthly meetings and make adjustments as necessary.

8.3 Organize Historical Commission members to engage and maintain relationships with Town boards, commissions, and committees and their activities.

8.4 Prepare an annual report to the Select Board, Planning Board, and Zoning Board of Appeals reviewing the condition of historic resources in Lenox.

Above all, the Historical Commission must maintain a proactive stance in taking responsibility for the leadership of historic preservation initiatives in Lenox. In undertaking this task, the Historical Commission must have members who are

willing and able to be active participants in Town affairs. *(Actions of the Historical Commission and its members.)*

Responsibilities of Historical Commission Members

Like most towns in Massachusetts, local government in Lenox is comprised largely of volunteers drawn from a relatively small group of residents who are committed to community service and betterment and willing to dedicate valuable time to community affairs. Many Town volunteers serve on multiple boards, commissions, and committees, and they often rotate to different roles over the years. Lenox boards, commissions, and committees are fortunate in having coordinated and competent staff support, including a Town Manager, Town Planner, Building Commissioner, and others.

The Town's volunteer corps and staff, however, have limited capacity and time such that the tasks being undertaken by boards, commission, and committees must be organized, prioritized, and targeted to what can reasonably and realistically be achieved.

Lenox's Historical Commission members are volunteers appointed to the commission by the Select Board. Over the years, the Historical Commission has had a strong group of members with interest in history, historic preservation, and community character. Since the early 1970s, the commission's members have organized and completed a great deal of substantive work. In many instances, work of the Historical Commission has been supported by members and activities of the Lenox Historical Society as well. Like that of other Town boards, commissions, and committees, the work of the Historical Commission must be tailored to the capabilities of its members and the amount of time they have available.

With those limitations in mind, the expectations and responsibilities of members appointed to the Historical Commission should be clearly delineated. A written summary of responsibilities should be prepared to which each member should be expected to agree and commit themselves. Members should not be expected to over extend themselves—tasks can be assigned to every level of potential active participation, and every level of participation is appreciated. But members should be expected to be actively engaged and willing to commit to work assignments to the extent they are able.

Members should be expected to be actively engaged and willing to commit to work assignments to the extent they are able.

Historical Commission members should become informed about Lenox history and the Town's historic resources. Subcommittees should be formed to undertake the tasks outlined in this chapter and additional volunteer assistance should be recruited from residents as necessary and possible. Work should be undertaken in close cooperation with the Lenox Historical Society. It is anticipated that a number of the longer term survey projects outlined in the chapter could be initiated by Historical Society members with professional support.

The regular monthly meetings of the Historical Commission should be used to review the status of ongoing projects, address issues of concern, and determine courses of action when needed. Meeting agendas should be prepared that are organized by topic and project. The annual work plan recommended above

should be crafted to (1) maintain ongoing relationships and monitoring of Town affairs and (2) undertake special designated projects as possible.

With the assistance of staff, the Historical Commission should maintain a spreadsheet with a running list of projects and issues under consideration by Town boards, commissions, and committees affecting historic resources. Include land development and subdivision projects under review by the Zoning Board of Appeals and Planning Board. Note the status of each project and dates by which action of the board is required and the dates by which information and support from the Historical Commission is needed.

Organize assignments for members for the ongoing work of the Historical Commission. Assign specific members to be liaisons to other Town boards, commissions, and committees. Assign members to follow developments related to particular projects of interest or concern.

Subcommittees should be created for long term projects and special issues that require sustained work over a period of time. Consider establishing subcommittees for each of the six topical headings outlined earlier in this section and discussed further below.

Expect members to become educated about historic preservation best practices and to attend periodic training sessions when available. Expect members to participate in the monitoring of historic resource issues and conditions, to be engaged in Town affairs, and to be effective ambassadors and advocates for preservation and the appropriate treatment of Lenox's historic resources.

INVENTORY, DOCUMENTATION, AND DESIGNATION

As discussed in Chapter 2, a townwide historic resource inventory was prepared for Lenox in 1987/88. Additional inventory work was conducted in the 1990s. Inventory work included the preparation of survey forms in accordance with Massachusetts Historical Commission (MHC) methodologies and standards.

Inventory forms and data were compiled by the MHC and have been made available online on the Massachusetts Cultural Resource Management System (MACRIS), through which survey forms may be downloaded. Surveyed sites are incorporated into the MassGIS data mapping system and into the MHC's own public, web-based GIS, MACRIS Maps (http://maps.mhc-macris.net/).

The Town's historic resource inventory is an essential historic preservation tool in support of community planning in Lenox. Survey forms are made available in Historical Commission and Land Use Department files in both digital and paper formats. Survey forms could be made available publicly through the Historical Commission's page on the Town's website as well. Lenox's historic resource inventory should continue to be upgraded and improved as an *ongoing priority*; particular issues and needs with respect to the inventory are outlined below.

The Town's historic resource inventory is an essential historic preservation tool in support of community planning in Lenox.

8.5 Continue to inventory and improve documentation on historic resources in Lenox. Maintain physical and digital files with survey information and photographs for each historic property in Lenox. Make available and integrate

the Town's historic resource inventory into Town planning documents and Geographic Information System (GIS) by lot number.

Physical and digital files should be maintained for each historic property in Lenox with information that can be provided to planners, the Planning Board, and the Zoning Board of Appeals for properties as needed. Additional historical, survey, and photographic information to that of the MHC survey forms should be compiled in the files as well. As an *immediate priority*, the historic resource inventory should be incorporated into the Town's GIS system by lot number rather (than street address) to facilitate its use in planning for the Town. This could easily be accomplished by adding lot numbers to the existing historic resource inventory data spreadsheet. *(Actions to be undertaken by the Historical Commission with staff support.)*

8.6 Retain a qualified professional consultant to assist the Historical Commission with the planning and implementation of historic resource inventory projects.

The assistance of a qualified professional consultant is necessary to continue work on completing the Town's historic resource inventory. As noted below, the current inventory is incomplete and both short term and long term projects are needed. Work can be undertaken in phases as time and funding are available.

Work on the upgrading of MHC Form B's, preparation of a Form A, and preparation of a National Register nomination for Lenox Village was undertaken by a professional consultant working in phases over a number of years. Local historians assisted with the research. A similar approach should be undertaken in planning and implementing the inventory initiatives suggested below.

Funding for ongoing inventory work should be allocated on an annual basis through a portion of the Town's Community Preservation Act funds for historic preservation. Matching funds should be sought from the Massachusetts Historical Commission survey and planning grant program. As discussed below, Lenox can increase the amount of funding available through MHC by qualifying for its Certified Local Government program.

Local historians associated with the Lenox Historical Society, who have assembled a great deal of background information on the Town's historic properties, can assist the professional consultant with research.

8.7 As a long term project, continue to upgrade older survey forms in the Town's historic resource inventory in accordance with the standards established for survey forms for Lenox Village in 2011/12.

The original survey forms prepared for Lenox in the 1980s and 1990s included limited information on each site—the individual MHC survey forms were incomplete. In 2011/12, Historical Commission and Historical Society members, with professional support, significantly upgraded many of the survey forms associated with buildings in and around Lenox Village. The revised forms were very well done and provided the basis for preparation of a MHC Form A - Area and a National Register Historic District nomination for the village in 2017/18.

The remainder of the Town's existing survey forms should be upgraded to the level achieved during the 2017/18 work. This could be a long term project undertaken by Historical Commission and Historical Society members and other interested volunteers specifically recruited for the project. The volunteers should fill out the new survey forms with information as available and updated photographs. All historic resources on a property should be noted and documented.

This work should be undertaken in consultation with and under the guidance of a professional historic preservation consultant, discussed further below. Periodically, the consultant should review and finalize completed forms prepared by the volunteers and submit them to the Massachusetts Historical Commission for inclusion in the statewide inventory and MACRIS. *(Actions to be undertaken by the Historical Commission with staff support.)*

8.8 As a short term priority, undertake a reconnaissance survey of historic resources in the eastern and northern portions of Lenox to identify resources that have not previously been inventoried. Create files with photographs for each resource and link the reconnaissance survey to the Town's GIS database. Prepare MHC survey forms for each resource as a longer term project.

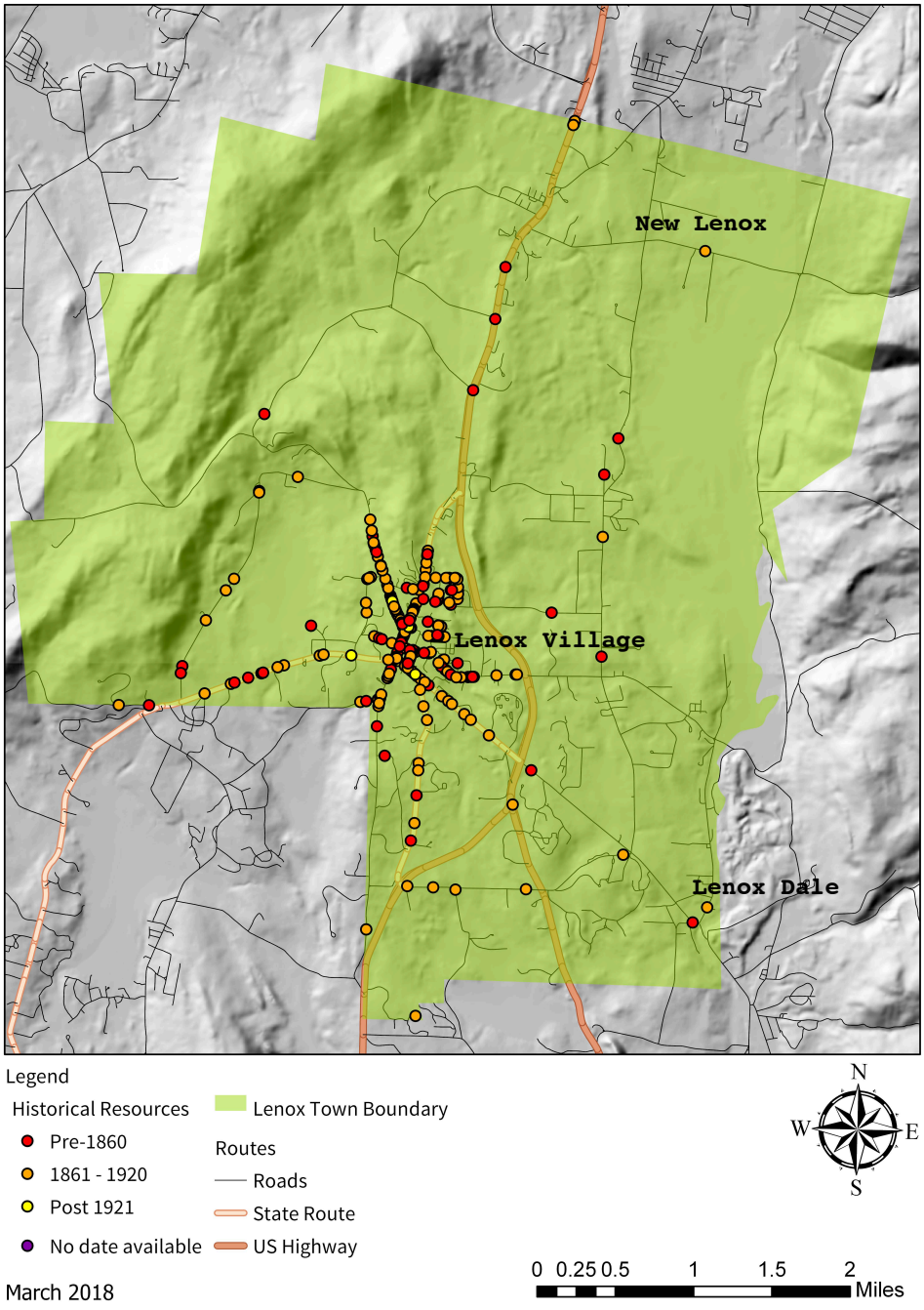
The 1987/88 inventory focused on resources in and around Lenox Village and included most of the Cottage Era resources in the southern portion of the Town. A number of resources in the eastern and northern portions of Lenox were not included, many of which relate to Lenox's early nineteenth century agricultural era. Lenox Dale was also not surveyed, with only a few key buildings included in the inventory.

These significant gaps in the Town's inventory should be filled. The identification of missed resources in the east and north of the Town should be a priority project and can be initiated in the short term by volunteers by undertaking a reconnaissance survey and by the review of aerial photographs using Google Earth.

In more developed communities, it is often advisable to have a Survey Plan prepared by a professional consultant to outline how to complete a townwide inventory. Lenox, however, is less developed and less complicated. It will be a relatively simple task for volunteers to initiate a preliminary reconnaissance survey for un-surveyed portions of the town. Professional guidance can be sought in the process. Local volunteers have demonstrated the capability for this work.

In undertaking the reconnaissance survey, historic maps should be used to begin to identify resources not included in previous surveys, concentrating on areas along East Street and in the northern portion of the Town. Working in teams, volunteers should drive the streets identifying missed resources from all periods and marking their locations and street addresses on lot maps of the Town.

A spreadsheet should be created listing each historic resource identified by lot number and street address. List the historic name of the property if there is one, and create columns on the spreadsheet noting the type and the estimated period/date of the resource. The spreadsheet should be linked to the Town's GIS as a layer in its database so sites can be mapped and coordinated with planning activities.



Map of inventoried historic resources by street address. Most of the resources are located in the vicinity of Lenox Village. A number of historic resources in the east and north of the Town as well as in Lenox Dale have not been inventoried.

A photograph of each resource should be taken from the public way, and an aerial photograph of each site should be downloaded from Google Earth. Physical and digital files should be created for each property with resources. While many of the missing resources appear to date from the early and mid nineteenth century, other later resources are present as well and should be identified.

Most important for the *short term* is (1) the identification of missed resources, (2) the inclusion of information on the resources in Town planning data for use in planning initiatives, and (3) the identification and monitoring of threatened resources, discussed further below.



Many of the historic resources that have not been inventoried are related to Lenox's early-to-mid-19th century agricultural era.

As a longer term project, complete MHC survey forms should begin to be prepared once the full extent, number, and locations of missed resources are identified. This work should be coordinated with the updating of older survey forms discussed under Recommendation 8.6 above and could take precedence over that work.

Like the updating of older survey forms, volunteers should begin the work by researching and filling out available information on the Form B for each property. This preliminary information should then be provided to a professional consultant, who should confirm and update the preliminary reconnaissance survey and prepare the Form Bs for submission to the Massachusetts Historical Commission. Work can be completed on a rolling basis as time and funding permits. *(Action to be undertaken by the Historical Commission.)*

8.9 As a short-to-mid-term priority project, undertake a comprehensive inventory of historic resources in Lenox Dale by a qualified professional consultant.

As a *short-to-mid-term priority* project, an inventory of historic resources should be undertaken for Lenox Dale by a professional consultant. The inventory for Lenox Dale should be a priority project and should be begun in the short term. It is estimated that approximately 120 properties need to be surveyed, which can be completed as time and funding permits.



Historic resources in Lenox Dale that have not been inventoried include historic workers' housing such as this multi-family residence in neighborhoods that retain a high degree of historical integrity.

As an initial step, volunteers should research and assemble available historical information for each property to the extent possible. An application should be made to the Massachusetts Historical Commission for a survey grant through which a professional consultant could be retained to undertake the inventory of Lennox Dale and the preparation of Form B's for submission to the Massachusetts Historical Commission.

Upon completion of the inventory and in consultation with the Massachusetts Historical Commission, consideration should be given to preparation of an Area Form –A for Lenox Dale as a whole by a professional consultant as was completed for Lenox Village. As a possible alternative or in addition, the professional consultant could prepare a National Register Historic District nomination for Lenox Dale as outlined in Recommendation 8.11 below as is being completed for Lenox Village. *(Action to be undertaken by the Historical Commission.)*

Key aspects of the inventory projects discussed above are prioritized as follows:

1. Incorporate existing surveyed sites into the Town's GIS system by lot number (8.5 above);
2. Reconnaissance survey of the eastern and northern portions of the Town (8.7 above);
3. Comprehensive inventory of Lenox Dale (8.8 above);
4. Preparation of survey forms following up on the reconnaissance survey of the eastern and northern portions of the Town (8.7 above);
5. Upgrade of older survey forms (8.6 above).

The long term goal is to assemble a comprehensive inventory of historic resources throughout Lenox that can be used in planning for the Town.

Multiple Property Documentation Form – The Cottage Era

Lenox's Cottage Era historic resources span about six decades from 1870 into the 1920s. Their peak period of development was the first decade of the twentieth century. Geographically, Cottage Era resources are spread primarily across southern Lenox and adjacent portions of Lee and Stockbridge. The resources include many types of buildings and landscape features comprising the Great Estates and their support structures.

Because of their significance, number, and geographical distribution, it is recommended that a National Register of Historic Places Multiple Property Documentation Form be prepared by a professional consultant to document the Town's Cottage Era resources. This is recommended as the next primary consultant project for historic preservation in Lenox following the inventory of Lenox Dale outlined in Recommendation 8.8 above. In initiating this work, an owner of a Cottage Era property interested in being listed on the National Register should be recruited around which the documentation form can be prepared. The benefits of being listed should be considered.

The Multiple Property Documentation Form is worth undertaking to better understand and promote the preservation of Cottage Era resources. Information from the documentation can be used to support appropriate preservation treatments when properties are proposed to be developed and are under review by the Zoning Board or Planning Board.

8.10 Prepare a Multiple Property Documentation Form for Cottage Era historic resources in Lenox as a priority consultant inventory project.

Multiple Property Documentation Forms are used to document groups of historically related significant properties. The form identifies the themes, trends, and patterns of history shared by the properties which are described as the **historic contexts** of the resources and the **associated property types** that represent them.

The historic contexts and property type information for the Cottage Era will not only establish the significance and association of the resources but will also support the preservation and interpretation of the Cottage Era landscape in Lenox. Cultural landscape methodologies should be used for landscape components of the documentation (see Chapter 7).

The Great Estates of the Cottage Era created a distinctive pattern on the landscape. Their resources included not only the mansions ("cottages") for which they are best known, but also pastoral designed landscapes with gardens; carriage drives; scenic views; gate structures, walls, and fences; pastures and fields for sheep, cattle and horses; carriage houses, stables, greenhouses, farm, and other support buildings; and on-site residences for staff.

Aside from the estates and large mansions, many smaller but still substantial homes were built during this period as well, including suburbs immediately surrounding Lenox Village but not included within the village's National Register

Historic District nomination boundaries. Clusters of workers' homes separate from but serving the Great Estates were constructed beyond the historic district as well.



Cottage Era resources include many types of building and site features such as this agricultural outbuilding.

The Multiple Property Documentation Form can be used to simultaneously document the wide array of thematically related historic properties and resources by type without first identifying each individual contributing resource. Individual contributing resources can be identified later; the information included in the form helps establish the significance and context of properties and resources that may be documented in the future.

The form streamlines the method of organizing information collected in surveys and research for documentation and preservation planning purposes. It facilitates the evaluation of individual properties by comparing them with resources that share similar physical characteristics, patterns of development and use, and historical associations.

It is recommended that the Multiple Property Documentation Form for Cottage Era resources in Lenox be undertaken as the Town's next primary consultant inventory project following completion of the National Register Historic District nomination for Lenox Village. The project could be funded through grants and/or Community Preservation Act monies. It could be undertaken as a joint project with the Towns of Lee and Stockbridge. *(Action to be initiated by the Historical Commission.)*



Lenox Dale, the Town's historic industrial village, should be professionally recognized through nomination to the National Register of Historic Places.

National Register Nominations

In the short term, approval of the recently submitted National Register Historic District nomination for Lenox Village should be completed. Review by the Massachusetts Historical Commission followed by review and approval by the National Park Service is required and could take over a year to complete.

In the future, following completion of the inventory work outlined above, the preparation of National Register Historic District nominations for Lenox Dale and for Cottage Era resources should be considered, similar to the nomination recently completed for Lenox Village.

8.11 As a short term priority, complete the approval process for the National Register Historic District nomination for Lenox Village by the Massachusetts Historical Commission and National Park Service.

8.12 As longer term projects, consider the preparation of National Register Historic District nominations for Lenox Dale and for Cottage Era resources in Lenox.

The inventory of historic resources in Lenox Dale discussed above, which is a priority project, will provide the basis for a future National Register Historic District nomination for the village. The Multiple Property Documentation Form for Cottage Era resources discussed above, will provide the basis for a future National Register Historic District nomination within the southern portion of the Town and preferably extending into Lee and Stockbridge.

Listing on the National Register of Historic Places is purely an honorary recognition and does not place any obligation or restrictions on property owners.

The two projects would elevate the recognition of Lenox Dale and of Lenox's Cottage Era history and will enhance community identity, sense of quality and quality of life, and marketing and promotion of the Town. Together, they will

complement the National Register Historic District nomination prepared for Lenox Village.

Listing on the National Register of Historic Places is purely an honorary recognition and does not place any obligation or restrictions on property owners. Designation as a National Register Historic District does not give the federal, state, or local government any ownership or regulatory controls with respect to private property.

