



Chapter

Natural, Cultural, Historic Resources

Introduction

As with many communities in the Greater Boston region, population growth and real estate market dynamics place pressure on the natural, cultural, and historic resources in Dedham. Each of these resources provides a critical foundation for the quality of life in Dedham and offer cherished amenities for residents. Dedham is home to a rich history, boasts robust cultural resources, and features a wealth of natural and recreational resources.

Natural, cultural, and historic resources are closely related, and for that reason are combined into one topic. One of the common characteristics of these categories is the value that the Town places in its natural, cultural, and historic resources and strives to preserve the assets within each of these categories for future generations.

Another reason to combine these categories is that the Town completed an Open Space and Recreation Plan in 2019. Much of the more detailed information regarding natural assets, wildlife habitats, open space needs, among other data have not been duplicated in the Master Plan, but defer to this companion planning document.

The Master Plan topic summarizes the Natural, Cultural, and Historic resources in Dedham today, and outlines plans, policies, and regulations that guide their stewardship to better meet Dedham's needs.



Summary

To protect and enhance these features and resources and make them an integral part of the town's strengthened livability.



Themes Highlights

- Dedham has a strong foundation for arts and culture with active institutions and organizations supporting a variety of programming and the Town has been leveraging arts and culture activity to support economic development.
- The historic resource designations, districts, and protections preserved are currently concentrated in and around Dedham Village/Dedham Square.
- Extensive natural resources are distributed throughout the Town and many resources have been successfully conserved and managed throughout Dedham's history.

76% of Dedham residents are within a 10-minute walk to a park.

Source: Trust for Public Land, ParkScore



Goal/Strategy Highlights

- Expand documentation and protection of resources and tools to support this stewardship
- Identify additional funding and capacity to support natural, cultural, and historic resources and activity
- Connect residents to resources through daily routines that help to enhance livability and quality of life in Dedham
- Integrate preservation arts and culture as a local engine to improve economic development and quality of life

Features and resources in Dedham

Type	Quantity	Amount
Natural Resources		
Town-owned Parks and Recreation properties	15	96 acres
Conservation Commission properties	9	271 acres
School properties recreation facilities	9	94 acres
County, State, and Federal properties	11	880 acres
Cultural Resources		
Cultural institutions and organizations	14+	not applicable
Arts Overlay District	1	unconfirmed
Historic Resources		
Local Historic Districts	3	140 lots
National Register of Historic Places	1	342 lots
National Historic Landmarks/Individual Listing	6	not applicable

Source: Dedham Open Space and Recreation Plan, 2019

Companion and related plans and studies

- Sustainable Dedham Climate and Resilience Action Plan (2020)
- Open Space and Recreation Plan (2019)
- Parks and Recreation Master Plan (2019)



Defining natural, cultural, historic resources terms

Creative Economy

The many industry sectors that center on providing creative services and the economic activity and employment opportunities created by these interrelated sectors.

Demolition Delay Bylaw

A demolition delay bylaw is a preservation tool to assist communities in their efforts to preserve significant historic buildings and structures. A Demolition Delay Bylaw provides communities with the opportunity to work with property owners to find an alternative to demolition by mandating a delay in demolition, when proposed by the property owner. During the delay period, a community can encourage an owner to preserve their building or seek a buyer who would retain the structure. The bylaw also creates a public review process for proposed demolitions of historic structures.

Local Historic District

A historic district designated by the Town of Dedham. In a designated district properties cannot be demolished under normal circumstances and all exterior changes that are visible from a public way must be reviewed by the Historic District Commission.

Preservation Restriction

A voluntary legal agreement attached to the deed of a property that protects a significant historic, archaeological, or cultural resource.

Watersheds

A topographically delineated area that is drained by a stream system; that is, the total land area above some point on a stream or river that drains past that point. Also referred to as drainage basins or river basins, watersheds are hydrological units of reference that can encompass a variety of physical and biological features and may cross political boundaries.