Listing does, however, bestow official professional recognition to the historical significance of a property. Additionally, it can help protect a property from certain types of federal and state governmentally funded or licensed actions. It also enables property owners to make use of federal and state rehabilitation tax credits for qualified rehabilitation work. National Register nominations for Lenox Dale and for Cottage Era resources would be prepared by professional consultants and could be supported through grants from the Massachusetts Historical Commission in combination with Community Preservation Act funding. *(Actions to be initiated by the Historical Commission when appropriate.)*



The condition of historic residence along Route 7/20 is of concern and should be monitored.

MONITORING OF HISTORIC RESOURCES

The Historical Commission should undertake an ongoing, long term program of monitoring the condition of historic resources throughout Lenox and identifying threats to their integrity. Monitoring involves both being aware of activities that are being undertaken throughout the Town on an ongoing basis and undertaking a systematic process of review and documentation.

8.13 Maintain an ongoing awareness of activities that are being undertaken throughout Lenox that might negatively impact the preservation and integrity of historic resources.

8.14 Undertake a systematic, long term program of monitoring the condition of historic resources throughout Lenox.

Maintaining awareness is as simple as staying informed about local affairs; the activities of Town staff, boards and commissions; development projects; and other things that are happening. A long term program of monitoring threats to historic resources in Lenox is not complicated given the relatively small size of the Town and the visibility of most historic resources.

The inventory projects and updating of survey forms outlined in Recommendations 8.5 through 8.9 above provide a mechanism for initiating a monitoring program in Lenox. As inventory work is being undertaken and forms are being upgraded, note the condition and integrity of the historic resources being documented, flagging resources of concern. Monitoring should also be undertaken as Historical Commission members participate in reviewing and advising about land development, subdivision, and other Town-related projects. Monitoring can also be done as members drive the roads in the course of their private day to day activities.



Damage to the roofing of a vacant historic farmstead that should be repaired. Such damage is typical of demolition by neglect and could cause the entire building to be lost.

Over the long term, after inventory work is completed, a more structured and systematic approach to monitoring should be considered, such as a program to review and photograph surveyed resources Townwide on a ten-year cycle. The Town can be divided into sectors to be monitored each year during the cycle. Photographs and review notes should be added to the files of properties monitored. *(Actions to be undertaken by the Historical Commission.)*

Endangered Resources

Properties with threatened and endangered resources should be compiled on a list, frequently monitored, and reviewed at Historical Commission meetings on an ongoing basis. Where resources are in danger of demolition by neglect, Town officials should be informed so that action can be taken before the resources are lost.

8.15 Maintain a threatened and Endangered Properties List and monitor properties for which action may be needed to prevent demolition by neglect.

8.16 Develop a working relationship with the Lenox Building Commissioner and Town Manager in developing actions to respond to and prevent demolition by neglect.

The Endangered Properties List maintained by the Historical Commission and staff should list all properties about which issues and concerns are noted and actions may be needed. The list should be prepared as a spreadsheet and include the property name (if any), street address, lot number, notes on the issues of concern, and date last monitored. Properties can be organized according to level of concern—immediate threat, mid-term threat, potential long term threat. The list should be reviewed and updated at each Historical Commission meeting and any actions that may need to be taken assigned.

The Historical Commission should work with the Building Commissioner and Town Manager to develop protocols to address issues of concern. The protocols need to be approved by the Select Board because, in extreme cases, Town resources and potential legal actions may be required. The protocol may involve:

- Initial informal contact with a property owner by the Building Commissioner that an issue has been observed and documented with a request that it be addressed.
- Formal notification letter from the Building Commissioner of a violation with an expected timeframe within which it should be addressed with follow-up.
- Formal notification letter from the Building Commissioner that the violation has not been addressed and that the Town is prepared to take further action that may involve legal measures.
- Specific follow-up action by the Town tailored to the particular issues and circumstances. Actions should be formally approved by the Select Board. They may include having Public Works staff enter the property to install needed repairs to make the building safe from further deterioration. A

lien may then be placed on the property for the cost of the work plus penalties.

These are the types of actions described in an Affirmative Maintenance Bylaw, which is discussed in Chapter 6. The Historical Commission should work with the Building Commissioner in writing and adoption of an Affirmative Maintenance Bylaw. Similar bylaws passed by the municipalities should be researched, language for a bylaw tailored to Lenox's issues and needs should be crafted, and public support should be built such that the bylaw could be introduced and passed at Town meeting. During the interim, the Select Board should take needed action on a case by case basis for public safety in preventing demolition by neglect.

8.17 Work with the Building Commissioner on a draft Affirmative Maintenance Bylaw and stake steps toward its adoption through consultation with other boards, committees and commissions and education of the general public on its purpose and need.

The level of work necessary to prevent further deterioration by the property owner or by the Town may be minimal and should not be required to be a full or final repair. It should, however, be of high enough quality to be long lasting, in case full repairs will not be undertaken promptly. Temporary repairs should be undertaken in a manner that has no adverse effect on historic features or materials.

In some cases, buildings have been identified that are too far deteriorated to be recovered. Such buildings should be listed in a special category on the Endangered Properties List, and measures should be taken to document the buildings in photographs and, if possible, sketches or drawings, before they are lost. Any features on-site that can be preserved should be identified. *(Actions to be undertaken by the Historical Commission in association with Town staff.)*

Demolition Delay

As discussed in Chapter 6, the Historical Commission and Planning Board should work toward adoption of a Demolition Delay Bylaw by Town residents to provide a tool of last resort to help prevent the loss of historic buildings.

Massachusetts law allows for the review of permit applications for the demolition of buildings within a municipality to determine whether the subject building is historically significant and should not be demolished but should be preserved. Through a Demolition Delay Bylaw, a proposed demolition can be delayed to provide time during which alternatives to demolition can be explored, developed, and implemented. A delay period of twelve months is recommended. Demolition Delay Bylaws have been enacted by many Massachusetts towns experiencing development pressure and are common within the eastern portion of the state.

Demolition Delay Bylaws are enacted under the General Bylaws of a town, rather than the Zoning Bylaw, and permit review is undertaken by the town's Historical Commission. Buildings affected may include any building within the town which is fifty years or more old and which has been determined by the Historical

Commission to be significant based on established criteria. Lenox could begin by creating a list of specific buildings subject to a Demolition Delay Bylaw.

8.18 Work to gain approval of a Demolition Delay Bylaw by working with Town boards, commissions, and committees to demonstrate its need and benefits and by consulting the general public on its use as a tool to encourage preservation of community character.

The Demolition Delay Bylaw is an important tool in the preservation of threatened historic resources, and it is wise to have it on hand in case it is needed to prevent loss of a valued historic resource to development. It is a last line of defense. Public support should be built for adoption of the bylaw through the work of the Select Board, Planning Board, Historical Commission, and Zoning Board of Appeals.



This abandoned historic building along Kemble Street will be lost.

INFORMATION AND GUIDANCE TO BOARDS AND COMMISSIONS

The Historical Commission should participate actively in local governance and be integral to government activities, policies, and programs in Lenox. The Historical Commission is an advisory body to the Select Board and other boards, commissions, and committees on issues affecting historic resources and community character. The Historical Commission should make sure that other governmental entities have the information and guidance they need to make informed decisions about actions that may have an impact upon historic buildings and landscapes.

8.19 Provide information, guidance, and advice to the Select Board and other Town boards, commissions, and committees on issues related to historic preservation and community character.

8.20 As a short-term priority, participate actively in the preparation of the new Master Plan for Lenox being undertaken. Collaborate with the Select Board and Planning Board on follow-up actions in implementation of the Master Plan.

As noted earlier in this chapter, Historical Commission members should be assigned as liaisons to each Town board, commission, and committee. The Select Board, Planning Board, and Zoning Board of Appeals are most critical. The Conservation Commission and Environmental Committee are also important and often have areas of mutual and overlapping interest with respect to historic buildings and landscapes. The Historical Commission should provide close support to the Historic District Commission.

Active engagement in Town activities, processes, and programs is the Historical Commission's most important and potentially consequential responsibility.

Historical Commission members should attend every meeting of the entities to which they are assigned as liaisons and be aware of their activities and any potential issues involving historic resources. When potential issues are identified, Historical Commission members should speak up at meetings, report back to the Historical Commission for consideration and action, provide background information on the resource or issue, provide recommendations on the issue or action, and actively advocate on behalf of historic preservation interests.

Active engagement in Town activities, processes, and programs is the Historical Commission's most important and potentially consequential responsibility. *(Actions to be undertaken by the Historical Commission.)*

DESIGN REVIEW

The Historical Commission should be an active participant in the review and approval of proposed land development and subdivision projects by the Zoning Board of Appeals and Planning Board. The review of land development and subdivision projects should be a priority activity of the Commission. Work in close communication with the Town Planner and maintain an ongoing list of projects under review with dates by which Zoning Board or Planning Board decisions are anticipated or required.

8.21 Undertake a review of every land development and subdivision project and provide information, guidance, and recommendations to the Zoning Board of Appeals and Planning Board in their review and approval process.

8.22 Employ the assistance of an on-call professional historic preservation consultant to provide advice and recommendations to the Historical Commission and other Town boards, commissions, and committees when appropriate in the review of projects involving historic resources.

In addition to designating a liaison and attending Zoning and Planning Board review meetings, the full Historical Commission should review every land development and subdivision project to (1) identify historic resources on the property and/or adjacent properties and (2) identify any anticipated impacts on those resources. Information on resources should be provided to the Zoning Board, Planning Board, property owners, and professionals involved in the project.

Where historic resources are impacted by a project, the Historical Commission should provide input and guidance at Zoning Board and Planning Board meetings and should provide a written report with information and recommendations on the project for consideration by the boards in their deliberations.

A professional consultant should be employed on an on-call basis to assist the Historical Commission in providing advice and recommendations. The professional consultant should also be retained to provide professional input and recommendations directly to the Zoning and Planning Boards at their meetings to reinforce the guidance of the volunteer Historical Commission. It would be desirable that the professional consultant used by the Historical Commission be the same as that used by the Historic District Commission, discussed in Recommendation 8.25 below. The consultant could also provide support for the inventory work discussed in Recommendations 8.6 though 8.8 above, although preservation consultants experienced in design are not often the same as those experienced in inventory processes.

The Historical Commission should actively lobby for the preservation and appropriate treatment of historic building and landscape resources in new development projects. *(Actions to be undertaken by the Historical Commission.)*



Lenox's commercial corridors and residential areas will continue to develop and will impact historic buildings and landscapes. Historic resources should be incorporated into proposed new development projects.

PUBLIC OUTREACH

General educational programming on Lenox history and historic places is discussed in Chapter 9, *Interpretation and Outreach*, and can be provided by Lenox's historical and cultural attractions. The Historical Commission should consult with these entities and, in association with the Lenox Historical Society and Lenox Chamber of Commerce, coordinate public programming that can be provided to residents and visitors on a seasonal basis. Public programming on Lenox history should be considered an attraction and part of the Town's schedule of events, no matter which organization is conducting it.

8.23 Work with the Lenox Historical Society and Lenox Chamber of Commerce in coordinating and publicizing public programming on Lenox history and historic places by the Town's historical and cultural attractions.

8.24 Maintain a digital library of information and technical assistance for property owners on the maintenance and appropriate treatment of historic buildings and landscapes.

The Historical Commission should focus on providing information to property owners on building maintenance and the appropriate treatment of historic resources. This can be done through a link on the Historical Commission page of the Town's website and, if there is interest, through periodic public workshops. This information and potential public workshops should be provided in association with the Historic District Commission. *(Actions to be undertaken by the Historical Commission.)*

HISTORIC DISTRICT COMMISSION

The Historic District Commission in Lenox reviews proposed construction projects, improvements, and new signage requiring building permits within the Lenox Historic District, a local historic district encompassing the core area of Lenox Village. The historic district was established in 1975 through a Historic District Bylaw in accordance with Massachusetts General Laws Chapter 40C and has been instrumental in preserving historic resources and historic character in the village over the past forty-three years.

As sometimes occurs, conflicts and differences of opinion have been manifest in the review of some projects, pitting the need for flexibility for business uses against the preservation of historic buildings and building fabric. Such differences resulted in the recent loss of a late nineteenth century building in order to accommodate the needs of a valued local business. Some local business advocates consider the local historic district a nuisance, while preservation advocates are dismayed by the lack of consideration for historic character.

Lenox Village cannot afford to lose any more historic buildings.

Both sides have strong arguments, and a balance must be sought. Fundamental to the need for a local historic district is the role of historic character in Lenox identity and attraction to visitors. *Lenox Village cannot afford to lose any more historic buildings.* At the same time, the viability of local businesses must be assured. Such issues are addressed by local historic districts across the state on a routine basis while maintaining historic preservation standards.

Preservation Principles and Treatments

Design principles and treatments for historic preservation are well established and have been successfully applied by communities and designers across the country for a half century. Preservation treatments are briefly outlined in Chapter 4 of this preservation plan, *Preservation Approach*, along with a discussion of the most commonly referenced principles for design in historic preservation, the *Secretary of the Interior's Standards for Rehabilitation*. Appendix B of this plan, *National and State Historic Preservation Programs*, outlines some of the background related to the development of preservation practice that led to the establishment of principles and treatments. A great deal of additional

information is available online through the National Park Service website, including rehabilitation guidelines for buildings and landscapes.

Based upon these nationally accepted standards, Lenox prepared a set of *Lenox Historic District Guidelines* in 2005 that were revised and updated in 2017. These design guidelines were prepared for use by property owners and designers in the planning and design of their projects and for the Historic District Commission in design review and approval. The guidelines outline the:

- Review process and requirements,
- Purpose of the historic district in preserving the historic character of the village,
- Overall general preservation and design principles, and
- Specific principles and approaches organized under thirty-three topics.

The thirty-three topics with specific statements on design guidelines range from general topics such as new construction, additions, and demolition to the approach to treatment of specific types of building and site features such as awnings, doors, siding, and windows.



Historic residentially scaled and adaptively reused commercial buildings along Church Street.

The *Lenox Historic District Guidelines* are general in much of their language but are sufficient to establish the desired approach to preservation and treatment within the historic district. The guidelines allow for flexibility and interpretation and must be applied to the individual resource and circumstances at hand, which is the purpose of the design review process. The guidelines would benefit from photographs illustrating acceptable and unacceptable examples. Rather than revise the guidelines again, in the short term, such illustrations could be obtained by using visual guidelines from other local historic districts as an additional resource to review.

8.25 Obtain models of historic district design guidelines from other communities to provide photographic illustration of acceptable and unacceptable examples of design principles to supplement the guidance provided in the *Lenox Historic District Guidelines*.



The commercial building in the foreground on the left was constructed in 1973 and is one of several contemporary buildings within the historic district. The building on the opposite corner, by contrast, is the First County Courthouse, originally constructed in 1791 and later moved to this site and greatly modified—an example where change has added to the character and significance of a historic building. Note the replica Westinghouse streetlamps.

Central to the review of proposed projects in the village are the concepts of **authenticity** and **integrity**, discussed in Chapter 4 with respect to the Secretary of the Interior's Standards for Rehabilitation. An important goal in the review of any proposed project is the preservation of authentic building fabric and features. The issue is about authenticity, not historical appearance, just as an antique chair has great value because it is the real thing, while a replica of an antique chair has much less value. The preservation of authentic historic building fabric should be of primary concern in project review.

Integrity relates to the degree to which any individual building retains its authentic building fabric and features. In Lenox Village, some buildings have a very high degree of historical integrity, particularly along Main Street, while other buildings have a lower degree of integrity, particularly along Church Street. The recent National Register nomination for Lenox Village provides some information on the levels of integrity for buildings in the village.

Buildings with high integrity can generally accommodate very little change, while buildings with low integrity can often accommodate a considerable amount of change. For each proposed project under review, the level of integrity of the

historic building under review should be assessed. Authentic building fabric and features related to that integrity should be preserved to the maximum extent possible, while changes to buildings with low integrity should be allowed. Some uses cannot be accommodated in a historic building without significant adverse effects. Assessment of authenticity, integrity, and the degree of change that a historic building can accommodate must be made on a case by case basis.

Two other topics addressed by the *Secretary of the Interior's Standards* and discussed in Chapter 4 are related to past changes made to a building and new design. Past changes made to a building during different periods of the Town's historical development are often historically significant and should be retained. It is usually not desirable to restore a building to an earlier period by removing later changes unless those changes are of poor quality or truly compromise the building's historical integrity. Most historic changes contribute to the character of a building and are a record of its and the village's changing uses.



This commercial building was constructed in 1980 on an interior site within the district. Its appealing design is compatible with the materials, scale, form, and character of surrounding historic buildings.

New design within the village should be contemporary but sympathetic to and compatible with its surrounding context—its neighboring buildings. Historic replications, reconstructions, and facsimiles should be strongly discouraged because they compromise the authenticity of the village—they are fakes, and usually not very good ones. This principle is true for buildings as a whole and for features related to a specific building. Good contemporary design speaks of its own time while relating to its historic neighbors. This is why the *Lenox Historic District Guidelines* refer to massing, scale, proportions, and materials rather than to specific historic styles or features.

It is important that the conflicts experienced within the Historic District Commission be addressed in a systematic and mutually respectful way such that

the historic district processes can flow more smoothly and successful outcomes can be achieved. This can be addressed by providing additional support and assistance from individuals experienced with work in historic districts.

Going forward, it is recommended that a historic preservation professional be retained as a consultant to guide and assist the Historic District Commission in the review of significant projects that may impact historic buildings. Additionally, guidance and training should be provided to Historic District Commission members and property owners within the historic district on preservation principles and treatments. *(Action of the Historic District Commission and Historical Commission with staff support.)*

8.26 Retain a professional historic preservation consultant to assist the Historic District Commission in the review of projects involving changes to historically significant buildings within the Lenox Village local historic district.

8.27 Provide periodic workshops on historic preservation principles and treatments to members of the Historic District Commission and property owners.



A preservation consultant can assist HDC members in determining the level of authenticity and integrity in a building and the degree to which it can accommodate change.

The recent National Register nomination and historic resource inventory should be consulted to help determine the historical development and significance of buildings that are under design review. The professional consultant can help the Historic District Commission determine the building's level of integrity, identify authentic building fabric, provide information and recommendations on the degree of change the building can accommodate, and the appropriate treatments for historic building fabric. *(Actions of the Historic District Commission with support from the Historical Commission and the Town.)*

8.28 Establish a Signage Review Subcommittee of the Historic District Commission with the Historical Commission to work with business owners and to review and approve sign permit applications within the historic district.

The design and review of signage has been a particularly thorny issue and has taken up much of the time of the Historic District Commission. Some members are uncomfortable reviewing the signage proposed by their neighboring businesses and unsure of how to apply signage standards. It has been suggested that a special subcommittee of the Historic District Commission be established specifically to address and expedite signage review. Subcommittee members would be versed in signage issues and standards and would be able to meet quickly to advise, review, and approve sign permit applications *(Action of the Historic District Commission and Historical Commission.)*



Appealingly scaled signage and outdoor displays of products and flowers add to the character and vitality of the streetscape.

Finally, it is suggested that interpretation and programming on the history and historic resources within Lenox Village will help strengthen knowledge and interest in the preservation of historic buildings within the district. The importance of the historic character of Lenox Village to the economy of the Town, as discussed in Chapter 5, should be emphasized.

Future Local Historic Districts

It is possible that additional local historic districts could be designated in Lenox in future years, though the limited degree of threat, current discord within the Lenox Village district, and general lack of public support at present make the designation of proposed new local districts unlikely.

In the future, the existing Lenox Historic District could be expanded beyond the core commercial area that it now includes. Local historic districts should also be considered for Lenox Dale and the Cottage Era resources in the southern portion of the Town. Public support for historic preservation should continue to be built over time to make such designations possible in the future.

8.29 Over the long term, consider expanding the existing Lenox Historic District to include the entire village, especially the areas along Main Street that might be subject to future development. Consider establishing local historic districts in Lenox Dale and for the Cottage Era resources in the south portion of the Town.

(Action of the Town and local property owners.)

COMMUNITY PRESERVATION ACT

The use of the Community Preservation Act (CPA) in Lenox is discussed in Chapter 3 of this plan, *Planning Context*, with respect to existing bylaws. Lenox adopted a Community Preservation Act Bylaw in the Spring of 2008 and has used CPA funding to support local historic preservation, open space and recreation, and affordable housing projects in the Town. CPA funding is particularly important to historic preservation in Lenox but can also be relevant to historic resources associated with open space conservation (historic landscapes) and affordable housing (use of historic buildings or housing in historic contexts).

8.30 Continue to use Community Preservation Act funding to support historic preservation in Lenox. Consider broadening the range of potential projects eligible for CPA funding.

Lenox should continue to use CPA funding to support historic preservation townwide. The Town's most direct use of CPA funding has been for brick and mortar rehabilitation projects for historic buildings owned by non-profit cultural institutions and the Town. *The use of CPA funding to support preservation and rehabilitation work on buildings owned by cultural institutions is an important way in which the Town can support those institutions and the Creative Economy as outlined in Chapter 5.*

In addition, Lenox has used CPA funding for the purchase of historic properties, most significantly the purchase of the Lenox Library. Other similar purchases of both historic buildings and historic landscapes should be considered in the future as appropriate.

Other types of historic preservation projects should be considered for funding as may be eligible under the CPA program. Specifically, consider:

- Annual appropriations from the historic preservation fund for the ongoing survey and designation of historic properties with assistance from a professional consultant as outlined earlier in this chapter. Matching funds may be obtained from the Massachusetts Historical Commission (see the discussion of Certified Local Government designation below).

- An emergency stabilization fund for preservation work on threatened historic buildings in which the Town would be reimbursed.
- A revolving loan fund for rehabilitation work on private sector buildings in which the Town could also obtain preservation restrictions on the historic building or landscape.
- Creative funding options that combine open space acquisition or affordable housing solutions with historic preservation initiatives.

Other creative possibilities should be explored within the eligibility requirements of the CPA program.

CERTIFIED LOCAL GOVERNMENT

It is strongly recommended that Lenox become designated as a Certified Local Government (CLG) by the Massachusetts Historical Commission in order to recognize the Town's historic preservation achievements and benefit from CLG program assistance.

The Certified Local Government program is a federal program administered by the Massachusetts Historical Commission (MHC) in partnership with the National Park Service. Each year, 10% of the federal funds provided to the MHC are required to be offered as grants to local municipalities that have qualified as Certified Local Governments (CLGs). There are currently twenty-five CLGs in Massachusetts.

By becoming a CLG, Lenox would have a higher likelihood of receiving a yearly allocation of historic preservation grant funding for survey and other work as recommended earlier in this chapter. The Town would also be eligible to receive technical assistance from the MHC that is not available to non-CLG communities. In contrast, by not being a CLG, Lenox competes with about 300 other municipalities across the Commonwealth for funding and technical assistance.

8.31 Become designated as a Certified Local Government by the National Park Service and participate in the MHC's statewide Certified Local Government program.

Becoming a CLG demonstrates a community's readiness to take on preservation projects and be successful when seeking other opportunities for community revitalization and development using local historic assets. Lenox already meets the most important requirement in becoming designated as a CLG by having adopted a local historic preservation bylaw and administering a local historic district. Becoming a CLG is a priority action and a critical next step in support of the other recommendations in this chapter. *(Action of the Historical Commission with approval of the Select Board and support from Town staff.)*

PRESERVATION ADVOCACY ORGANIZATION

It is recommended that residents interested in historic preservation consider forming a local preservation advocacy organization. Such an advocacy organization, perhaps called *Preservation Lenox* or something similar, would be a small non-profit organization that could promote historic preservation from the private sector, without the restrictions binding governmental entities such as the Historical Commission or Historic District Commission. The organization could advocate for historic preservation at public meetings and undertake private sector initiatives, building its capacity over time.

8.32 Create a local preservation advocacy organization to provide Lenox with a non-profit partner that can address historic preservation issues through private sector initiatives.

A proposed *Preservation Lenox* would be capable of undertaking pro-active private sector preservation activities within the Town. It could start small with minimal or no funding and build its capacity over time. Some of its potential initiatives might be eligible for CPA funding.

Among its activities, it should advocate for historic preservation issues and undertake historic preservation projects where possible. For instance, it could purchase threatened historic preservation properties and resell them with preservation restrictions to responsible buyers.

In forming an advocacy organization, founders should consult with organizations throughout the town in developing a vision, role, and guiding principles for the initiative. They should cultivate a leadership group that can provide guidance and a basis for future financial support. Identify a Board of Directors with a strong interest in historic preservation and good relationships with the network of town interests that will be important to success.

Draft mission and vision statements, bylaws, and a set of guiding principles should be prepared. Consult with potential partnering organizations for guidance and support. Conduct public meetings to gather input on the initiative and its potential activities. Cultivate relationships with organizations and entities sympathetic with its mission, such as Housatonic Heritage, Berkshire Natural Resources Council, Pleasant Valley Wildlife Sanctuary, and Lenox Land Trust.

In the beginning, the group can function on an informal, ad hoc basis. When ready, the organization should file for incorporation as a 501c3 non-profit organization.

The advocacy organization should be a bipartisan, private sector entity working to build community consensus around historic preservation issues. It should be professional in all its actions and should carefully maintain a reputation as an honest broker upon which other organizations and the public can depend. It should maintain good working relationships with Town boards, commissions, and committees. The Falmouth Preservation Alliance in Falmouth, MA is a possible model. *(Action of interested individuals in the private sector.)*

TOWN-MANAGED HISTORIC PROPERTIES

The Town of Lenox owns and manages a number of historic buildings and landscapes including several of the most historically significant resources in the Town. Historic buildings owned by the Town include:

- Lenox Library (1815-16, LEN.21), originally constructed as the Second Berkshire County Courthouse, individually listed on the National Register of Historic Places in 1972;
- Lenox Academy (1802-03, LEN.15), individually listed on the National Register of Historic Places in 1987;
- Lenox Town Hall (1901, LEN.25);
- Lenox Fire House (1901, LEN.26);
- Lenox Community Center (1923, LEN.35), originally constructed as the Lenox Brotherhood Club;
- Center School Building (1935, LEN.441); the building is rented to a private business operating a daycare center;
- Historic house at Edith Wharton Park (undated, LEN.E) the park is jointly owned with the Town of Lee and the building is located on the town line.

All of the Town-owned historic buildings except the house in Edith Wharton Park are located in Lenox Village and are included in the National Register Historic District nomination being prepared for the village. All of the village buildings are also within the Lenox Historic District (local historic district) except for the Center School Building.

Historic properties owned and/or maintained by the Town include:

- The Church on the Hill Cemetery (1770, LEN.B/LEN.801), individually listed on the National Register of Historic Places along with the church in 1982;
- Mountain View Cemetery (1931, not inventoried);
- New Lenox Cemetery (c1776, not inventoried);
- Lilac Park (1908, LEN.916);
- Kennedy Park (1902, not inventoried); site of the former Hotel Aspinwall which was constructed in 1902 and burned to the ground in 1932;
- Edith Wharton Park (1902, LEN.E) the park is jointly owned with the Town of Lee; according to the Massachusetts Historical Commission MACRIS data spreadsheet for Lenox, the property is included within both the National Register and National Historic Landmark listings for The Mount.

The Town also maintains property along streets within the public right of way. A number of significant historic markers and other resources are located within the right of ways, particularly within Lenox Village. They include:

- Patterson-Egleston Monument, Main and Walker Streets (1892, LEN.916);
- Directional Monument, Walker and Kemble Streets (1902, LEN.921);

- Emma Stebbins Memorial Trough, Triangle Park, Main and Clifford Streets (1884, LEN.901)
- Fanny Kemble Marker, Bishop Estate Road (undated, LEN.902);
- Westinghouse Streetlamps (1905, LEN.903) the lamps are located along a number of streets within the village, including Kemble Street and Yokun Avenue; in some cases, only portions of the streetlamps remain;
- Lenox Furnace Monument, Lenox Dale (contemporary, not inventoried).



Lenox Library, the 1815-16 former Second County Courthouse, is among the most significant historic buildings owned by the Town.

Management, Maintenance, and Stewardship

The Town Select Board has overall responsibility for the management of Town-owned properties, and this management is under the direction of the Town Manager. The Department of Public Works maintains most Town properties and undertakes management of major maintenance and construction projects for both buildings and landscapes. The Town's Permanent Building Committee, a volunteer committee, plans for major capital projects under the direction of the Town Manager and makes recommendations for approval to the Select Board.

The Department of Public Works has a Cemetery Division that manages and maintains the three historic cemeteries owned by the Town. Rules and regulations have been established for the sale of lots within the cemeteries (available to residents of Lenox only) and for the location and character of monuments and other memorial features. The Historical Commission often consults with the Cemetery Division on preservation maintenance issues, and a number of historic preservation grants have been obtained for conservation work

on headstones and other features. The Cemetery Division also maintains the public parks and spaces in Lenox Village and Lenox Dale.



In addition to historic cemeteries, DPW's Cemetery Division cares for other public spaces that include a number of historically significant features.

Several Town properties are under the supervision of separate volunteer committees and commissions, which oversee routine maintenance, contract independently for small projects, and are involved in planning for major projects.

- The Academy Building Trustees are responsible for management of Lenox Academy;
- The Community Center Board is responsible for management of the Lenox Community Center and also oversees programs and events at most Town parks;
- The John Drummond Kennedy Park Restoration Committee is responsible for management of Kennedy Park; and
- The Conservation Commission is involved in management of Edith Wharton Park.

In general, the historical significance and character of Town-owned historic properties is well appreciated, and the properties are well maintained. Occasionally issues and concerns arise which are often brought to public attention by observant residents, often members of committees and commissions.

The Town of Lenox should be a model in the stewardship of its historic buildings and landscapes. This is particularly so because of the importance of the Town's historic character to its identity and economy. It is also important due to the particular significance of the resources in its care.

8.33 The Town of Lenox should be a model for the stewardship of its historic buildings and landscapes. Incorporate historic preservation principles, processes, and conservation treatments into capital planning projects, site management, and site maintenance.

8.34 Collect information on *best practices* in preservation treatments and maintenance practices for the types of resources and issues being addressed. Make the information available to planning and maintenance staff and encourage its use.

8.35 Retain a historic preservation consultant on an as-needed basis for advice on preservation and conservation treatments. The consultant could be the same used by the Historic District Commission and Historical Commission to assist in their project reviews. Retain professionals to prepare construction documents for projects being undertaken.

8.36 Provide preservation and conservation training to Town construction and maintenance staff through workshops, videos, and on-site consultations.

Information and resources on the appropriate treatment of historic buildings and landscapes have been developed by preservation professionals and organizations over decades with application in many historic preservation projects. Most important are the preservation principles outlined in the Secretary of the Interior's Standards and their related guidelines discussed in Chapter 4.

Additionally, literature on conservation practices for various types of materials, features, and conditions has been assembled and made available online. The most common source of information on conservation treatments are the *Preservation Briefs* prepared by the National Park Service's Technical Preservation Services (NPS 2018, Preservation Briefs). Preservation Briefs are available on fifty different subjects ranging from general topics such as cultural landscapes, new building additions, and accessibility to specific information on materials and features such as windows, siding, and roofs.

The Massachusetts Department of Conservation and Recreation (DCR) has prepare guidance for the management of historic cemeteries. The 2009 publication *Preservation Guidelines for Municipally Owned Historic Burial Grounds and Cemeteries* provides information on the historical background, preservation planning, recommendations for management, and case studies for cemeteries (DCR 2009). The 2011 publication *Terra Firma, Putting Historic Landscape Preservation on Solid Ground, A Guide to Identification and Protection* commemorated the tenth year of DCA's Massachusetts Historic Cemetery Preservation Initiative and reviews issues and best practices as they have evolved (DCR 2011). In addition, the National Park Service has a Preservation Brief on the preservation and treatment of historic grave markers. *(Actions to be endorsed by the Select Board and directed by the Town Manager for DPW staff and relevant committees and committees.)*



18th and 19th century headstones at the Church on the Hill Cemetery.

Historic District Commission and Historical Commission Oversight

New construction projects that are undertaken on Town-owned properties within the Lenox Historic District should be reviewed by the Historic District Commission in accordance with its normal practices. Additionally, the Historic District Commission should monitor the condition, maintenance, and treatment of Town-owned buildings and landscapes within the village on an ongoing basis.

8.37 As part of the ongoing monitoring of historic resources townwide, monitor the condition and treatment of Town-owned historic buildings and landscapes.

8.38 Engage with the Department of Public Works and Town commissions and committees involved in the management of Town-owned historic buildings and landscapes for information, consultation, and advice on the stewardship and treatment of resources.

The Historical Commission should monitor Town-owned properties as well. In its outreach to Town entities, commissions, and committees, discussed earlier in this chapter, the Historical Commission should be alert for issues and the planning of projects related historic buildings and landscapes and should proactively provide information and input where it can.

The digital library of information on the maintenance and appropriate treatment of historic buildings and landscapes discussed in Recommendation 8.20 above should include information relevant to managers and staff of Town-owned historic properties. *(Action of the Historical Commission)*



CHAPTER 9 – INTERPRETATION AND OUTREACH

Lenox history and character are central to the Town's appeal to heritage visitors and to the concept of The Creative Economy discussed in Chapter 5. The authenticity and complete experience that heritage visitors seek includes an interest in learning about the places they are visiting. In Lenox such experiences are available at attractions such as The Mount, Ventfort Hall, Pleasant Valley Nature Center, Lenox Historical Society, and others. Many of the Town's cultural attractions and heritage businesses, including resorts, inns, and bed and breakfasts, tell the background stories of their sites and their buildings. These stories all contribute to the story of Lenox.

Place-based interpretation and storytelling is a way to engage visitors with a richer, in-depth experience that reinforces Lenox's identity and quality of life. It supports historic preservation by highlighting historic buildings and landscapes, encouraging their recognition and appreciation, and building support for their stewardship and care.

Chapter 9 promotes the idea that interpretation and storytelling are important to historic preservation in Lenox as a vehicle for engaging the public about history and historic preservation. Existing historic sites, cultural attractions, and heritage businesses should be encouraged to tell the stories of their buildings and sites. These stories should be tied to the larger story of Lenox and its historical development.

This chapter suggests that interpretation of Lenox and its partner sites can be coordinated and developed into a townwide program and network that educates visitors and residents while providing rewarding experiences that they will find engaging and that will encourage them to stay and to return.

RESEARCH AND PUBLICATIONS

As discussed in Chapter 2, Lenox is fortunate to have a number of high quality contemporary histories that tell the Town's story and document its various aspects. Books include David Wood's 1969 *Lenox Massachusetts Shire Town*; Lucy Kennedy's 2016 *Lenox at 250: An Updated History*; the Lenox Library Association's

2016 *Lenox*, an Images of America Series publication; Jan Chague's *History of Lenox Furnace & Lenox Dale*; and three books by Cornelia Guilder and her co-authors: *Hawthorne's Lenox- The Tanglewood Circle*, *Edith Wharton's Lenox*, and *Houses of the Berkshires, 1870-1930*. Additionally, the Lenox Historical Society website, *lenoxhistory.org*, created and maintained by Lucy Kennedy, presents a wealth of historical information on Lenox, its places, and its personalities.

As noted in Chapter 2, these books and website provide depth and perspective on Lenox history, which involves not only local residents, events, and trends, but also the stories of prominent individuals and families whose stories are rich and often tied to large national themes and who exerted strong influences on developments in Lenox. These resources provide insight into the larger personal backstories of Lenox's prominent residents.



Local historians associated with the Lenox Historical Society have led research into Lenox history and the publication of books, articles, and websites.

For promotion of the Town and its history, it is important that these publications be made as available to visitors as possible. Unfortunately, David Wood's book is out of print and Lucy Kennedy's book is available only as an Amazon e-book. Neither is available for purchase in stores. Research into Lenox history and personalities should continue, stories should continue to be made available online, and new books should continue to be published as possible. Given the diversity of topics related to both permanent residents and summer residents over time, there remains a great deal of interesting research to be investigated.

9.1 Continue to undertake research on Lenox history, places, and people.

9.2 Make research results and stories available online, through publications, and through interpretation in Lenox.

9.3 Publish the Wood and Kennedy books such that copies can be sold in bookstores, at attractions, and online.

9.4 Support and further develop the online publication *lenoxhistory.org* as a primary source for information about Lenox history, places, and people. Coordinate and link the website to those of the Town, the Chamber, and local attractions.

It is suggested that research and presentations be organized using the periods of Lenox history and historic contexts discussed in Chapter 2 and that it be coordinated with the program of townwide interpretation discussed below. Continuing research should be the primary responsibility of the Lenox Historical Society and its associated group of local historians. Close coordination should be made with historians and interpreters associated with local and regional historic sites and attractions. *(Action of the Lenox Historical Society and local historians with support from the Historical Commission, Chamber of Commerce, attractions, and Town.)*



Upright self-guided interpretive exhibit at the Pleasant Valley Wildlife Sanctuary.

TOWNWIDE INTERPRETIVE PRESENTATION

This preservation plan proposes that a townwide interpretive program be developed in Lenox building on and coordinating with the existing interpretation presented by the Town's historic sites, cultural attractions, and heritage businesses. It is suggested that the local and townwide Cultural Heritage District, discussed in Chapter 5, be the forum through which the interpretive program is organized. The program can be managed by the Lenox Chamber of Commerce and Historical Commission, and the working group of cultural attractions should assist with its planning and implementation. See Chapter 5, Recommendations 5.7, 5.8, and 5.9.

9.5 Plan and implement a townwide interpretive program building on and coordinating with the existing interpretation presented by the Town's historic sites, cultural attractions, and heritage businesses.

Interpretation is a means through which visitors and residents can be exposed to the rich and diverse stories of Lenox's historic places. It raises awareness about those places and supports historic preservation by stimulating interest and

conveying their significance. Interpretation relates Town history to the authentic places that give Lenox its character.

A comprehensive townwide interpretive presentation can be created over time through the interest, coordination, and cooperation of a variety of partners. The interpretive presentation outlined here is envisioned primarily as an outdoor experience, oriented to visitors but of appeal to residents as well. Like Lenox's public art installations, it is anticipated that creative outdoor interpretive exhibits would be installed in many places throughout the Town and would be coordinated by themes, storylines, and graphic formats. The interpretation can link to programming offered at Lenox's historic and cultural attractions.

Visitors and residents would encounter the exhibits in parks, public spaces, along trails, and at the sites of participating partners. Visitors would get to know Lenox as a landscape that invites exploration—from village centers, to cultural attractions, to the trails in preserves and woodlands. Lenox's proposed townwide trail network would be a key venue for its presentation. Public art would be an important element of the interpretive presentation throughout the Town.



Lenox Village has used public art to enhance parks and streetscapes. Interpretive exhibits can be used the same way.

It is suggested that the interpretive presentation be organized around storylines developed using the Town's principal historic contexts discussed in Chapter 2:

- Native Landscape and Pre-Settlement (11,700 BP to 1750)
- Agricultural Development and County Seat (1750-1870)
- Early Industry (1783-1877)
- County Seat – Lenox Becomes a Shire Town (1784-1868),
- Arrival of Culture and Beginnings of a Summer Resort (1821-1870)
- The Cottage Era (1870-1930)
- Mid-Twentieth Century Transition (1930-1970),
- Cultural Attraction and Suburbanization (1970-Present).

Interpretive themes and topics should be developed within each historic context/storyline through which the story of any participating site in Lenox could be told.

Online information and a beautifully produced published map would provide orientation information illustrating the townwide presentation and presenting options for how it could be explored. Introductory outdoor exhibits at strategic locations, such as Lenox Village, Lenox Depot, The Mount, Ventfort Hall, Kennedy Park, and Pleasant Valley Nature Center, would present Lenox's storylines and the Town's primary overarching themes.

Lenox's cultural attractions and historic sites would serve as anchors, telling the Town's history through the stories of their own sites. Publicly accessible sites throughout Lenox would be identified where different aspects of the stories could be told, linking the stories site-to-site to invite exploration. Most important is that the sites should be *authentic places* where things happened that can convey larger themes and storylines using site-specific stories. Lenox's townwide trail network can link the sites together, including pedestrian, bicycle, and automobile options and components.

Upon experiencing Lenox's interpretive presentation, visitors should:

- Appreciate the character and significance of the places they experienced;
- Connect those places with the primary themes and storylines of the Town's history;
- Appreciate the different ways through which the Town's themes and storylines are manifested in buildings and landscapes;
- Appreciate how natural and cultural influences upon the landscape are intertwined;
- Be stimulated to explore, seeking out additional information and experiences;
- Appreciate Lenox's character as a whole;
- Wish to return because there is more that they did not see.

(Action of the Lenox Cultural District under the leadership of the Lenox Chamber of Commerce, Historical Commission, working group of cultural attractions.)

The Interpretive Planning Process

Implementation of a townwide interpretive program requires coordination and planning and can be undertaken in a manner that is flexible and easily executed. The program should be readily perceived as a network that can be promoted—a townwide attraction linking sites. It is important that the program have a consistently high level of quality, content, and visual appeal. To that end, a simple interpretive plan should be prepared to guide implementation and a process should be identified for the preparation, installation, and maintenance of interpretive exhibits.

9.6 Prepare a simple interpretive plan for the townwide interpretive program that establishes consistent guidelines for interpretive content, graphics, standards of quality, a process for implementation, and long term maintenance.

The interpretive plan should provide a blueprint of how best to present an overview of Lenox's history and character to which visitors and residents can relate. It should outline key themes and storylines and provide a context for how the stories of individual sites fit into Lenox's overall history. It should identify how the stories related to individual sites can be woven together into a coordinated presentation and experience.

Development of the interpretive plan should be a project of the Lenox Cultural District and should be led by experienced interpreters drawn from the working group of Town cultural attractions. The program will benefit from their professional experience in public history and the preparation of professional level interpretive exhibits. *(Action of the Lenox Cultural District under the leadership of the Lenox Chamber of Commerce, Historical Commission, working group of cultural attractions.)*



Typical wayside exhibit carrier at the Pleasant Valley Wildlife Sanctuary similar to those used by the National Park Service.