Natural, Cultural, Historic Resources In Dedham Today

Natural, Cultural, Historic Resources themes

NCH1 Substantial planning efforts recently completed

Recently completed open space and recreation planning documents are coordinated with this comprehensive plan, including Dedham's Open Space and Recreation Plan (2019), the Parks and Recreation Master Plan (2018), and Mother Brook Canal Cultural and Architectural Study (2020).

NCH2 Diverse and high quality resources that are well distributed

Dedham's natural resources play a critical role in supporting the environmental health and social vitality of the community. Dedham has many distinct landscape features that contribute to its character ranging from manicured institutional greens, recreational fields, and golf courses to meadows, wetlands, and river habitats. Perhaps one of the most striking and prevalent landscape features of the Town are its waterways – the Charles and Neponset Rivers, Mother Brook, and Long Ditch. Wilson Mountain is also a dominant feature of the landscape, providing scenic views of the Town from its peak as well as long range views of forested hillsides, surrounding lowlands, and the Boston skyline.

NCH3 Wide range of programs

Dedham residents are passionate about the diverse recreation opportunities available to them – both organized and informal – including hiking, team sports, cycling, paddling along the waterways, visiting neighborhood playgrounds, and passive nature appreciation.

NCH4 Rich and well recognized history

Along with its rich history, Dedham is fortunate to have a variety of noteworthy sites and an extensive collection of well-preserved buildings of architectural and cultural significance. There are over 400 resources that have been recognized locally or by the state as historically significant including resources that have been listed as National Register properties, National Historic Landmarks, and contributing elements to the National Register Historic District. The Town also has four individually listed properties in the National Register of Historic Places, including the Ames School, the Endicott Estate, the Fairbanks House, and the Norfolk County Courthouse. In addition, the Town has three local historic districts: the Connecticut Corner Historic District, the Federal Hill Historic District, and the Franklin Square-Court Street Historic District.

NCH5 Strong historic stewardship

The Dedham Historic Districts Commission (HDC) is responsible for historic preservation, contextual compliance, and regulatory design review within designated local Historic Districts. The Town



has enabled a Design Review Advisory Board (DRAB) as part of permitting and review processes. Seven historic resources are protected by preservation restrictions.

NCH6 Recognition of cultural resources and creative economy

Dedham has a number of cultural institutions that act as a foundation for the Town's growing arts and culture scene. These include the Dedham Cultural Council, the Mother Brook Arts and Community Center, the Dedham Community Theatre, the Dedham Community House, and the Dedham Historical Society & Museum. Clusters of arts and culture activity, restaurants, creative retail, and events that are located within a walkable area function as naturally occurring cultural districts, the two most notable are Dedham Square and East Dedham Square. The East Dedham Arts Overlay District (AOD) was established to help spur investment and enhancement of arts-related uses.

NCH7 Navigating funding challenges

All of the Town's success and progress has occurred with the backdrop of a typically underfunded set of priorities. Funding for the maintenance or expansion of existing parks or for the acquisition of land for new parks has difficulty meeting the needs and demands of the resources and programs of the Town. Additionally, absent adoption of the Community Preservation Act, there are limited state and local funds available for historic preservation or arts and culture activity.

Additional context and data

Natural Resources

Located immediately south of Boston, Dedham has become urbanized but still retains some remnants of its agricultural and mill town heritage. The construction of Providence Highway and Route 128 increased accessibility to other areas of the region and spurred development, but Dedham was able to retain much of its natural beauty and open space due to significant private institutional holdings and conservation land in State Parks within the Town.