Interpretive planning should include the following considerations:

- Statement of Purpose: Outline the background, purpose, organization, and process for planning, design, and implementation of the interpretive program. Obtain concurrence from the Town Select Board; key Town boards, commissions, and committees; and private sector partners.
- Storylines and Themes: Identify Lenox's key natural, historic, and cultural themes and storylines for interpretation. Storylines are threads of events that trace the Town's historical development over time by topic. Interpretive themes are the big ideas that frame the Town's historical development and relate it to regional and national contexts.

As noted above, it is suggested that the historic contexts identified in Chapter 2 be used to organize the storylines for Lenox and that theme statements be prepared for each storyline to guide interpretive content. Each storyline may have several relevant interpretive themes, which may track between storylines.

Every potential partner and interpretive site should be able to find their place within the structure of storylines and themes. Partners and sites include the Town's parks and natural resource areas, cultural attractions, historic sites, villages, heritage businesses, and others that may wish to participate.

Every potential partner and interpretive site should be able to find their place within the structure of storylines and themes.

- Identify Potential Partners and Their Stories: Identify partners and stakeholders that may wish to participate in the interpretive presentation. Identify the nature of their interest, the storylines and interpretive themes to which they relate, the stories they can tell that illustrate those storylines and themes, and locations where their stories may be told.

  Assume that most interpretive experiences will be self-guided and that every site should be publicly accessible. Identify the resources and capabilities that potential partners and stakeholders can devote to the implementation and their commitment to take responsibility for the ongoing maintenance of interpretive exhibits.

- Exhibit Format: Develop an exhibit format that can be used for installation of self-guided interpretive exhibits using a common graphic identity and coordinating with townwide themes and storylines.

  It is recommended that exhibit carriers be used that conform with National Park Service standards. National Park Service exhibit carriers are easily obtained, are available in a variety of types and sizes, have proven durability, are recognized by the general public for their quality, and are cost effective.

  In general, the graphic identity used for the exhibits should be that used for Lenox as a whole in its marketing and promotion. Exhibits at publicly owned sites should use the Lenox graphic identity. Exhibits at privately owned sites should be encouraged to use the Lenox identity but may be approved to use their own graphic identity if they have one.

- Maintenance Agreement: Develop a maintenance protocol for the self-guided exhibits and sites. Every participating site should be asked to take responsibility for the maintenance of exhibits they have installed as part of the townwide presentation. A simple maintenance agreement between the Town and participating sites outlining responsibilities and expectations can be prepared and executed.

- Potential Funding: Interpretive exhibits need not be expensive to design and install, and exhibits may be implemented in phases over time. Sometimes more complicated and expensive exhibits may be desired, including installations of public art.

As a project of the Lenox Cultural District, funding can be sought through a variety of state and regional programs for tourism and the arts. Partners for implementation and funding might include the Massachusetts Cultural Commission, Housatonic Heritage, and 1Berkshire.

In general, it is suggested that individual interpretive exhibits be funded half by the Cultural District interpretive program and half by the participating site. Where exhibits are installed on public property, funding would be entirely through the Cultural District interpretive program.

- Exhibit Design Process: Proposed exhibit content should be developed with the participation and approval of an appointed subcommittee of interpretive professionals representing the Cultural District's working group of cultural attractions. Exhibits should have visual graphic appeal and a limited amount of text. Each exhibit should relate specifically to identified storylines and themes, and those relationships should be explicitly stated in the exhibit content. Exhibit content should be reviewed and approved for accuracy by qualified local historians.

  No exhibit should be installed as part of the townwide program without prior approval. Approval will lead to inclusion of the site and exhibit(s) in the mapping and marketing of the network.

- Interpretation at Publicly Owned Sites: Identify publicly owned sites that would be appropriate for self-guided interpretive exhibits to establish the core of the townwide presentation. Consider public parks, publicly owned historic buildings, streetscapes in the villages, trails in natural areas and preserves, and bikeways. Identify priority sites for phased implementation.

  Use locations in Lenox Village, Lenox Dale, Kennedy Park, and primary cultural attractions as anchors for the interpretive presentation. The proposed townwide trail network will be an important component of the presentation and should be planned to link attractions and interpretive sites.

- Interpretation at Partnering Sites: Identify privately owned sites, attractions, and businesses that should participate in the interpretive program. It is anticipated that the Town's prominent historic sites and cultural attractions will lead the interpretive program. Welcome additional businesses and sites that express the desire to participate and are willing to abide by its design and maintenance requirements. For private sites, a primary benefit of participation will be inclusion in mapping, marketing, and promotion of the interpretive network.

Identify the stories that each participating site will present and how they relate to the themes and stories of other sites. Select exhibit formats appropriate to each site. Determine how individual sites will work together to tailor their interpretation as part of the broader themes and storylines.

For private sites, a primary benefit of participation will be inclusion in mapping, marketing, and promotion of the interpretive network.

Determine how support can be provided to assist sites in their presentations. Determine how participating sites can be provided with introductory content presenting townwide context and relating sites to larger storylines.

- Orientation to the Townwide Interpretive Presentation: Outline how the townwide presentation will be introduced to visitors and how visitors not already familiar with Lenox will be oriented. Consider featuring orientation information using Town, Chamber, and attraction websites; an interpretive map and brochure; and introductory exhibits such as kiosks at key locations.

  Orientation should include an overview of storylines and themes; sites where they are presented; and suggested routes, trails, and itineraries linking sites. Identify key locations for orientation by identifying places where visitors are most likely to first experience the presentation, such as the villages, primary attractions, public parks, and trailheads.

  Exhibits should provide orientation information and direct visitors to other local interpretive sites. As noted above, use the common graphic identity and formatting for exhibits and publications.



Orientation exhibit at the Pleasant Valley Wildlife Sanctuary.

Implementation: Start small and build the network incrementally over time. Prioritize the ideas and actions outlined above.

Identify which storylines can be made visitor-ready quickly and which have gaps and will need longer-term development. Consult with partners and determine how best to phase in coordinated interpretation that

presents the townwide context and sets the stage for detailed interpretation at individual sites and attractions. Begin with public and partnering sites that are ready-to-go, fundable, and most likely to achieve results.



Historic objects and the Historical Society's historic building plaques are forms of public interpretation.

Website and Published Materials

Primary introduction and orientation to the townwide interpretive presentation should be made available online through a page on the Town website or that of the Lenox Chamber of Commerce. Provide links to the interpretive website from those of participating historic sites, cultural attractions, and heritage businesses.

The website should include an overview of Lenox's history; introduction of Lenox's interpretive storylines and themes; and access to maps, brochures, and digital interpretive content that can be downloaded and used to explore Lenox and its sites. Coordinate the interpretive website with that of the Lenox Historical Society, *lenox.org*, discussed above, where additional in-depth historical content can be explored.

Also, develop a small family of published materials that can be made available to visitors, including a new, graphically appealing fold-out map of Lenox and a set of simple brochures.

9.7 Present the townwide interpretive presentation online and through a limited family of published materials.

It is suggested that published materials feature a high-quality fold-out map of Lenox showing interpretive sites, open space, trails, and public amenities. This map could replace the current tourism map used for Lenox, which has a cartoon appearance and does not adequately represent the quality desired for Lenox. The new map needs to be simple enough that it can be easily produced in volume.

The new map should be graphically accurate in depicting the Town landscape and can be used to feature the proposed Lenox trail network at a townwide scale. It should include a limited amount of interpretive context providing an overview of the Town's history and landscape, outlining primary storylines and themes, and identifying the authentic historic sites that can be visited and explored where interpretive content is provided.

Additionally, a set of simple brochures can be created to present individual storylines, themes, and specific sites in more detail. Together, the map and brochures should summarize the townwide interpretive experience and help visitors and residents identify and appreciate all of the sites, trails, and other opportunities available. The map and brochures should be made available online through the interpretive page on the website, noted above. *(Action of the Lenox Cultural District under the leadership of the Lenox Chamber of Commerce, Historical Commission, working group of cultural attractions.)*



Housatonic Heritage, a potential regional partner for interpretation and promotion, features themes related to the natural and cultural history of the river, its communities, and its landscapes.

REGIONAL COORDINATION

In Chapter 5, *The Creative Economy and Historic Preservation*, this preservation plan encourages collaboration with the Towns of Lee and Stockbridge in marketing and promotion for heritage tourism. The three communities share a common landscape in the Marble Valley of the Berkshires (see Chapter 3) and also share a common history of development and change, especially with respect to changes during the Cottage Era. Chapter 8 suggests collaboration in historic preservation with respect the documentation of Cottage Era resources and landscapes.

The three towns should also collaborate interpretively, if possible. Lenox should reach out to partners and sites in Lee and Stockbridge to determine whether they are interested in and capable of collaborating in Lenox's interpretive presentation and programming. If so, the program could become a regional endeavor, which would only strengthen it.

Similarly, Housatonic Heritage (Upper Housatonic River National Heritage Area) could be an important regional partner. Housatonic Heritage "collaborates with a wide range of partners to illuminate the diverse, rich identity of the Upper

Housatonic River Valley region and to preserve and promote its historical, cultural and natural resources."

Support and promotion of heritage tourism is a primary part of its mission, and a townwide interpretive program fits well within the mission and the type of local initiative it would endorse and support, particularly if it could expand regionally. Housatonic Heritage has a small grants program that provides funding of such initiatives, which would work well for the phased implementation of Lenox's interpretive program over successive years.

Housatonic Heritage's interpretive themes include:

> **Creating a Cultural Center** — *The power of nature to rejuvenate and inspire led the Upper Housatonic Valley to become a nationally recognized center for the literary, visual, and performing arts. Independent minded artists at the forefront of their fields found homes among the scenic landscape, opportunity for experimentation, and sophisticated audiences for their works.*
>
> **Connections to the Land —** *The Upper Housatonic Valley has been devastated for centuries by extractive industry. But over time and through dedicated conservation efforts, its reclaimed and restored historic, agricultural, and scenic landscape are at the core of the region's identity and economy. The restoration of the Housatonic River remains an ongoing struggle.*
>
> **Cradle of Industry —** *Innovation in the iron, wool, paper, and electricity generating industries led to prosperity as well as to the exploitation of natural resources and pollution. The twenty-first century ushered in an era of economic distress that has been partially relieved by the development of an economy based on artistic creativity and on the preservation and enjoyment of restored natural resources.*

Lenox history, storylines, and themes can be used to support these three regional themes. An interpretive program in Lenox could become a featured initiative of Housatonic Heritage.

Other regional organizations have similar programs and initiatives to which an interpretive program in Lenox could be linked.

9.8 Coordinate the Lenox interpretive presentation with regional partners including Lee and Stockbridge, Housatonic Heritage, 1Berkshire, Berkshire Regional Planning Commission, and Berkshire Natural Resources Council.

The High Road of the Berkshire Natural Resources Council is a similar initiative to which Lenox trails and interpretation can be linked. The High Road will connect regional natural, social, and cultural assets within the Berkshires by connecting natural landscapes to towns and attractions. A Lenox trail network with an interpretive presentation could be a featured attraction of the High Road and be promoted regionally. The Lenox program could become a regional heritage tourism and recreational amenity and attraction. *(Action of the Lenox Cultural District and its partners.)*



Attractions such as Ventfort Hall are experienced in interpretive presentation and offer professional educational and public programming.

PUBLIC PROGRAMMING

Lenox's historic sites and cultural attractions offer a wide variety of programs that attract visitors and are at the heart of the Town's economy. They range from the concerts at Tanglewood, to intimate musical offerings by students from the Boston University Tanglewood Institute, to plays and performances at Shakespeare and Company, to jazz concerts at The Mount, to interpretive presentations at Ventfort Hall.

Support for these and other programs is encouraged in Chapter 5 of this plan, *The Creative Economy*, and they are incorporated into the townwide calendar of events that keeps Lenox busy during the spring, summer, and fall months. These programs are a natural alliance to interpretation and storytelling in Lenox, and connections and crossovers should be encouraged whenever possible.

9.9 Support the programming of Lenox's historic sites and cultural attractions as part of a townwide interpretive presentation.

Among the programs offered are some related specifically to historic subjects. In addition to talks on historic topics and interpretive walks of historic places, living history interactions would be a natural means of reaching out to and engaging visitors, whether at historic sites in a formal program or on the streets of Lenox Village in an impromptu encounter. Lenox's community of artists and performers, especially young people, invite experimentation and creative thinking in the types of programming that is possible and could be offered through the Cultural District. *(Action of the Lenox Cultural District and its partners.)*

Programming and outreach specifically related to historic preservation is discussed in Chapter 8, *Historic Preservation Program*, and would be oriented more toward residents than visitors.

EDUCATION

Lenox is known for the high quality of its school system. Though relatively small, families from surrounding communities have chosen to enroll their children in Lenox schools because of their reputation for quality. These outside students help support the school district financially and give it the scale needed to be able to offer many of its programs.

Organizations interested in historic preservation and community character can collaborate with the Lenox school system as a means of reaching out to and engaging young people through place-based educational programming. By connecting young people with their community landscapes, long term support for historic preservation and conservation can be encouraged. By reaching young people, preservationists can also reach their parents and increase their awareness of and support for preservation issues.

9.10 Collaborate with teachers and curriculum designers in the Lenox school system to find ways that place-based educational programming can be used to enrich and support teaching.

Local attractions in Lenox offer a variety of educational programs to a variety of different audiences according to their missions and embrace the concept of life-long learning.

In general, there are two ways that historic preservation organizations and sites engage with local schools and students: (1) on-site programming and (2) in-school programming.

On-site, place-based educational programming for students is offered by many historic and natural resource sites and attractions, such as the Pleasant Valley Wildlife Sanctuary, The Mount, and Ventfort Hall. For many non-profit attractions, school groups make up the largest number of their visitors and are their most important visitors.

Professional educators and interpreters at these attractions provide high quality programming that engages students with their sites. Programs feature place-based and experiential learning and can be adapted to the particular curriculum needs and interests of each student group. Most attractions support their on-site educational programming with lesson plans and follow-up activities that teachers can use in the classroom.

In-school programming differs from on-site programming at attractions and should not be confused with 'traveling trunk' programs where attractions come to schools to tell their own site-related stories. While on-site programming tends to feature existing stories and interpretation at an attraction, in-school programming is directly related to school curriculum and lesson plans and brings educators specializing in certain topics into classrooms to help teachers teach those topics. Mass Audubon has been a leader providing in-school programming through its professionals at sites such as the Pleasant Valley Wildlife Sanctuary. Mass Audubon's programs are primarily related to science and natural resource related topics, as opposed to cultural and history related topics which historic sites could offer.



Pleasant Valley Wildlife Sanctuary's on-site education center provides space for student science and natural resources programming.

In the Mass Audubon model, qualified volunteer educators, often retired former instructors, join teachers in the classroom to teach specialized subjects directly related to curriculum and class lesson plans. Lessons are science based, experiential, and hands-on.

In addition to classroom work, students are taken out into the local landscape for field work and place-based learning. Local community sites are used, helping students relate to landscapes they are familiar with and experience textbook lessons in real places through hands-on activities. Some outdoor, placed-based learning can be conducted right on the school grounds. Students are encouraged to experience locally and think regionally, using experiential learning as a way to connect landscapes, communities, and ecosystems.

In-school programming provides the opportunity to connect young people with the landscape in ways that are real and meaningful. Lessons are directly related to curriculum requirements, have school and community support, and are noticed by parents. The cost and complications of day-long field trips are avoided.

The small size of the school district in Lenox allows direct communication and collaboration with teachers, school leadership, and those responsible for curriculum design. Through the Lenox Cultural District, it is recommended that existing local attractions reach out to teachers to explore ways in which their sites and their staff can support teaching through both on-site and in-school experiences. In addition to science and natural resource subjects, American history, social studies, and civics can be taught using local place-based learning. *(Action of the Lenox Cultural District and its partners.)*



Historic sites throughout Lenox such as this mid-nineteenth century barn provide opportunities for place-based educational experiences on history and culture.

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Available online at www.factfinder.census.gov

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USGS, Washington, DC.
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APPENDIX A – PRESERVATION PARTNERS AND STAKEHOLDERS

The following list of potential Preservation Partners and Stakeholders has been prepared to guide outreach during preparation of the Historic Preservation Plan for Lenox. Through outreach and discussion, we seek to coordinate with entities that have interests that correlate with the plan's goals and recommendations and identify mutually supportive roles that the entities might play in the Preservation Plan's implementation.

These entities are being contacted as part of the plan's public outreach process and invited to participate in discussions about community character and historic preservation. Discussions are being held through public forums, a series of focus groups, and through small group and one-on-one meetings and conversations. We appreciate their interest and participation.

This list of Preservation Partners and Stakeholders has been divided into eight groupings, ranging from state and regional partners; to Town governmental boards, commissions, and committees; to other types of local entities. Three local communities/areas within Lenox that have distinct historical identities have also been noted. "Attractions" and "Historic Lodgings and Wellness Centers" have been included because of their use of historic buildings and estates and their role in the local economy. Individuals associated with key potential partners and stakeholders that serve as primary contacts are identified. Information describing partners and stakeholders has been drawn from their websites, the 2016 Annual Town Report, Wood 1969:187-203, Kennedy 2016, and BRPC 2000.

STATE AND REGIONAL PARTNERS

Massachusetts Historical Commission (MHC)

The MHC is the designated State Historic Preservation Office in Massachusetts, a state governmental entity responsible for managing the state's historic preservation program in partnership with the National Park Service at the federal level. The Historic Preservation Plan for Lenox is funded through a grant from and is being prepared in partnership with the MHC.

William Francis Galvin, MHC Chair and Secretary of the Commonwealth
Brona Simon, Executive Director and State Historic Preservation Officer
Christopher Skelly — christopher.skelly@state.ma.us
Director, Local Government Programs
Michael Steinitz — Michael.steinitz@state.ma.us

Deputy SHPO/Director Preservation Planning Division

https://www.sec.state.ma.us/mhc/

Preservation Massachusetts

Preservation Massachusetts is a statewide non-profit historic preservation organization dedicated to preserving the Massachusetts' historic and cultural heritage. They are an advocacy and education organization, working with individuals, organizations, and businesses striving to revitalize their communities, historic buildings and landscapes through historic preservation. Among its initiatives most important to communities is its Circuit Rider program through which they provide technical assistance to municipalities.

James W. Igoe jigoe@preservationmass.org
Executive Director

Stacia Caplanson scaplanson@preservationmass.org
Western Massachusetts Circuit Rider

https://www.preservationmass.org

Community Preservation Coalition

The Community Preservation Coalition is an alliance of open space, affordable housing, and historic preservation organizations working with municipalities to help them understand, adopt, and implement the Massachusetts Community Preservation Act. The Coalition was formed in the 1990s with the goal of achieving passage of the Community Preservation Act. With leadership and help from our diverse Steering Committee, the Coalition works to preserve Massachusetts communities' unique character by advocating for and supporting the Community Preservation Act, advancing smart growth and sustainable development for communities across the Commonwealth.

Stuart Saginor https://www.communitypreservation.org
Executive Director

https://www.communitypreservation.org

Massachusetts Cultural Council

The Massachusetts Cultural Council is a state agency promoting excellence, inclusion, education, and diversity in the arts, humanities, and sciences fostering a rich cultural life for Massachusetts residents and contributing to the vitality of communities and economy. The Cultural Council receives an annual appropriation from the state Legislature and funds from the National Endowment for the Arts, and others. In turn, the Massachusetts Cultural Council makes thousands of grants directly to non-profit cultural organizations, schools, communities, and individuals artists. The organization's Cultural District program is particularly relevant to many heritage tourism communities.

Meri Jenkins, Program Manager meri.jenkins@art.state.ma.us

Luis E. Cotto, Program Manager Luis.Cotto@art.state.ma.us

http://www.massculturalcouncil.org

Berkshire Regional Planning Commission (BRPC)

The Berkshire Regional Planning Commission is the state designated regional planning organization serving Berkshire County. The BRPC assists local municipalities with regional and local planning services and has completed numerous plans with the Town of Lenox.

Lauren Gaherty, Senior Planner lgaherty@berkshireplanning.org

http://berkshireplanning.org

Upper Housatonic Valley National Heritage Area (Housatonic Heritage)

The Upper Housatonic Valley National Heritage Area, also known as Housatonic Heritage, has been designated by Congress as a National Heritage Area to serve a large portion of the Housatonic River watershed in Massachusetts and northern Connecticut.

Housatonic Heritage collaborates with a wide range of partners to illuminate the diverse, rich identity of the Upper Housatonic River Valley region and to preserve and promote its historical, cultural and natural resources. It facilitates collaboration with regional organizations, working as a catalyst for regional thinking.

Dan Bolognani, Executive Director dbolognani@housatonicheritage.org

https://housatonicheritage.org

Berkshire Natural Resources Council (BNRC)

Berkshire Natural Resources Council (BNRC) is a non-profit, membership-supported land conservation organization founded in 1967. The BNRC has completed over 200 conservation projects encompassing 14,500 acres of conserved land throughout Berkshire County. The organization conserves land through direct acquisition, donation, and the holding of private conservation restrictions.

The BNRC owns and maintains over 1000 acres of ecologically significant conversation properties in and adjacent to Lenox, most prominently along Yokun Ridge and Lenox Mountain, around Parsons Marsh, and overlooking the Housatonic River. The BNRC works closely on conservation initiatives with the Town, the Lenox Land Trust, and private landowners. Public access to the trails on its properties is encouraged.

Mackenzie Greer, Conservation and Stewardship Associate

https://www.bnrc.org

Housatonic Valley Association (HVA)

The Housatonic Valley Association (HVA) is an association of individuals, families, community groups and businesses working together on behalf of the natural environment throughout the 2000 square-mile Housatonic Watershed, from the Berkshires to Long Island Sound. The HVA focuses on clean water, land protection, and connecting people to the natural world. They partner with a broad spectrum of individuals, neighborhood groups, government agencies and peer organizations to solve environmental problems.

Lynn Werner, Executive Director lynnhva@hotmail.com
https://hvatoday.org

1Berkshire Strategic Alliance Inc. (1Berkshire)

1Berkshire is a countywide organization focused on economic development and promotion of the region as a preferred place to visit, to live, and to grow a business. It provides programs that connect businesses with each other and with potential customers, as well as working to develop future business leaders and support entrepreneurs. 1Berkshire serves as the county's visitor bureau and state designated Regional Tourism Council. It manages the region's visitor website, undertakes regional promotion, and publishes its regional visitor guide. 1Berkshire was created in June 2016 by a merger of four countywide economic development organizations. It is the voice of the Berkshire business community with over 1200 members.

Jonathan Butler, President and CEO jbutler@1berkshire.com
Lindsey Schmid, Director of Marketing lschmid@1berkshire.com
https://1berkshire.com

TOWN GOVERNMENT – BOARDS AND STAFF

Board of Selectmen

The Board of Selectmen (Select Board) is a body of five elected officials that serves as the Town's chief governing board. They set the policies of the Town and ultimately are responsible to the voters for ensuring the proper functioning of municipal operations.

The Select Board reviews and approves all contracts and appointments. It works closely with the Chief Administrative Officer as they make decisions that set the course of action for the municipal services provided by Town's various departments, including Police, Fire, Public Works, Inspections, Assessor, Land Use, and Housing.

At the Annual Town Meeting in May voters decide on the Selectmen's recommended budget for the upcoming fiscal year and vote for the new terms of office – every year at least one Selectman position is on the annual ballot.

Ken Fowler – Principal Contact *klf0220@hotmail.com*
Dave Roche, Chairman
Warren Archey, Clerk
Ed Lane
Channing Gibson

Planning Board

The Planning Board for the Town of Lenox is an elected body responsible for overseeing implementation of the Town's zoning, subdivision, and land development ordinances. The Planning Board reviews and approves zoning and land development applications and recommends amendments to zoning and land development ordinances and regulations for consideration at Town Meeting.

Pamela Kueber, Chair *pkueber@gmail.com*
Tom Delasco, Vice Chair

Kathleen McNulty-Vaughan
Deborah Rimmler
Kameron Spaulding

Zoning Board of Appeals

The Zoning Board of Appeals is a quasi-judicial body appointed by the Board of Selectmen to review applications for relief from aspects of the Town's zoning ordinance usually in the form of special permits and variances related to land development.

Ethan Berg, Chair	*ethanberg@mac.com*
Shawn Leary Considine, Clerk	*shawnpleary@49MainLaw.com*
Ned Douglas	
Clifford Snyder	
Robert Fuster	
Robert Fuster, Jr.	
Jedd Hall, Alternate	
Al Harper, Alternate	
Clayton Hambrick, Alternate	

Town of Lenox Staff

The Town staff reports to the Board of Selectmen through the Chief Administrative Officer, who is responsible for overall management of the Town's departments and governmental services. Town staff provides support to most of the Town's commissions and committees. Town staff members involved in preparation of, or with a special interest in, the Historic Preservation Plan are listed below.

Town Administrative Office

Christopher J. Ketchen – Principal Contact *Chief Administrative Officer*	*cketchen@townoflenox.com*
Mary Ellen Deming *Director of Administrative Services*	*selectmen@townoflenox.com*

Land Use Department

Gwen Miller – Project Manager *Land Use Director and Town Planner*	*gmiller@townoflenox.org*

Building Inspections Department

B.J. Church Lenox Building Commissioner	bchurch@town.lee.ma.us

Community Center / Parks & Recreation Department

Kim Graham
Director, Community Center/Parks and Rec.

TOWN COMMISSIONS AND COMMITTEES – VOLUNTEER

Historical Commission

The Historical Commission is the community-wide historic preservation planning entity for protection of the Town's historic assets. Its mission is to identify, preserve, and protect historic sites, including places, buildings, structures, objects, areas, burial grounds, landscape features, and other sites that are of historic, architectural, or archaeological significance to Lenox. Members of the Historical Commission are appointed by the Select Board,

Olga Weiss, Chair – Principal Contact *weissolgar@gmail.com*
Jan Chague
Ray Kirby
Lavinia Meeks
Suzanne Pelton
Bob Romeo
Lucinda Weiss

Historic District Commission (HDC)

The Historic District Commission (HDC) is responsible for administering the Lenox Historic District Bylaw, established in 1975 and encompassing the core of the village center. The mission of the HDC is to preserve and protect buildings and spaces significant to the history and architecture of the village.

The HDC reviews applications for a Certificate of Appropriateness for projects proposing exterior architectural features to the district to assure that the projects are consistent with published design guidelines intended to preserve and enhance the historic character and integrity of the village. The 2016 Annual Town Report notes that 20 applications were reviewed in that year.

Ken Fowler – Principal Contact *klf0220@hotmail.com*
Jason Berger
Pat Ouen
Elaine Steinert
Mark Smith
Kameron Spaulding

Community Preservation Committee (CPC)

The Community Preservation Committee (CPC) administers the Town's participation in the Community Preservation Act, a state program providing matching funds to municipalities for local projects in three categories—Historic Preservation, Community Housing, and Open Space and Recreation.

The CPC reviews applications from qualified applicants and recommends projects for approval at Town Meeting. One project was approved in 2016, though funds were also allocated to continuing funding of a past project and to reserves for future funding.

Anthony (Tony) Patella, Chairman
Tom Delasco, Planning
Joe G. Strauch, Conservation
Catherine May, Housing
Channing Gibson, Selectmen

Olga Weiss, Historical Commission	*weissolgar@gmail.com*
Albert Harper, At Large	*albertbharper@gmail.com*
Frederick Keator, At Large	
Eugene Chague, At Large	

Conservation Commission

The Conservation Commission is composed of seven volunteer members appointed by the Board of Selectmen. The Commission administers and enforces requirements of the state Wetlands Protection Act and the Scenic Mountain Act within Lenox. The Wetlands Protection Act controls activities that involve filling, excavating, or otherwise altering wetlands that can impair their many valuable functions. The Scenic Mountain Act protects watershed resources and preserves the natural scenic qualities of the mountain region.

The Conservation Commission reviews applications to perform work in and near the wetlands, flood plains, rivers, banks, surface waters, other resource areas and the mountain regions. In 2016, two applications were reviewed under the Scenic Mountain Act and twenty-four projects were reviewed under the Wetlands Protection Act.

Neal Carpenter, Chairman	npcarptwo@gmail.com
Rose Fitzgerald Casey	
Richard Ferren	
Vince Ammendola	
David Lane	
Tim Flannagan	
Joe Strauch	

Cultural Council

Appointed by the Select Board, the Cultural Council administers the Town's participation in the Local Cultural Council program of the Massachusetts Cultural Council. The state legislature provides an annual appropriation to the Massachusetts Cultural Council, which then allocates funds to local cultural councils in each of the state's municipalities. Funds may be used to support grassroots cultural community-based projects in the arts, sciences and humanities. The allocation provided to Lenox for fiscal year 2018 is $4,400.

Derrick Holt, Chair
Beth Tracy Gamble, Treasurer
Roberta Russell, Secretary
Phyllis Hofman
Arlene Schiff

Land Management Committee

The Land Management Committee provides advice and support to the Select Board on special projects and topics involving management of Town properties. The Committee met twice in 2016 and recommended funding of the Lenox Town Beach project to the Community Preservation Commission and Town Meeting.

Kameron Spaulding
Patty Spector
Warren Archey

Ruth Wheeler
Kim Graham
Andrew Lane
Tim Flanagan

Village Improvement Committee

The Village Improvement Committee is a special committee appointed by the Select Board to provide advice and undertake projects for the beautification, appearance, and improvement of the Town's historic village center.

Lynn Sutton, Chair
Suzanne Pelton
Barbara Sims

Lenox Environmental Committee

The Lenox Environmental Committee is appointed by the Select Board with a mission to promote environmentally sound policies and practices in and about the Town. The Committee works with Town departments and local businesses to implement environmentally responsible approaches to the delivery of services. These have included recycling, table-to-farm composting for restaurants, and exploration of solar and wind energy initiatives. Through education and outreach programming, the Committee promotes the public's awareness of ways to protect human health and the environment.

Susan May
Eric Federer
Suky Werman
Harriet Wetstone
David Rimmler
Neil Purdy
Carolyn Butler

Permanent Building Committee

The Permanent Building Committee provides advice and support to the Select Board on issues and projects related to the management of Town-owned buildings.

Tom Delasco
Andrew Lane
Ed Lane
Jeff Vincent

LOCAL COMMUNITIES WITHIN LENOX

The historical development and historic resources of local historic communities in Lenox are discussed in the Historical Development and Resources chapter of the preservation plan.

Lenox Village

Residents, Businesses and Institutions

Lenox Dale

Residents, Businesses and Institutions

New Lenox
Residents

Town of Lenox
Owners of historic properties town-wide

LOCAL PRIVATE AND NON-PROFIT ENTITIES

Lenox Chamber of Commerce
The Lenox Chamber of Commerce is a non-profit membership organization dedicated to promoting business and quality of life in Lenox. The Chamber operates a visitor's center in the historic village serving visitors and locals with exhibits, information, and discount tickets during the theater season.

The Chamber plays a key role in the promotion of Lenox to visitors and serves as the Town's visitor bureau, managing a visitor website with online information on attractions, events, restaurants, lodging, and services. The Chamber also serves as a networking and educational venue for member businesses.

Rob Murray, President robertmurray1959@gmail.com

Lenox Library and Lenox Library Association
The Lenox Library was established in 1855 and since that time has served the Town as a private community library under the management of the Lenox Library Association. In 1871, the 1815 courthouse was purchased for the library, where it has been a center of community life. In the Fall of 2017, the Lenox Library was absorbed by the Town, and it now functions as a department under Town governance. The Lenox Library Association continues to support the library as a non-profit friends group. The Lenox Library is individually listed on the National Register of Historic Places and is within both the Lenox Historic District (local) and proposed National Register Historic District. The building is listed as LEN.21 on the Lenox Historic Resources Inventory.

Amy Lafave, Library Director alafave@lenoxlib.org

Lenox Historical Society
The Lenox Historical Society was founded in 1980 and incorporated as a 501(c)3 non-profit organization. The Historical Society operates the Museum of Lenox History located in the c. 1803 Lenox Academy building, which is owned by the Town. The historical society's mission is to collect and preserve historical documents, photographs, reference materials and memorabilia that pertain to the history of Lenox and Lenox Dale. It has over 220 members, whose annual membership dues help support a variety of programs and events.

The Lenox Academy building is one of the oldest and most significant buildings in town and is managed under the direction of trustees appointed by the Select Board. The Lenox Academy is individually listed on the National Register of Historic Places and is within both the Lenox Historic District (local) and proposed National Register Historic District. The building is listed as LEN.15 on the Lenox Historic Resources Inventory.

Vickie Salvatore vps237@aol.com

Jan Chague
Lucy Kennedy
Cornelia Gilder

Lenox Land Trust

The Lenox Land Trust is a private non-profit organization dedicated to preserving and maintaining the rural New England character of Lenox and the surrounding area for present and future generations. The Trust works to preserve high-value conservation lands, design and install public access trails, and maintain existing preserved lands for the benefit of wildlife and for passive recreation. The Trust preserves land directly through conservation easements and acquisition. It works to stimulate education and research concerning the Town's landscape resources.

The Lenox Land Trust works in collaboration with the Town of Lenox, the Berkshire Natural Resources Council, the Massachusetts Audubon Society, Massachusetts Land Trust Coalition and other organizations.

Ken Kelly, President kkelly@utica.edu

The Church on the Hill

The Church on the Hill is the historic Congregational Church in Lenox, constructed in 1805 replacing an earlier building. The church is located on a prominent ridge at the north end of the village an is a community icon. Today it is a congregation of the United Church of Christ. The cemetery adjacent to the church, owned by the Town, is the resting place of many early Town residents. The Church on the Hill and Cemetery are individually listed on the National Register of Historic Places and are within the Lenox Historic District (local) and proposed National Register Historic District. The church is listed as LEN.1 and LEN.B on the Lenox Historic Resources Inventory. The cemetery is listed as LEN.801 and LEN.B.

John A. Nelson, Pastor jnelson@lenoucc.org
Bob Brown

Trinity Church

Trinity Church, an Episcopalian denomination, was constructed in 1885 at the corner of Walker and Kemble Streets on the west side of the village. The building was a replacement for an earlier, smaller 1818 wood structure on Church Street, Its parish house was constructed in 1896, commissioned by John E. Parsons in memory of his wife. Trinity Church, Parish House, and Rectory are listed as LEN.38, LEN.39, LEN.40, and LEN.D on the Lenox Historic Resources Inventory and is individually listed on the National Register of Historic Places. They are within both the Lenox Historic District (local) and proposed National Register Historic District.

Reverend Michael Tuck, Rector

St. Helena's Episcopal Chapel

St. Helena's Chapel is located on New Lenox Road in the northeast portion of the Town. The chapel was constructed in 1892 by John Parsons in memory of his daughter, Helen, who died when a young woman. St. Helena's Episcopal Chapel is listed as LEN.283 on the Lenox Historic Resources Inventory.

Reverend Michael Tuck, Priest

St. Ann's Roman Catholic Church

St. Ann's Church is located on Main Street at the north end of the village center. The church was constructed in 1911, replacing an earlier building dating to 1871 that was located just behind the present structure. St. Ann's Church is listed as LEN.8 on the Lenox Historic Resources Inventory and is within both the Lenox Historic District (local) and proposed National Register Historic District.

Monsignor John Bonzagni, Pastor

St. Vincent's de Paul Church

St. Vincent's Church is located on Crystal Street in Lenox Dale just north of the village center. The handsome shingle-style church was constructed in 1904 to serve the Irish and French families of workers employed in the Dale. St. Vincent's de Paul Church and Rectory are listed as LEN.327 and 328 on the Lenox Historic Resources Inventory.

Monsignor John Bonzagni, Pastor

ATTRACTIONS

The Mount

The Mount was designed and constructed by Edith Wharton in 1901-1902 and was her home until 1911. Today the estate is a premier visitor attraction within the region interpreting Edith Wharton, the estate, and the town, while providing a venue for programming and events. The Mount and its grounds are designated as a National Historic Landmark and listed on The National Register of Historic Places. They are listed as LEN.164 and LEN.E on the Lenox Historic Resources Inventory. Their Gatehouse and Stable are listed as LEN.315 and LEN.316.

Susan Wissler, Executive Director swissler@edithwharton.org
Ross Jolly, Director of Facilities and Special Events jolly@edithwharton.org

Ventfort Hall

Ventfort Hall is a mansion built in 1893 for Sarah Morgan, the sister of J.P. Morgan. Located near the village center, Ventfort Hall the is home of The Museum of the Gilded Age, a premier visitor attraction. Through lectures, exhibits, theatrical performances and other events, the museum interprets the great changes that occurred in American life, industry, and society during the Nineteenth Century. Ventfort Hall in individually listed on the National Register of Historic Places. It is listed as LEN.255 and LEN.C on the Lenox Historic Resources Inventory and is within both the Lenox Historic District (local) and proposed National Register Historic District.

Beverly Rainey, Executive Director beverly@gildedage.org

Shakespeare and Company

Located near the village center, Shakespeare & Company is one of the largest Shakespeare Festivals in the country, operating year-round. The organization attracts more than 60,000 patrons annually, with a core of over 150 artists. The

Company develops and performs Shakespeare, classics, contemporary, and new plays of social and political significance, generating opportunities for collaboration between actors, directors and designers of all races, nationalities and backgrounds. Historic buildings on the property are listed as LEN,161, LEN.168, and LEN.323 on the Lenox Historic Resources Inventory.

Adam Davis, Managing Director adavis@shakespeare.org

Tanglewood

Tanglewood is the summer home of the Boston Symphony Orchestra and presents orchestral and other popular programs from June through August. Tanglewood is located on West Street just west of Lenox village center, but most of the property is in Stockbridge, just over the Lenox town boundary. Tanglewood was originally the 1840s/50s summer estate of William Aspinwall Tappan of Boston who named his estate after Nathaniel Hawthorne's *Tanglewood Tales*. Hawthorne and his family lived as guests on the estate in 1850-51. Tanglewood is the largest and most widely known cultural attraction within the region and draws thousands of visitors to the town. Though located in Stockbridge, historic resources on the Tanglewood property have a Lenox street address and are listed as LEN.140 and LEN.141 on the Lenox Historic Resources Inventory.

Boston University Tanglewood Institute (BUTI)

The Boston University Tanglewood Institute (BUTI) is a summer satellite program of Boston University's College of Fine Arts (CFA) for gifted young musicians. Attended by approximately 340 high school students and graduates each summer, BUTI has been affiliated with CFA since 1967, when the program was instituted as a counterpart to the Tanglewood Music Center. Students attend Boston Symphony Orchestra performances, and BSO musicians serve as role models and mentors.

Significant inventory information on the BUTI property is included in LEN.G on the Lenox Historic Resources Inventory and is a detailed 2012 area inventory form for the two historic estates that make up the property. The property's historic mansion is listed as LEN.125. Its Caretaker's Cottage, Stable, and Tea House are listed as LEN.126, LEN.127, and LEN.321. Other buildings on the property developed between 1958 and 1965 as the Windsor Mountain School are listed as LEN.332-338.

Hilary Field Respass, Executive Director
Jonathan Cole, Associate Director for Program Operations and Communication

Frelinghuysen Morris House and Studio

The Frelinghuysen Morris House and Studio was the home of George Morris and Suzy Frelinghuysen, prolific abstract artists since the late 1930s and significant figures in the history of American art. Upon her death in 1988, Suzy Frelinghuysen left instructions that the House & Studio and art collection be used for educational purposes, and in 1998 the House, Studio, and 46-acre estate opened to the public.

Visitors can walk through the House with all of its original furnishings and view not only the works of Morris and Frelinghuysen on the walls, but walk right up to

the works of some of their more famous colleagues and contemporaries including Picasso, Braque, Leger and Gris. The Frelinghuysen Morris House, Studio, and grounds are listed as LEN.348, LEN.H, and LEN.910-915 on the Lenox Historic Resources Inventory. The property was listed in the National Register of Historic Places as a historic district in 2016.

Kinney Frelinghuysen, Director
Sean McCusker sean@frelinghuysen.org

Berkshire Scenic Railway Museum (Lenox Station)

The Berkshire Scenic Railway Museum is an all-volunteer, non-profit organization founded in 1984 and dedicated to preserving the history of railroading and trolley lines in the Berkshire Hills of Western Massachusetts. Located in the historic Lenox Depot, the museum offers educational and scenic train rides between Lenox and Stockbridge using restored vintage railroad equipment. The museum also features interactive exhibits and is a repository for information and artifacts relating to the history of railroading and its associated industries. Its scenic train rides carried over 16,000 passengers in 2010. Restoration of the depot to its 1903 appearance was completed in 1996. The Lenox Station is listed on the National Register of Historic Places as LEN.322 in the Lenox Historic Resources Inventory.

Tom Delasco
Mark Shapp
Pamela and Jay Green

Undermountain Farm

Undermountain Farm is located on Undermountain Road just north of Parson's Marsh and one mile northwest of Lenox village. The farm offers year-round horseback riding in its indoor arena, surrounding fields, and adjacent woodland trails. Its historic Victorian farm buildings are surrounded by 150 acres of pasture, forest and hay fields. The farm offers boarding and lessons for riders of every age and skill level.

John Drummond Kennedy Park

Kennedy Park is a 124-acre Town park encompassing the mountainous topography north and northwest of the Lenox village center. The park is the site and grounds of the massive Aspinwall Hotel, built in 1902 and consumed by fire in 1931. Foundation ruins of the hotel and remnants of its grounds remain in the woodland landscape that has grown on the property.

The Town acquired Aspinwall Park, as it was then known, in 1958, and it was renamed in 1973 for John Drummond Kennedy in honor of his bequeathed monies for maintenance of the park's trail system. Today, Kennedy Park offers a network of hiking and horseback riding trails to the public.