Landscape Character

Dedham has many distinct landscape features that contribute to the character of the Town. Wilson Mountain is a dominant landscape feature, providing scenic views of the Town from its peak as well as long range views of forested hillsides, surrounding lowlands, and the Boston skyline. Open landscapes also define the character of Dedham, ranging from manicured institutional greens, recreational fields, and golf courses to meadows, wetlands, and riparian habitats. These open landscapes provide a counterpoint to both the forested and built environments giving a sense of rhythm and relief. At a smaller scale, some features that are characteristic of the Town as a whole – rocky ledges, forested uplands, and remnants of pasture land marked by stone



walls – punctuate the broader landscape and allow Dedham to maintain its unique suburban, bucolic identity despite its growth.

One of the most striking and prevalent of landscape features are Dedham’s waterways – the Charles and Neponset Rivers, Mother Brook, and Long Ditch – which shaped historic and economic development of the Town and continue to provide natural, recreational, and economic benefits to residents today. The waterways also link Dedham to other communities in eastern Massachusetts.

Watersheds

Dedham lies within the Boston Harbor Watershed and is part of two sub-watersheds, the Charles River Watershed and the Neponset River Watershed. The Charles River Watershed drains an area of 308 square miles and includes portions of thirty-five cities and towns. The Neponset River Watershed covers roughly 130 square miles including parts of fourteen cities and towns. Both the Charles and the Neponset have active watershed associations which have been working for more than 50 years to improve water quality and to protect and promote the natural areas along these rivers. The Charles is fortunate to be guarded by one of the first and most active watershed protection organizations in the nation, the Charles River Watershed Association (CRWA). Like the Charles, the water quality of the Neponset has improved over the years in large part due to the vigilant stewardship efforts of Neponset River Watershed Association (NepRWA).

Surface Water

Dedham’s history and development have evolved around its

waterways. Both the Charles and Neponset Rivers have provided a means of transportation and a source of power for mills and factories. The Charles River is one of the most significant rivers in Eastern Massachusetts and a dominant feature in Dedham. The river’s industrialization decreased the river’s natural flow and increased water pollution. As a result, fish populations, once numerous, were depleted. Other natural ecosystems related to the river suffered as well, resulting in decreased biodiversity and advancing invasive species. The portion of the Charles River flowing through Dedham is generally flat and is bordered by wetlands that provide areas of natural flood storage. In the 1650s, the Town dug a 4000-foot- long canal, known as Long Ditch, to allow the meadow to drain in the spring. Long Ditch, which also provides a convenient short cut for paddlers, runs roughly parallel to the Needham border, cutting across the Riverdale neighborhood peninsula at its northern edge.

Much of the land along the Charles River in Dedham is owned by the Federal Government, the State and the Town, and includes parks and conservation areas. One of the larger state parks on the Charles is Cutler Park Reservation, a 700-acre tract of open water, wet meadow, and forested wetlands located in Dedham, Needham, Newton, and Boston. Approximately 190 acres of Cutler Park is in Dedham, and the Town owns a 5.8-acre parcel in the Riverdale neighborhood that is contiguous with Cutler Park. Canoeing and kayaking on the Charles River are popular activities, particularly along the Upper Charles River where there are safe and easy access points.

The Neponset River flows from its headwaters in Foxborough through the southern part of Dedham on its way to Dorchester



Bay and forms the eastern boundary between Dedham and Canton. The entire length of the River in Dedham is located within the Fowl Meadow and Ponkapoag Area of Critical Environmental Concern. A majority of this land is owned by DCR and is protected open space.

Mother Brook, which originates from an inlet in the Charles River, is a one mile long man-made canal dug by the Town in 1639 to divert a portion of the flow of the Charles to the Neponset. The canal, believed to be the first industrial canal in the country, converted the historic East Brook, a small Neponset River tributary, into a major source of power for mills in Dedham. The industrialization of Mother Brook, including the installation of dams and the increased development along its shores and within its watershed, created a polluted and diminished waterway. However, today Mother Brook is not only at the center of the East Dedham neighborhood, but is seen as a critical resource in that neighborhood's revitalization. The Mother Brook Community Group, leading the revitalization initiative, is supported by both the Town and DCR, which manages Mother Brook for flood control purposes.