John Drummond Kennedy Park Restoration Committee
Kim Graham, Director, Community Center/Parks and Rec.

Pleasant Valley Wildlife Sanctuary (Mass Audubon)

The Pleasant Valley Wildlife Sanctuary is a 1,191-arce property located on the eastern slopes of Lenox Mountain on West Mountain Road, northwest of Lenox

village. Preserved and managed by Mass Audubon, the sanctuary features woodlands, meadows, and wetlands accessed by 7 miles of hiking trails. Pleasant Valley refers to the valley of Yokun Brook, which passes through the sanctuary with its series of wetlands and ponds. Facilities include an office and gift shop, barn, education center, and play area. A variety of public programs are offered, including a summer day camp. The Pleasant Valley office (house) and barn are listed as LEN.274 and LEN.311 on the Lenox Historic Resources Inventory.

Becky Cushing, Sanctuary Director bcushing@massaudubon.org

George Darey Wildlife Management Area

The Darey Wildlife Management Area is a 818-acre property along the Housatonic River in the northeast corner of the Town. Managed by the Massachusetts Division of Fish and Wildlife, the Area features wetland trails accessed by parking areas off of New Lenox Road. The Area has no local staff or other facilities.

HISTORIC LODGINGS AND WELLNESS CENTERS

The following properties are predominantly Great Estates and historic homes located in Lenox or immediately adjacent in Stockbridge that have been adapted for use as lodgings, resorts, wellness centers, or similar uses. These are surviving properties of the Town's Gilded Age era that are open to the public and are central to the Town history, identity, and current economic prosperity. Numerous other historic homes and former estates in Lenox that are private residences are not listed here.

1897 Hampton Terrace Inn

91 Walker Street – constructed in 1897 by John and Virginia Struthers of Philadelphia who named it Wynnstay. The residence became an inn in 1937, the year that Tanglewood was founded. It is currently a bed and breakfast. 1897 Hampton Terrace Inn is listed as LEN.254 and LEN.298 on the Lenox Historic Resources Inventory. The property is within both the Lenox Historic District (local) and proposed National Register Historic District.

Belvoir Terrace

80 Cliffwood Street – constructed in 1888-90 for Morris K. Jesup with landscaping by Frederick Law Olmsted. Additions and alterations were made in the late 1920s. Since 1954, the property has served as a family-operated summer visual and performing arts camp for young women with programs in art, music, dance, theater, and sports.

Birchwood Inn

7 Hubbard Street – the core of the building was constructed about 1765 by Israel Dewey and in 1806 was purchased by prominent Lenox resident Azariah Egleston. The most significant renovations to the house were made by Florine and Richard Dana, a prominent New England family. It has served as a bed and breakfast since 1982. Birchwood Inn is listed as LEN.2 on the Lenox Historic Resources Inventory. The property is within both the Lenox Historic District (local) and proposed National Register Historic District.

Blantyre

16 Blantyre Road – constructed in 1901 by Robert Paterson, who purchased the property, known as Highlawn, from the Dorr family. Paterson tore down the Dorr's residence but retained the carriage house and outbuildings. Blantyre was renovated in 1981 after a period of neglect and opened as a fine hotel, restaurant, and spa. Blantyre's House, Barn, and Caretaker's Cottage are listed as LEN.304 and Len.305 and LEN.298 on the Lenox Historic Resources Inventory.

Brook Farm Inn

15 Hawthorne Street – constructed as a rental cottage on the estate known as The Hive in the 1880s by Frederick and Elizabeth Rackeman. It became known as the Burton Harrison House after its first tenants. It was first established an inn in 1949. Brook Farm Inn is listed as LEN.150 on the Lenox Historic Resources Inventory.

Canyon Ranch (Bellfontaine)

165 Kemble Street – constructed in 1897 as Bellefontaine by Giraud and Jane Van Ness Foster. Located south of the village, Bellfontaine was among the largest and most prominent of the Great Estate mansions. In 1989 the mansion was rehabilitated and opened as Canyon Ranch, a 94-acre luxury health and wellness resort. Canyon Ranch's House, Gatehouse, and Superintendent's House are listed as LEN.162, LEN.312, and LEN.313 on the Lenox Historic Resources Inventory.

Chesapeake Inn

210 West Street – historic wood framed residence located on West Street, opposite the main gates of Tanglewood. The Chesapeake Inn operates seasonally as a bed and breakfast with four guest rooms. Chesapeake Inn is listed as LEN.136 on the Lenox Historic Resources Inventory.

Cornell Inn

203 Main Street – located north of Lenox village, the inn is comprised of four buildings, including the historic MacDonald House, constructed in 1777, Cornell House and carriage house, constructed in 1888 and 1889. Cornell Inn is listed as LEN.173 and LEN.174 on the Lenox Historic Resources Inventory.

Cranwell Resort, Spa and Golf Club (Wyndhurst)

55 Lee Road – constructed in 1894 by John Sloane (of W&J Sloane, New York furniture and carpet merchants) by architects Peabody & Stearns and landscape architect Frederick Law Olmsted. Wyndhurst is located southeast of the village with 175 acres and was among the most prominent of Lenox Great Estates. Originally, the property was the home of Henry Ward Beecher, who called it Blossom Farm and sold it in 1865 to General John Rathbone, who named it Wydhurst and built a new home after moving the Beecher house across the road. Sloane demolished the Rathbone house (Wood 1969:203). Today it is the Cranwell Resort and Spa and includes an 18-hole golf course and residential homes constructed on the property. Cranwell's historic mansions and carriage houses are listed as LEN.265, LEN.266, LEN.307, and LEN.308 on the Lenox Historic Resources Inventory.

Eastgate Inn

207 West Street – a historic wood framed residence located west of Lenox village in the vicinity of Tanglewood. The Eastgate Inn is a bed and breakfast with five guest rooms.

Eastover Estate and Eco Village

430 East Street – constructed in 1910 by Harris Fahnesrock of New York. In the early 1940s it became a private school and in 1947 was developed as a resort. Located on the east side of Lenox on a ridge overlooking the Housatonic River, Eastover is among the largest and most substantial of the Great Estates. Today, the Eastover Estate and Eco Village is a 600-acre eco-friendly holistic retreat center for companies and other groups. Eastover is listed as LEN.286 on the Lenox Historic Resources Inventory.

Garden Gables Inn

135 Main Street – located in a historic residence located on a 5-acre property at the north end of Lenox village. This bed and breakfast offers nineteen guest rooms. Garden Gables Inn is listed as LEN.4 on the Lenox Historic Resources Inventory. The property is within both the Lenox Historic District (local) and proposed National Register Historic District.

Gateways Inn and Restaurant (Orleton)

51 Walker Street – constructed in 1910-1912 on the east side of the village by Harley T. Proctor of Proctor & Gamble and named Orleton. Designed by McKim Meade & White. Established as an inn in 1948, at which time the name was changed to The Gateways. Presently an inn, restaurant, and lounge. Gateways Inn is listed as LEN.33 on the Lenox Historic Resources Inventory. The property is within both the Lenox Historic District (local) and proposed National Register Historic District.

Kemble Inn (Frelinghuysen Cottage)

2 Kemble Street – constructed in 1881 by Frederick T. Frelinghuysen, Chester A. Arthur's Secretary of State. Located on a 3-acre lot close to the village center and across the street from Trinity Church, the mansion was designed by Rotch & Tilden in the Colonial Revival style with landscape design by the Olmsted firm. For a period, the mansion was used as a residence by the Lenox School. Today the Kemble Inn is a renovated inn with ten suites, lounge, and spa. Kemble Inn is listed as LEN.41 on the Lenox Historic Resources Inventory. The property is within both the Lenox Historic District (local) and proposed National Register Historic District.

Kripalu Center for Yoga and Health (Shadowbrook)

57 Interlaken Road (Lenox and Stockbridge) – constructed in 1893 by Anson Phelps Stokes, Shadowbrook was the largest of the Great Estates. Andrew Carnegie purchased the property in 1917 and died there. In 1922, it was sold to the Society of Jesus (Jesuits). However, the building burned to the ground in 1956. The current building, a large brick hotel-like structure, is located on a different portion of the property and serves as the Kripalu Center, a major attraction for yoga, health, and wellness.

Lenox Club (Windyside)

111 Yokun Avenue – constructed in1875 by Dr. Richard C. Greenleaf. The property was leased by the Lenox Club, a private social club, and developed as a nine-hole golf course for use by local residents. In 1924, the golf course was expanded to 18 holes but was later abandoned, reverting to woodlands. Today the Greenleaf house serves as the Lenox Club clubhouse with accommodations for guests and featuring tennis, cricket, and 114 acres of preserved woodlands. Lenox Club is listed as LEN.114 on the Lenox Historic Resources Inventory.

Seven Hills Inn (Norwood, Shipton Court)

40 Plunket Street – constructed in 1885 by Robert Chapin and renovated and expanded in 1911 by Emily Spencer. The original core of the Seven Stars Inn is reported to be a mid-1700s farmhouse, which appears to be present as a farm complex on the Town's 1854 map under the ownership of James Crosby. The property became an inn in 1951, when it received its current name. The inn sits on 27 acres and is adjacent to The Mount. The inn has forty-four guest rooms in three separate buildings, the Mansion, Carriage House, and the Terrace Country Motel. Seven Hills Inn is listed as LEN.165 and LEN.317 on the Lenox Historic Resources Inventory.

Stonover Farm Bed and Breakfast

169 Undermountain Road – constructed in 1890 by John E. Parsons. The farm complex is currently on 10 acres and is a luxury bed and breakfast with 11 rooms, three in the house, four in a detached cottage, and one in a converted 1850 schoolhouse. Stonover Farm is listed as LEN.272 on the Lenox Historic Resources Inventory.

Summer White House Inn

17 Main Street – located in the heart of Lenox village, the historic Summer White House is a full-service bed and breakfast featuring six rooms. Summer White House Inn is listed as LEN.20 on the Lenox Historic Resources Inventory. The property is within both the Lenox Historic District (local) and proposed National Register Historic District.

The Rookwood Inn

11 Old Stockbridge Road – known in 1825 as the Williams Tavern and located at the intersection of Main and Cliffwood Streets, the building was purchased by Frederick Constance Peters in 1880 and moved to its present location. A Victorian front was added to the original structure, which was intended to be a rental property serving the secretaries of wealthy cottagers. The building became a bed and breakfast under a succession of owners. The third floor was reconstructed after a fire in 1986. The inn has twenty guest rooms. Rookwood Inn is listed as LEN.142 on the Lenox Historic Resources Inventory. The property is within the proposed Lenox Village National Register Historic District.

Travaasa Berkshire County (Elm Court)

310 Old Stockbridge Road (Stockbridge) – constructed in 1885 by William D. Sloane (of W&J Slone, New York furniture and carpet merchants) and his wife Emily Vanderbilt Sloane on a 2400-acre estate. Elm Court was designed by Peabody & Sterns and both the mansion and estate are among the largest of the

Great Estates. The property briefly became an inn but remained in family ownership and was unoccupied by the mid-1960s. Today, the estate is in the process of being redeveloped as Travaasa Berkshire County, a luxury resort.

Wheatleigh

Hawthorne Road (Stockbridge) – constructed in 1893 by Henry H. Cook for his daughter Georgie, who married Carlos de Heredia, a Spanish Count. Wheatleigh was designed by Peabody & Stearns based ona 16th century Florentine palazzo. The 380-acre landscape, Wheatleigh Park, was by Frederick Law Olmstead. The present 21-acre property is managed as a fine hotel with 19 suites and guest rooms.

Whistler's Inn (Hillside, Hidden House)

5 Greenwood Street – constructed about 1870 by Mrs Grace Kuhn and purchased in 1911 by Ross Wynans Whistler, railroad tycoon and nephew of the painter James M. Whistler, who changed the name to Hidden House. It was sold by the heirs in 1940. Located on the corner of Greenwood and Main across the street from the Church on the Hill, the inn features fifteen rooms in the mansion, coach house, and adjacent pine wood house. Whistler Inn is listed as LEN.3 on the Lenox Historic Resources Inventory. The property is within both the Lenox Historic District (local) and proposed National Register Historic District.

APPENDIX B – NATIONAL AND STATE HISTORIC PRESERVATION PROGRAMS

Historic preservation is primarily a product of grassroots initiative fostered by many decades of interest and effort by private citizens. Early preservation efforts in the nineteenth century focused on sites of great national interest like George Washington's Mount Vernon or the Gettysburg Battlefield. Over time the preservation movement expanded as places of regional and statewide significance were identified and protected. Increasingly, communities began to recognize that many of their homes, churches, public buildings, and neighborhoods were important locally and also deserved to be recognized, preserved, and respected.

During the course of this growing movement, local, state, and federal governments established a framework to aid and encourage community preservation efforts. A structure has taken form to help identify significant resources, fund their preservation, and plan for their future. While this structure emanates through the federal government based upon a nationwide consensus on preservation standards, preservation programs are implemented primarily at the local level by, and in accordance with, the goals, beliefs, priorities, and capabilities of the local community and its citizens. The grassroots nature of historic preservation is a fundamental concept and the strength of historic preservation programs.

Appendix B outlines the structure of the nation's historic preservation program at the federal and state levels. It demonstrates how the preservation program in Lenox builds upon the nationwide system in accordance with local interests and dependent upon local initiatives. The appendix begins by reviewing how the historic preservation program at the federal level is designed to encourage local initiative.

National Historic Preservation Program

Over the decades, the federal government has established historic preservation programs in recognition of its responsibility to protect historic, cultural, and natural resources on federally owned lands and on other lands where federally sponsored activities are undertaken. Together, these programs have evolved into a comprehensive National Historic Preservation Program. Through example and through a network of nationwide partnerships, the Federal government provides

leadership, encouragement, and support in the stewardship of historic resources associated with our nation's heritage.

The cornerstone of the national program is the *National Historic Preservation Act of 1966* (NHPA). The NHPA establishes as federal policy that the government will provide leadership in the preservation of historic resources and will administer a national preservation program in partnership with states, Native American tribes, and local governments. In addition, the act establishes that federal policy should contribute to the preservation of non-federally owned historic resources and provide encouragement to organizations and individuals undertaking preservation by private means (ACHP 2016).

The NHPA has been amended by Congress over the years to improve, clarify, and reaffirm the national program. Key elements of the NHPA and the National Historic Preservation Program include:

National Register of Historic Places

The NHPA authorizes the Secretary of the Interior to maintain the National Register of Historic Places composed of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture. The National Register is the nation's official list of historic resources that have been determined worthy of preservation. Resources may be significant at the local, state, or national level.

The National Register is administered by the National Park Service and supports the efforts of public agencies, private organizations, and individuals to identify, evaluate, and protect significant historic and archeological resources. The National Register includes over 93,000 listings representing over 1.8 million individual contributing resources (NPS 2017).

The National Register is the core designation program within the National Historic Preservation Program. Listing on the National Register is purely an honorary recognition. It recognizes the importance of a historic resource without placing any obligations or restrictions on the resource owner. Listing does not give the federal government any ownership rights or regulatory controls with respect to a property.

Listed properties are recognized as having met professionally developed criteria for historical significance at the national, state, or local level. In addition, listing in the National Register:

- makes the resource eligible for certain tax incentives;
- provides the resource with protection from federal actions under the Section 106 review process; and
- qualifies a resource for federal historic preservation grants when funds are available.

National Register evaluations in Massachusetts are undertaken by the Massachusetts Historical Commission (MHC, State Historic Preservation Office). The MHC website has additional information on the National Register Program including information on publications such as the *National Register Application*

Manual, The National Register of Historic Places: Effects and Benefits of Listing, and *There's a Difference! – Local Historic District, National Register District*. (MHC 2018)

Although a national program, the National Register is important on a local level because it identifies and evaluates resources according to uniform, professionally recognized standards. These criteria are specifically designed to help state and local governments, organizations, and individuals identify important historic and archeological resources worthy of preservation and consideration when making local planning and land development decisions.

National Historic Landmarks Program

Properties that are nationally significant and possess exceptional value or quality in illustrating or interpreting the heritage of the nation may be designated as National Historic Landmarks by the Secretary of the Interior. National Historic Landmarks are the highest level of designation within the National Historic Preservation Program.

Authorized in the NHPA, approximately 2,600 properties across the country have been designated as National Historic Landmarks, only a small percentage of which are owned by the federal government. In Lenox, The Mount (Edith Wharton Estate) was designated as a National Historic Landmark in 1971. Other National Historic Landmarks in Berkshire County include:

- Arrowhead, Herman Melville House, Pittsfield (1962)
- Crane and Company Old Stone Mill Rag Room, Dalton (1983)
- W.E.B. Dubois Boyhood Home, Great Barrington (1976)
- Daniel Chester French House and Studio, Stockbridge (1965)
- Hancock Shaker Village, Pittsfield (1968)
- Jacob's Pillow Dance Festival, Beckett (2003)
- Mission House, Stockbridge (1971)

The National Historic Landmarks Program is managed by National Park Service staff, who assist organizations and citizens from across the country in the nomination and review process.

Designation as a National Historic Landmark:

- ensures that stories of nationally significant historic events, places, or persons are recognized and preserved for the benefit of all citizens;
- provides the property's historic character with a measure of protection against projects initiated by the federal government; and
- qualifies a resource for grants, tax credits, and other opportunities when available to help maintain a property's historic character.

Designation as a National Historic Landmark is purely an honorary recognition. It does not give the federal government any ownership rights or regulatory controls with respect to a property. (NPS 2017)

State Historic Preservation Programs

The NHPA establishes a partnership through which State Historic Preservation Officers (SHPOs) in each state administer the National Historic Preservation Program at the state and local levels. In Massachusetts, the Executive Director of the Massachusetts Historical Commission (MHC) is the Massachusetts SHPO, and the MHC is the State Historic Preservation Office. Federal funding is provided to support the work of the State Historic Preservation Office through the Historic Preservation Fund, a yearly allocation authorized by Congress in the federal budget.

Among the duties of the SHPO within each state as outlined in the NHPA are to:

- Survey and maintain an inventory of historic resources;
- Manage the National Register process at the state and local levels;
- Prepare and implement a statewide historic preservation plan;
- Assist local governments in developing local historic preservation plans and in becoming Certified Local Governments;
- Administer Federal grant, tax credit, and other assistance programs for historic preservation;
- Consult with Federal agencies in the Section 106 program;
- Provide public information, education, and training, and technical assistance in historic preservation; and
- Cooperate with all levels of government and the private sector to ensure that historic properties are taken into consideration at all levels of planning and development.

State Historic Preservation Offices are the backbone of the National Historic Preservation Program. They connect the national program to the local level and assure that it is customized to state and local circumstances and interests in accordance with established national standards (ACHP 2015).

Certified Local Government Program

The NHPA establishes a program through which local governments can become certified to participate in the National Historic Preservation Program. The Certified Local Government Program is a preservation partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. The program is jointly administered by the National Park Service and the State Historic Preservation Offices in each state, with each local community working through a certification process to become recognized as a Certified Local Government (CLG).

As a CLG, a local government has access to Federal grants specifically designated to support local preservation planning as well as technical assistance provided by the SHPO and NPS. Local governments have the opportunity to network with other CLGs through the National Alliance of Preservation Commissions and other programs such as National Main Street programs. Most importantly, however, is the recognition that a CLG has demonstrated the commitment and capability to

implement historic preservation planning at a professional level. There are twenty-five CLGs in Massachusetts, none of which are in Berkshire County (NPS 2017).

Section 106

Section 106 of the NHPA states that federal agencies must take into account the effect of any federal, federally assisted, or federally licensed undertaking on any resource that is included in or eligible for inclusion in the National Register (ACHP 2017).

Section 106 requires each federal agency to identify and assess the effects of its actions on historic resources. Those actions may directly affect the interests of the public, local residents, or local government. The responsible federal agency must consult with appropriate state and local officials, Native American tribes, applicants for federal assistance, and members of the public and consider their views and concerns about historic preservation issues when making final project decisions.

Effects are resolved by mutual agreement, usually among the affected state's State Historic Preservation Officer, federal agency, and any other involved parties. The Advisory Council for Historic Preservation oversees the process and may participate in controversial or precedent-setting situations (ACHP 2015).

Section 106 can be an important vehicle through which historic resources are identified and protected. Additionally, larger Section 106 projects and multiple projects over time have generated considerable information and knowledge on local, regional, and national history.

When a federal undertaking such as a federally funded road project is proposed, the sponsoring agency is responsible for identifying and evaluating for National Register eligibility any resources over 50 years of age located within the area of potential effect of the proposed project. This type of survey is generally coordinated with the State Historic Preservation Office (In Massachusetts, the Massachusetts Historical Commission) and performed by individuals who meet federal qualifications for architectural history and archeology.

The evaluation of these properties might result in recommendations of eligibility for additional historic resources and/or archeological sites. If it appears that proposed work might have an effect on a listed or eligible resource, the sponsoring agency needs to evaluate the effect and propose solutions for its mitigation.

Section 110

As amended in 1992, Section 110 of the NHPA outlines a broad range of responsibilities for federal agencies that own, manage, or otherwise control historic properties. Among other things, Section 110 calls for federal agencies to establish their own preservation programs that provide for careful consideration of historic properties commensurate with their mission and the effects of their activities on historic properties. The agencies are required to designate qualified Federal Preservation Officers to coordinate their historic preservation activities (ACHP 2009).

Advisory Council on Historic Preservation

The Advisory Council on Historic Preservation was created by the NHPA as an independent Federal agency that promotes the preservation, enhancement, and productive use of our nation's historic resources, and advises the President and Congress on national historic preservation policy.

As directed by the NHPA, the Advisory Council is responsible for recommending administrative and legislative improvements for protecting our nation's heritage; advocate for full consideration of historic values in federal decisionmaking; and reviewing federal programs and policies to promote effectiveness, coordination, and consistency with national preservation policies.

The Advisory Council is an appointed body with twenty-three members that meet four times a year. Day-to-day operations are managed by the Chairman, Executive Committee, and staff. Among its more specific responsibilities is management of the Section 106 review process and working with federal agencies to help improve how they consider historic preservation values in their programs (ACHP 2015).

Secretary of the Interior's Standards for the Treatment of Historic Properties

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*Standards*) were established as part of the NHPA to provide a set of guidelines and standards for the preservation, rehabilitation, restoration, and reconstruction of historic buildings and landscapes. The Standards and accompanying Guidelines are used to advise both federal agencies and the general public on best practices for the treatment of resources listed in or eligible for listing in the National Register of Historic Places. The Standards provide valuable insight into the appropriate treatment of historic resources. The Secretary of the Interior's Standards are discussed in Chapter 4 of the Historic Preservation Plan.

National Center for Preservation Technology and Training

Recommendations for a national research and development organization devoted to technical issues in preservation were adopted into legislation as part of the NHPA Amendments of 1992. The legislation established the National Center for Preservation Technology and Training (NCPTT), an advisory board (the Preservation Technology and Training Board), and the Preservation Technology and Training Grants program as major components of a new "national initiative to coordinate and promote research, distribute information, and provide training about preservation skills and technologies."

NCPTT was founded in 1994 on the campus of Northwestern State University of Louisiana in Natchitoches, Louisiana. The Center funds research projects and training events at National Park Service sites; other federal agencies; state and tribal historic preservation offices; universities; and local, state, and national non-profits. It promotes excellence in preservation by promoting and developing educational opportunities for professionals. This includes nationwide seminars and workshops on topics like green building science and non-destructive archaeology. The Center also cooperates with international preservation organizations to promote understanding and application of technology to cultural issues (NPS 2012).

In addition to the programs authorized and developed through the National Historic Preservation Act, a variety of other federal programs are important components of the National Historic Preservation Program. These include:

National Park System

The National Park System is comprised of 417 sites and covers more than 84 million acres. These include 129 historical parks or sites, 87 national monuments, 59 national parks, 25 battlefields or military parks, 19 preserves, 18 recreation areas, 10 seashores, four parkways, four lakeshores, and two reserves. The National Park System preserves and interprets many of the nation's most significant historic sites. There are fifteen National Park System sites in Massachusetts.

The National Park System is managed by the National Park Service (NPS). The NPS also helps administer dozens of affiliated sites, the National Register of Historic Places, National Heritage Areas, National Wild and Scenic Rivers, National Historic Landmarks, and National Trails (NPS 2017).

The NPS was created by the organic Act of 1916 with the mission "to conserve the scenery and the natural and historic objects and the wildlife therein and to provide for the enjoyment of the same in such manner and by such means as will leave them unimpaired for the enjoyment of future generations." The Historic Sites Act of 1935 placed responsibility for the nation's historic preservation activities with the NPS.

Over the years as federal historic preservation programs have gown, the NPS has played a central role in both administering programs and in providing leadership in conveying and encouraging a preservation ethic nationwide. The NPS is a key player in the National Historic Preservation Program.

One of the most important ways in which the NPS provides support for preservation is by providing technical services. NPS sites within the National Park System are encouraged to engage their local communities as part of their mission. This can be implemented in a variety of ways, including programs for schoolchildren, collaboration in heritage tourism, and support for community initiatives.

National Heritage Area Program

National Heritage Areas are designated by Congress as places where natural, cultural, and historic resources combine to form a cohesive, nationally important landscape. They are places known for their unique culture and identity, as well as for being good places to live and visit. Through their resources, National Heritage Areas tell nationally important stories that celebrate our nation's diverse heritage and support the local economy through heritage tourism.

National Heritage Areas are managed locally by designated 'coordinating entities,' usually a local non-profit organization, that build public partnerships involving a wide variety of local interests to undertake projects in accordance with an approved management plan. The National Park Service administers the overall National Heritage Area Program nationwide, and partners with, provides technical assistance, and distributes matching federal funds from Congress to the local coordinating entity and its partnerships.

Forty-nine National Heritage Areas have been designated by Congress nationwide as of 2018. Upper Housatonic Valley National Heritage Area encompasses the watershed of the Housatonic River in Massachusetts and northern Connecticut and includes Lenox.

National Heritage Areas are lived-in landscapes and a grassroots, community-driven approach to heritage conservation and economic development. They collaborate with communities to determine how to make heritage relevant to local interests and needs and to support locally driven historic preservation, natural resource conservation, recreation, heritage tourism, and educational projects. (NPS 2017).

Heritage Documentation Programs

The *Historic American Building Survey* (HABS), introduced in 1933, was the first of four National Park Service Heritage Documentation Programs created to establish permanent, high quality public records of significant historic resources.

HABS was initially introduced as a make-work New Deal program for unemployed architects and focused on documenting significant, threatened, or rare examples of historic American buildings with measured architectural drawings, large-format photography, and written documentation. The program became permanent as part of the Historic Sites Act of 1935.

In 1969, the *Historic American Engineering Record* (HAER) was established to document historic engineering resources such as bridges, mills, dams, aqueducts, and vessels. The third documentation program, the *Cultural Resources Geographic Information Systems* (CRGIS), was established in 1989 to institutionalize the use of Geographic Information Systems (GIS), Global Positioning Systems (GPS), and Remote Sensing technologies in historic preservation within the National Park System, State Historic Preservation Offices, and Tribal Historic Preservation Offices.

The *Historic American Landscape Survey* (HALS) is the newest component of the program, established in 2000. HALS documents historic American landscapes, including both vernacular and designed landscapes, through drawings, written histories, and photography. Documentation produced through the Heritage Documentation Programs constitutes the nation's largest archive of historic architectural, engineering, and landscape documentation (NPS 2017).

Federal Historic Preservation Tax Incentives

The Federal Historic Preservation Tax Incentives program was established in 1976 to foster private sector investment in historic preservation projects and promote community revitalization. It is one of the nation’s most successful and cost effective community revitalization programs. It has leveraged over $84 billion in private investment to preserve 42,293 historic properties since 1976.

The Preservation Tax Credit program is targeted for income-producing properties and requires that they be rehabilitated in accordance with the *Secretary of the Interior’s Standards*. Eligible properties include properties that are National Historic Landmarks, listed in the National Register, contribute to a National Register District, or have been determined eligible for the National Register.

Preservation tax incentives attract private investment to the historic cores of cities and towns and often provide the additional financing that makes a difficult project viable. The program has been instrumental in the revitalization of urban centers across the country. Through this program, abandoned or underused schools, warehouses, factories, churches, retail stores, apartments, hotels, houses, and offices have been restored to viable economic use in a manner that maintains their historic character. The rehabilitation and adaptive reuse of the Lenox High School in Lenox was made possible through preservation tax incentives.

Tax incentives for preservation established by the Tax Reform Act of 1986 included a 20% tax credit for the rehabilitation of a certified historic structure and a 10% tax credit for the rehabilitation of a non-historic, non-residential building constructed prior to 1936. Both tax credits effectively lower the amount of tax owed; in general, a dollar of tax credit reduces the amount of income tax owed by one dollar.

In December 2017, Congress amended the Internal Revenue Code to reduce tax rates and modify policies, credits, and deductions for individuals and businesses using the tax incentives. Aspects of the 20% Historic Rehabilitation Tax Credit were modified, the 10% tax credit for the rehabilitation of non-historic buildings was repealed, and transition rules were provided for both credits.

The program is jointly managed by the National Park Service and Internal Revenue Service in partnership with State Historic Preservation Offices. (NPS 2017)

Save America's Treasures

Save America's Treasures is a matching grant program for the preservation and conservation of nationally significant intellectual and cultural artifacts and historic structures and sites, including historic districts, sites, buildings, and objects. Established by President Clinton in 1998 by executive order, the program has been an important source of bricks-and-mortar funding for nationally significant historic properties.

Grants are awarded to federal, state, local, and tribal government entities, and non-profit organizations through a competitive matching grant program administered by the National Park Service in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, the Institute of Museum and Library Services and the President's Committee on the Arts and the Humanities (NPS 2017).

Many properties recognized as National Historic Landmarks have been beneficiaries of the program. The Save America's Treasures grant program was targeted for termination by the Obama Administration and had not been funded by Congress since 2010. In 2017, however, the program was refunded.

Preserve America

Preserve America is a federal initiative that recognizes and designates communities that protect and celebrate their heritage, use their historic assets for economic development and community revitalization, and encourage people to experience and appreciate local historic resources through education and

heritage tourism programs. Since the program began in 2003, 843 communities have been designated as Preserve America Communities throughout the country. Twenty communities in Massachusetts have received Preserve America recognition.

Benefits of participation in the Preserve America program include recognition, promotion, and the ability for communities to apply for planning grants. Grants are awarded in five categories: research and documentation, planning, interpretation and education, marketing, and training. The grant program helps local communities develop sustainable resource management strategies and sound business practices for the continued preservation and use of heritage assets. Successful projects feature public-private partnerships and serve as models to communities nationwide for work in heritage tourism, historic preservation, education, and economic development. More than $20 million in matching grants was awarded to 259 projects throughout the country between 2006 and 2009 (Preserve America 2012).

The Preserve America program was created in 2003 by executive order by President George W. Bush. It was permanently authorized as part of legislation passed by Congress and signed by President Obama in March, 2009. Management of the program is led by the Advisory Council on Historic Preservation and Department of the Interior. Though authorized, the Preserve America grant program was targeted for termination by the Obama Administration and has not been funded by Congress since 2010. It is possible that this popular program will not be resumed in its past format but may be replaced by a similar program in the future.

Additional Grant Programs

Periodically, as appropriated by Congress, the National Park Service provides grant for other special programs and initiatives that heve been identified. Grants are currently being offered for projects that preserve African American Civil Rights History and for preservation projects at Historically Black Colleges and Universities listed on the National Register of Historic Places.

National Environmental Policy Act of 1969

The National Environmental Policy Act (NEPA) was one of the first laws written establishing a broad national framework for protecting our environment. NEPA assures that all branches of government give proper consideration to the environment prior to undertaking any major federal action that might significantly affect the environment.

NEPA states that it is the policy of the federal government to preserve important historic, cultural, and natural aspects of the nation's heritage. NEPA requires Federal agencies to conduct interdisciplinary investigations and prepare environmental impact statements prior to making decisions about projects that have the potential to impact the quality of the human environment.

Similar to Section 106, NEPA is triggered by projects using federal monies. Investigations conducted under NEPA cover a broad range of environmental issues, but include the identification of impacts on historic resources. Projects in

Massachusetts that are funded by the federal government require compliance with NEPA (EPA 2017).

Massachusetts State Historic Preservation Program – The Massachusetts Historical Commission

The Massachusetts Historical Commission (MHC) was established in 1963 by the state legislature to identify, evaluate, and protect the important historical and archaeological assets of the Commonwealth (MHC 2018).

The MHC is a part of state government under the direction of the Secretary of the Commonwealth, the principal public information officer for Massachusetts. The Secretary of the Commonwealth also oversees the state's Corporations Division, Elections Division, Massachusetts Archives, Public Records Division, Securities Division, and State Records Center.

The MHC consists of seventeen members appointed from various disciplines who serve as the State Review Board for state and federal preservation programs. The Secretary of the Commonwealth chairs the MHC. The MHC has a professional staff that includes historians, architects, archaeologists, geographers, and preservation planners organized in three divisions:

Preservation Planning Division

The MHC's Preservation Planning staff works with and assists local communities and groups to become strong advocates for historic preservation planning. The Planning Division manages the state historic resource inventory program, National and State Registers of Historic Places, and Certified Local Government program—all programs important to community preservation. Planning staff provides technical assistance to local municipalities for survey and preservation planning, often undertaken through their local historical commissions, including planning for local historic districts.

Grants Division

The Grants Division administers a Survey and Planning Grant program and the Massachusetts Preservation Projects Fund, both of which are discussed below.

Technical Services Division

The Technical Services Division staff provide a wide range of technical preservation assistance to public agencies, communities, and the public. They undertake environmental reviews required by federal and state law, and they manage the federal and state rehabilitation tax credit programs.

Massachusetts State Historic Preservation Office

The MHC operates as the Massachusetts State Historic Preservation Office and is responsible for administering state and federal historic preservation programs in Massachusetts. The Executive Director of the MHC serves as the State Historic Preservation Officer (SHPO) in accordance with federal historic preservation programs as outlined in the National Historic Preservation Act of 1966 (NHPA), discussed in the preceding section.

Inventory of Historic and Archeological Assets

The Inventory of Historic and Archaeological Assets of the Commonwealth has

been compiled and maintained by the MHC since it's establishment in 1963 and has grown to include records on an estimated 200,000 properties and sites. The inventory includes buildings, structures, sites, objects, areas, parks, landscapes, and burial grounds. Inventory information is recorded on MHC inventory forms, following standards and guidelines set forth in the MHC's *Historic Properties Survey Manual*.

The Massachusetts Cultural Resource Information System (MACRIS) is an online database that allows individuals to search the MHC inventory for information on historic properties and areas in the Commonwealth. Organized by town or municipality, MACRIS provides access to survey forms and nominations within each municipality. The locations of surveyed sites is available in the database and mapping through MassGIS. Archeological assets are not made publicly available through MACRIS or MassGIS due to the potential for their damage.

National Register of Historic Places and
State Register of Historic Places

The official lists of historically significant properties in Massachusetts are the National Register of Historic Places and State Register of Historic Places. The National Register is administered by the National Park Service in association with State Historic Preservation Offices and is discussed earlier in this chapter. There are over 4,200 Massachusetts listings in the National Register, second highest number for any state in the nation.

The State Register of Historic Places was created to serve as a master list of designated historic properties in the Commonwealth and to provide an added measure of protection to these properties. Properties are included on the State Register if they are: (a) listed in or determined eligible for listing in the National Register; (b) within local historic districts; (c) local, state, and national landmarks; (d) state archaeological landmarks; or (e) properties with preservation restrictions.

The State Register serves as a guide for developers and state agencies in determining whether a state funded, permitted, or licensed project will affect historic properties. The State Register review process was modeled closely after the federal review process and ensures that State Register properties will not inadvertently be harmed by activities supported by state agencies.

State Archeologist

The State Archaeologist oversees archaeological excavations on public lands or on lands in which the Commonwealth has an interest. The State Archaeologist also reviews development projects that affect archaeological properties and negotiates solutions to protect the sites. The work helps ensure that important archaeological resources are properly conserved.

Survey and Planning Grants

Survey and Planning Grants provide 50% matching federal funds for the preparation of community surveys, preservation plans, archaeological surveys, nominations to the National Register, and educational preservation programs. Eligible applicants are local historical commissions, Certified Local Governments, local and state agencies, educational institutions, and private organizations.

Depending on funding availability, these grants are sometimes limited to Certified Local Governments.

Massachusetts Preservation Projects Fund

In years when the Commonwealth authorizes funds, monies are available for the restoration, rehabilitation, stabilization, and documentation of historic and archaeological properties owned by municipalities or nonprofit organizations. Through the Massachusetts Preservation Projects Fund, 50% matching grants are available to qualifying properties listed on the State Register to ensure their physical preservation.

A highlight of this program is the option applicants have to apply for up to 75% of the total project cost if they are willing to commit an additional 25% toward an endowment fund for long-range preservation and maintenance of the property.

Projects can include pre-development and development projects consisting of stabilization, protection, rehabilitation and restoration. They can range from the acquisition of an endangered property, to the restoration of an historic building, to research projects such as historic structures reports, archaeological data recovery projects, or study of innovative preservation techniques.

Certified Local Government Program

The MHC administers the federal Certified Local Government (CLG) program in Massachusetts in association with the National Park Service. Described earlier in this section in association with the National Historic Preservation Act, twenty Massachusetts communities participate in the CLG program, though none are in Berkshire County.

Becoming a CLG demonstrates a community's readiness to take on preservation projects and be successful when seeking other opportunities for community revitalization and development using local historic assets. Certification provides communities access to expert technical advice from the MHC and the NPS and provides access to federal grant monies set aside specifically for CLGs.

Federal and State Rehabilitation Tax Incentives

The federal and state rehabilitation tax credit programs promote the rehabilitation of the Commonwealth's historically significant properties, while also serving as key economic development tools for the revitalization of historic communities. The Federal Historic Preservation Incentives program, established for income-producing buildings and discussed earlier in this chapter, offers a federal income tax credit equal to 20 percent of qualified rehabilitation expenditures on a historic property.

Established in 2004, the Massachusetts Historic Rehabilitation Tax Credit is an incentive program to encourage the rehabilitation of historic buildings by the private sector owners. Under the program a certified rehabilitation project on an income-producing property is eligible to receive up to 20% of the cost of certified rehabilitation expenditures in state tax credits. There is an annual cap, so there are selection criteria that ensure the funds are distributed to the projects that provide the most public benefit.

The MHC manages the application process, certifies the projects, and allocates available credits. Three rounds of applications are accepted each year. In the third round of 2017, 134 projects were awarded a total of $15,530,000.

Section 106 and State Environmental Compliance

MHC staff reviews a variety of projects related to federal and state agencies' compliance with both federal and state laws for the protection of historic properties. At the federal level, project reviews are generally undertalen in compliance with Section 106 of the National Historic Preservation Act, discussed earlier in this section. At the state level, reviews are undertaken in compliance with MGL Ch9, sections 26-27c or under the Massachusetts Environmental Policy Act (MEPA). The MHC staff reviews and comments on approximately 2,500 federal projects each year.

Section 106 involves federal, federally assisted, or federally licensed undertakings. MHC staff works with the applicable federal agency involved and others to identify impacts on resources that are listed or eligible for listing in the National Register of Historic Places.

Federal and state environmental reviews frequently require architectural or archeological surveys of the impacted area be undertaken by qualified private sector professionals. Over the years, these surveys add considerably to the number of properties included in the state Inventory of historic resources. The reports generated identifying and assessing the effects on historic resources are reviewed by MHC staff. Environmental review projects frequently impact historic communities. The review of transportation projects is undertaken by MassDOT staff.

Massachusetts State Historic Preservation Plan 2018-2022

Every five years, as required by the National Historic Preservation Act and the receipt of federal funding support for the state historic preservation program, the MHC updates its state historic preservation plan. The most recent state historic preservation plan is being prepared in 2018. The first state historic plan was prepared in 1995.

These plans reflect the input, discussion, and hard work of many individuals representing many different agencies and groups. Its goal is to provide all of the preservation partners, including municipal governments, state agencies, regional and statewide organizations and the MHC with a clear direction on how best to protect the irreplaceable historic and cultural resources of Massachusetts. The current plan outlines new priorities for the 2018-2022 period. While the MHC is the primary user of the state historic preservation plan, the plans are meant to be useful for all preservation partners at the local, state, and national levels.

Community Preservation Act

Massachusetts passed the Community Preservation Act (CPA) in 2000 as M.G.L. Chapter 44B, which enables adopting communities to raise local dedicated funds for open space preservation, preservation of historic resources, development of affordable housing, and the acquisition and development of outdoor recreational facilities.

CPA funds are raised locally through imposition of a voter-authorized surcharge on local property tax bills of up to 3%. Local funds are matched by annual distributions to the community from the state's Community Preservation Trust Fund, a statewide fund held by the Massachusetts Department of Revenue. Each CPA community creates a local Community Preservation Committee (CPC) upon adoption of the Act, and this five to nine member board makes recommendations on CPA projects to the community's legislative body.

The CPA specifically requires that Preservation Restrictions be established for properties purchased using CPA funds. Municipalities may also require a Preservation Restriction when any amount of CPA funds are awarded for rehabilitation or restoration of an historic property. Preservation Restrictions on historic properties are reviewed and approved by the Massachusetts Historical Commission.

To date, over 170 communities in Massachusetts (almost half) have adopted CPA and 9,900 projects have been undertaken. Lenox adopted CPA in the Spring of 2006.

Preservation Restrictions

In Massachusetts, Preservation Restrictions may be placed on historic properties as well as on land as established by the state legislature in MGL Chapter 184, Sections 31-34. The Massachusetts Historical Commission is the state agency responsible for approving preservation restrictions on buildings and archeological sites.

A Preservation Restriction is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource. It provides assurance that an historic or culturally significant property's intrinsic values will be preserved through subsequent ownership by restricting the demolition or alteration of its significant historic features.

A Preservation Restriction is filed at the Registry of Deeds and runs with the land. It usually focuses on exterior architectural features, but can also address significant interior spaces. Though a Preservation Restriction does not necessarily require public access, it may include provisions for annual open houses or similar public events if deemed appropriate.

In establishing a Preservation Restriction for a historic building, an owner agrees to maintain the building exterior in good repair consistent with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Prohibited activities are spelled out, such as demolition of the building, and the review process required for any proposed exterior alterations are described. Baseline Documentation illustrates the property's historic significance and existing conditions at the time of establishment of the Restriction through architectural drawings, photographs, historical records, and reports.

Preservation Restrictions can be donated or purchased by a government body or private preservation organization and are enforced by the holder of the restriction. Charitable donations of easements on historical buildings or archaeological sites may qualify for federal income tax deductions.

Historic Preservation Plan for Lenox
Action Matrix/Plan - Summary by Chapter
September 2018

Number	Recommendation	Action Matrix Priority /Timeframe	Principal Responsibility	Notes
	Chapter 5 - The Creative Economy and Historic Preservation			
5.1	Use The Creative Economy as the principal concept in developing and refining the economic strategy for Lenox.	Short Term	Select Board, Chamber of Commerce, and attractions	Select Board to establish as Town policy
5.2	Continue to market Lenox's cultural attractions and quality of life.	Ongoing	Chamber of Commerce	Under authorization of the Select Board
5.3	Collaborate with Lee, Stockbridge, and local attractions in marketing as a regional coalition.	Ongoing/Mid Term	Chamber of Commerce	Pending collaboration with Lee and Stockbridge
5.4	Work with communities and attractions throughout Berkshire County to reinvigorate The Creative Economy in 1Berkshire as a primary regional economic strategy.	Ongoing/Mid Term	Select Board, Chamber of Commerce, and attractions	Through engagement with regional partners
5.5	Through 1Berkshire, research similar and competing destination locations to examine their marketing and development strategies and levels of investment.	Mid Term	1Berkshire	Support from Lenox, Lee, and Stockbridge
5.6	Support Lenox's cultural institutions and attractions as central to the Town's economy, character, and well-being.	Ongoing	Select Board	With cultural institutions and attractions
5.7	Establish a working group of the cultural attractions to meet quarterly and discuss coordinated needs and actions.	Short Term	Chamber of Commerce and Town Staff	Empowered by the Select Board; Part of Cultural District implementation

Historic Preservation Plan for Lenox
Action Matrix/Plan - Summary by Chapter
September 2018

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
5.8	Establish a local Cultural District in accordance with the program requirements of the Massachusetts Cultural Commission.	Short Term	Chamber of Commerce, Town Staff, and Working Group	Empowered by the Select Board
5.9	Establish a townwide Cultural Heritage District to extend the Massachusetts Cultural Commission concept to attractions throughout Lenox.	Mid Term	Chamber of Commerce, Town Staff, and Working Group	Empowered by the Select Board
5.10	Recognize the central role of historic buildings and character in the Lenox economy.	Ongoing	All	
5.11	Using the master palnning process, create a forum through the Chamber for discussion of business interests and community character townwide.	Short Term	Planning Board with Town Staff and Chamber of Commerce	Use to engage Heritage Businesses
5.12	Explore ways in which local incentives can be offered to private business owners who preserve their buildings and properties.	Short Term	Select Board, Town Staff and Chamber of Commerce	Use to engage Heritage Businesses
5.13	Continue to support the Lenox Chamber of Commerce as the lead marketing entity for the Town, its attractions, and its businesses.	Ongoing	Select Board, Chamber of Commerce, attractions, and businesses	
5.14	Coordinate the messaging and marketing of the Chamber with that of the heritage businesses and cultural attractions.	Ongoing	Chamber of Commerce	With attractions and businesses
5.15	Coordinate visitor contact, interaction, and information at businesses and attractions through the Chamber.	Ongoing	Chamber of Commerce	With attractions and businesses

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
5.16	Include heritage businesses in a townwide interpretive program. Encourage businesses to tell their own stories within the Town's interpretive framework.	Mid Term	Town	Project of the Cultural District and its partners: see Chapter 9
5.17	Encourage quality in all things.	Ongoing	Chamber of Commerce	
5.18	Encourage the use of federal and state rehabilitation tax credits in the rehabilitation and adaptive reuse of historic buildings to commercial use.	Ongoing	Town	
5.19	Prepare a townwide wayfinding plan that identifies sites to be included, locations for signage, and a system of graphically appealing sign types.	Mid Term	Town staff with Chamber of Commerce, attactions, and businesses	Endorsed by the Select Board
5.20	Implement the wayfinding plan in phases over time as funding allows beginning with primary signage on major roads and working toward smaller, site specific signage over time.	Long Term	Town staff with Chamber of Commerce, attactions, and businesses	Endorsed by the Select Board
5.21	Coordinate the graphic design and implementation of wayfinding signage with other online and printed materials.	Mid Term	Town staff with Chamber of Commerce, attactions, and businesses	Endorsed by the Select Board
5.22	Recognize the role of historic character and historic resources in Lenox's identity, economy, and quality of life.	Ongoing	Select Board	Select Board to establish as Town policy
5.23	Use sense of place and quality of life as primary marketing themes to attract new year-round residents.	Ongoing	Chamber of Commerce	

Historic Preservation Plan for Lenox
Action Matrix/Plan - Summary by Chapter
September 2018

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
	Chapter 6 - Planning and Land Use			
6.1	Assign the Planning Board the responsibility of providing design input on all new land development, subdivision, and new construction projects under Town review serving in an advisory capacity to the Zoning Board, Select Board, and other committees and commissions.	Ongoing	Planning Board	With support from the Historical Commission
6.2	Coordinate closely in land development and subdivision reviews with other Town committees and commissions, especially the Historical Commission and Conservation Commission.	Ongoing	Planning Board	With support from the Historical Commission
6.3	The Planning Board should review all new subdivision submissions and support Town staff in negotiations with owners and developers on design issues that benefit the broader community.	Ongoing	Planning Board	With support from the Historical Commission
6.4	Maintain a close working relationship with the Berkshire Regional Planning Commission with regard to best practices in planning, including with respect to historic resources, for long range planning initiatives. Seek assistance from the BRPC in specific project reviews when necessary.	Ongoing	Planning Board	With support from the Historical Commission

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
6.5	Incorporate this Historic Preservation Plan into the new Master Plan for Lenox as a supporting Historic Preservation Element. Incorporate the vision, goals, guiding principles, and recommendations of the Historic Preservation Plan into the various elements of the Master Plan.	Short Term	Planning Board	With support from the Historical Commission
6.6	State clearly that it is Town policy that historic building and landscape resources should be preserved, appropriately treated, and incorporated into new land development projects as future development occurs.	Ongoing	Planning Board	With support from the Historical Commission
6.7	Specifically address master planning for each of the distinctive landscape areas within Lenox. Identify their character defining features, including historic building and landscape resources. Develop Town policies and planning guidelines that enhance the distinctive character and potential of each landscape.	Short Term	Planning Board	With support from the Historical Commission
6.8	Following completion of the Master Plan, update the Town's Zoning Bylaw and Rules and Regulations Governing the Subdivision of Land to strengthen historic preservation provisions.	Mid Term	Planning Board	With support of the Zoning Board

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
6.9	Following completion of the new Master Plan, revise the Establishment and Purposes section of the Zoning Bylaw to express the goals and purposes of the Master Plan as permitted under Massachusetts law. Include a statement that it is Town policy that historic building and landscape resources should be preserved.	Mid Term	Planning Board	With support from the Historical Commission
6.10	Use the Special Permit process and bylaw provisions related to C-1A/C-3A, Estate Preservation, Open Space, and Gateway Overlay zoning to encourage the preservation and appropriate treatment of historic buildings and their landscape contexts.	Ongoing	Planning Board and Zoning Board	With support from the Historical Commission
6.11	Strengthen language in existing sections of the Zoning Bylaw to support the Town's historic preservation policies and goals.	Mid Term	Planning Board	With support from the Historical Commission
6.12	Review the successful use of the Estate Preservation Area provision of the zoning bylaw and make any necessary adjustments for its continued use in the preservation and adaptive reuse of estate properties.	Mid Term	Planning Board	With support from the Historical Commission

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
6.13	Following completion of the new Master Plan, revise the Town's subdivision regulations to reflect Master Plan policies and goals, including those outlined in this Historic Preservation Plan. Include a statement that it is Town policy that historic building and landscape resources should be preserved and incorporated into new subdivision projects.	Mid Term	Planning Board	With support from the Historical Commission
6.14	Strengthen language in existing sections of the subdivision regulations to support the Town's historic preservation policies and goals.	Mid Term	Planning Board	With support from the Historical Commission
6.15	Build public support for the adoption of bylaws that help support the preservation of historic resources.	Long Term	Select Board, Planning Board, and Historical Commission	
6.16	Work with the Lenox building code officials on appropriate levels of mitigation for historic buildings that enhance public safety while preserving historic character and integrity.	Ongoing	Select Board and Chmaber of Commerce	With support from the Historical Commission
	Chapter 7 - Land Conservation and Trails			
7.1	Use a cultural landscape approach in assessing Lenox's identity and historic character. For each of the Town's landscape areas (see Chapters 2 and 5), identify the character defining features of the landscape including buildings and work toward their preservation and enhancement.	Ongoing	Town boards, commissions, and committees	With leadership from the Historical Commission and Planning Board
7.2	Use a cultural landscape approach in preparation of the new Master Plan for Lenox.	Short Term	Planning Board	With support from Town Committees

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
7.3	Undertake a reconnaissance survey of potential Heritage Landscapes in Lenox using methodologies outlined by the Massachusetts Heritage Landscape Inventory Program. Identify Heritage Landscapes that may be threatened for potential preservation action.	Mid Term	Historical Commission	With support from the Planning Board
7.4	Over time, develop a more detailed inventory of identified Heritage Landscapes similar to that existing for historic buildings. Include the consideration of Heritage Landscapes in planning and historic preservation initiatives.	Long Term	Historical Commission	With support from the Planning Board
7.5	Support land conservation efforts that help preserve and connect historic landscapes and landscape resources.	Ongoing	Land conservation entities	With support from the Historical Commission and Planning Board
7.6	Incorporate historical and cultural values into the criteria used to assess and prioritize land for conservation initiatives.	Ongoing	Land conservation organizations	In partnership with preservation interests
7.7	Support specific projects enhancing community open space, providing trail linkages, and supporting historic interpretive sites.	Ongoing	Town of Lenox with non-profit partners	
7.8	Participate in and support development of a townwide trail network in Lenox.	Short and Mid Term	Town of Lenox	
7.9	Use the trail to link the regional trail network to Lenox Village, Lenox Dale, New Lenox, and historic and cultural attractions.	Long Term	Town of Lenox with non-profit partners	

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
7.10	Use the trail network as an interpretive venue, presenting the historic landscape to residents and visitors.	Long Term	Town of Lenox with non-profit partners	
	Chapter 8 - Historic Preservation Program			
8.1	Organize the Lenox Historical Commission to take responsibility for the overall leadership and coordination of the Town's historic preservation program as outlined in this preservation plan.	Ongoing	Historical Commission	
8.2	Prepare a work plan for the year crafted within the capabilities of the volunteer membership of the Historical Commission. Include elements related to each topic of this chapter and each chapter of this preservation plan. Assess the progress in execution of the work plan at monthly meetings and make adjustments as necessary.	Yearly	Historical Commission	
8.3	Organize Historical Commission members to engage and maintain relationships with Town boards, commissions, and committees and their activities.	Ongoing	Historical Commission	
8.4	Prepare an annual report to the Select Board, Planning Board, and Zoning Board of Appeals reviewing the condition of historic resources in Lenox.	Yearly	Historical Commission	

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
8.5	Continue to inventory and improve documentation on historic resources in Lenox. Maintain physical and digital files with survey information and photographs for each historic property in Lenox. Make available and integrate the Town's historic resource inventory into Town planning documents and Geographic Information System by lot number.	Ongoing	Historical Commission with staff support	
8.6	Retain a qualified professional consultant to assist the Historical Commission with the planning and implementation of historic resource inventory projects.	Long Term	Historical Commission with staff support	Support from the Select Board
8.7	As a long term project, continue to upgrade older survey forms in the Town's historic resource inventory in accordance with the standards established for survey forms for Lenox Village in 2011/12.	Long Term	Historical Commission with staff support	Support from a preservation consultant
8.8	As a short term priority, undertake a reconnaissance survey of historic resources in the eastern and northern portions of Lenox to identify resources that have not previously been inventoried. Create files with photographs for each resource and link the reconnaissance survey to the Town's GIS database. Prepare MHC survey forms for each resource as a longer term project.	Short Term - priority project	Historical Commission	Support from a preservation consultant
8.9	As a short-to-mid-term priority project, undertake a comprehensive inventory of historic resources in Lenox Dale by qualified volunteers with professional assistance or by a consultant.	Short and Mid Term	Historical Commission	Support from a preservation consultantL Consider CPA funding

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
8.10	Prepare a Multiple Property Documentation Form for Cottage Era historic resources in Lenox as a priority consultant inventory project.	Mid Term	Consultant Project	Initiated by the Historical Commission; Consider CPA funding
8.11	As a short term priority, complete the approval process for the National Register Historic District nomination for Lenox Village by the Massachusetts Historical Commission and National Park Service.	Ongoing Short Term - prioirty project	Consultant Project	Monitored by the Historical Commission
8.12	As longer term projects, consider the preparation of National Register Historic District nominations for Lenox Dale and for Cottage Era resources in Lenox.	Long Term	Consultant Project	Consider CPA funding
8.13	Maintain an ongoing awareness of activities that are being undertaken throughout Lenox that might negatively impact the preservation and integrity of historic resources.	Ongoing	Historical Commission	
8.14	Undertake a systematic, long term program of monitoring the condition of historic resources throughout Lenox.	Mid Term to Long Term	Historical Commission	
8.15	Maintain a threatened and Endangered Properties List and monitor properties for which action may be needed to prevent demolition by neglect.	Short term and Ongoing	Historical Commission with staff support	
8.16	Develop a working relationship with the Lenox Building Commissioner and Town Manager in developing actions to respond to and prevent demolition by neglect.	Ongoing	Historical Commission with staff support	

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
8.17	Work with the Building Commissioner on a draft Affirmative Maintenance Bylaw and stake steps toward its adoption through consultation with other boards, committees and commissions and education of the general public on its purpose and need.	Short Term	Historical Commission with Building Commissioner	
8.18	Work to gain approval of a Demolition Delay Bylaw by working with Town boards, commissions, and committees to demonstrate its need and benefits and by consulting the general public on its use as a tool to encourage preservation of community character.	Mid Term	Historical Commission	With support from the Select Board
8.19	Provide information, guidance, and advice to the Select Board and other Town boards, commissions, and committees on issues related to historic preservation and community character.	Ongoing	Historical Commission	
8.20	As a short-term priority, participate actively in the preparation of the new Master Plan for Lenox being undertaken. Collaborate with the Select Board and Planning Board on follow-up actions in implementation of the Master Plan.	Short Term - priority project	Historical Commission	
8.21	Undertake a review of every land development and subdivision project and provide information, guidance, and recommendations to the Zoning Board of Appeals and Planning Board in their review and approval process.	Ongoing	Historical Commission	With support from the Select Board

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
8.22	Employ the assistance of an on-call professional historic preservation consultant to provide advice and recommendations to the Historical Commission and other Town boards, commissions, and committees when appropriate in the review of projects involving historic resources.	Ongoing	Historical Commission	With support from the Select Board
8.23	Work with the Lenox Historical Society and Lenox Chamber of Commerce in coordinating and publicizing public programming on Lenox history and historic places by the Town's historical and cultural attractions.	Ongoing	Historical Commission	
8.24	Maintain a digital library of information and technical assistance for property owners on the maintenance and appropriate treatment of historic buildings and landscapes.	Ongoing/Mid Term	Historical Commission with staff support	
8.25	Obtain models of historic district design guidelines from other communities to provide photographic illustration of acceptable and unacceptable examples of design principles to supplement the guidance provided in the Lenox Historic District Guidelines.	Mid Term	Historic District Commission and Historical Commission with staff support	
8.26	Retain a professional historic preservation consultant to assist the Historic District Commission in the review of projects involving changes to historically significant buildings within the Lenox Village local historic district.	Ongoing	Historic District Commission	With support from the Historical Commission and the Town

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
8.27	Provide periodic workshops on historic preservation principles and treatments to members of the Historic District Commission and property owners.	Periodic	Historic District Commission	With support from the Historical Commission and the Town
8.28	Establish a Signage Review Subcommittee of the Historic District Commission with the Historical Commission to work with business owners and to review and approve sign permit applications within the historic district.	Short Term	Historic District Commission	
8.29	Over the long term, consider expanding the existing Lenox Historic District to include the entire village, especially the areas along Main Street that might be subject to future development. Consider establishing local historic districts in Lenox Dale and for the Cottage Era resources in the south portion of the Town.	Long Term	Town and local property owners	
8.30	Continue to use Community Preservation Act funding to support historic preservation in Lenox. Consider broadening the range of potential projects eligible for CPA funding.	Ongoing	Community Preseravtion Committee	In consultation with the Historical Commission
8.31	Become designated as a Certified Local Government by the Massachusetts Historical Commission and participate in its statewide Certified Local Government program.	Short Term	Historic District Commission	With support from the Select Board

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
8.32	Create a local preservation advocacy organization to provide Lenox with a non-profit partner that can address historic preservation issues through private sector initiatives.	Short Term	Historic District Commission	With support from the Select Board
8.33	The Town of Lenox should be a model for the stewardship of its historic buildings and landscapes. Incorporate historic preservation principles, processes, and conservation treatments into capital planning projects, site management, and site maintenance.	Ongoing	Select Board, Town Manager, and staff	
8.34	Collect information on best practices in preservation treatments and maintenance practices for the types of resources and issues being addressed. Make the information available to planning and maintenance staff and encourage its use.	Mid Term	Select Board, Town Manager, and staff	
8.35	Retain a historic preservation consultant on an as-needed basis for advice on preservation and conservation treatments. The consultant could be the same used by the Historic District Commission and Historical Commission to assist in their project reviews. Retain professionals to prepare construction documents for projects being undertaken.	Ongoing	Select Board, Town Manager, and staff	
8.36	Provide preservation and conservation training to Town construction and maintenance staff through workshops, videos, and on-site consultations.	Periodic	Select Board, Town Manager, and staff	

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
8.37	As part of the ongoing monitoring of historic resources townwide, monitor the condition and treatment of Town-owned historic buildings and landscapes.	Ongoing	Historic District Commission	
8.38	Engage with the Department of Public Works and Town commissions and committees involved in the management of Town-owned historic buildings and landscapes for information, consultation, and advice on the stewardship and treatment of resources.	Ongoing	Historic District Commission	
	Chapter 9 - Interpretation and Outreach			
9.1	Continue to undertake research on Lenox history, places, and people.	Ongoing	Lenox Historical Society and local historians	
9.2	Make research results and stories available online, through publications, and through interpretation in Lenox.	Ongoing	Lenox Historical Society and local historians	With Town support; Consider CPA funding
9.3	Publish the Wood and Kennedy books such that copies can be sold in bookstores, at attractions, and online.	Mid Term	Lenox Historical Society and local historians	With Town support; Consider CPA funding
9.4	Support and further develop the online publication lenoxhistory.org as a primary source for information about Lenox history, places, and people. Coordinate and link the website to those of the Town, the Chamber, and local attractions.	Mid Term to Long Term	Lenox Historical Society and local historians	With Town support; Consider CPA funding
9.5	Plan and implement a townwide interpretive program building on and coordinating with the existing interpretation presented by the Town's historic sites, cultural attractions, and heritage businesses.	Mid Term to Long Term	Lenox Cultural District under Chamber of Commerce	With Historical Commission and Working Group

Number	Recommendation	Priority /Timeframe	Principal Responsibility	Notes
9.6	Prepare a simple interpretive plan for the townwide interpretive program that establishes consistent guidelines for interpretive content, graphics, standards of quality, a process for implementation, and long term maintenance.	Mid Term	Lenox Cultural District under Chamber of Commerce	With Historical Commission and Working Group
9.7	Present the townwide interpretive presentation online and through a limited family of published materials.	Mid Term	Lenox Cultural District under Chamber of Commerce	With Historical Commission and Working Group
9.8	Coordinate the Lenox interpretive presentation with regional partners including Lee and Stockbridge, Housatonic Heritage, 1Berkshire, Berkshire Regional Planning Commission, and Berkshire Natural Resources Council.	Mid Term to Long Term	Lenox Cultural District and partners	
9.9	Support the programming of Lenox's historic sites and cultural attractions as part of a townwide interpretive presentation.	Ongoing	Lenox Cultural District and partners	
9.10	Collaborate with teachers and curriculum designers in the Lenox school system to find ways that place-based educational programming can be used to enrich and support teaching.	Ongoing	Lenox Cultural District and partners	