Several other small brooks, streams, lakes, and ponds dot the landscape in Dedham. Wigwam Pond and Little Wigwam Pond in the southern part of town are surrounded by town-owned land under the care and management of the Conservation Commission. Weld Pond is east of Route 128 near Wilson Mountain and is surrounded by land owned by the Massachusetts Audubon Society, the Dedham Land Trust, and private residential properties. Wight Pond is surrounded by privately owned land.

Wetlands

Wetlands are important natural features that have several functions, including flood protection, water filtration, erosion prevention, and provision of natural habitat to wildlife. Wetlands can also be unique passive recreational areas. Dedham contains more than 1,200 acres of wetlands accounting for nearly 18% of its total area. A large portion of Dedham's wetlands surround the Charles River, including the river itself, its banks, floodplain, and its extended watershed including Cutler Park, an extensive area between Common Street and Pine Street, and another large area between Bridge Street and Providence Highway. Much of this acreage is federally owned and managed by the U.S. Army Corps of Engineers.

Another large wetland area in Dedham is Fowl Meadow, which is the largest contiguous wetland area in the Neponset River Basin and one of the most significant wetland areas in the metropolitan Boston region. Other wetland areas include the banks of Mother Brook, Rock Meadow Brook and Lowder Brook, and the areas around Dedham's many ponds, including Wigwam, Little Wigwam, Weld, and Rodman Ponds.



Flood Hazard Areas

The land adjacent to streams, lakes, or rivers that is likely to flood during a storm event is known as the floodplain. Floodplains are categorized according to the average frequency of flooding and are stated in percent or converted to yearly probability. A floodplain with a one percent chance of flooding each year is therefore likely to be flooded once every 100 years and is referred to as the 100-year floodplain. Similarly, the 500-year floodplain has a 0.2 percent chance of being flooded in any year.

The Federal Emergency Management Agency (FEMA) has identified areas in Dedham that are predicted to be most prone to flooding. These areas are delineated on the town's Flood Insurance Rate Maps (FIRM), which were most recently updated in 2017, as the 100-year and 500-year floodplain. These areas closely correspond to the Town's waterways and wetlands. Dedham's Flood Plain Overlay District (FPOD) regulates development in all flood hazard areas and filling or building in these areas is prohibited to preserve the flood-mitigating effects of these vital resources. The only permitted uses in this district are recreation, agriculture, and structures that do not impede the flow of flood waters. Additionally, all work within the FPOD requires a Special Permit issued by the Zoning Board of Appeals.

Vegetation

Dedham is vegetated with a variety of plant species commonly found on well-drained upland soils throughout southeastern Massachusetts. Forested land in Dedham includes large areas such as the Town Forest and Wilson Mountain Reservation as well as

many smaller areas scattered throughout the Town. Most of the forested land is west of Providence Highway near Interstate 95/Route 128. In the eastern part of the Town, ribbons of wooded banks and vegetated wetlands flank the Town's waterways, including land adjacent to Mother Brook, the Neponset River and surrounding Wigwam and Little Wigwam Ponds. The Dedham Town Forest consists of approximately 77 acres of land, mostly located between the northbound and southbound lanes of Interstate 95. Wilson Mountain Reservation, managed by the DCR, contains about 210 acres of forest and wetlands with linkage opportunities to adjoining open space areas.

In addition to its forests, Dedham's street trees are an important natural resource and play a significant role in defining the town's visual character. Dedham is one of eighty-nine municipalities throughout the Commonwealth designated as a Tree City USA by the Arbor Day Foundation.

Rare Plant Species

The table on the following page lists the plants recorded in Dedham that are on the list of Endangered, Threatened, and Special Concern species maintained by the Massachusetts Natural Heritage and Endangered Species Program (NHESP).

Fisheries and Wildlife

Dedham's woods, fields, lakes, and rivers host many common and some rare species of birds, fish, and other wildlife. The most commonly seen mammals are squirrels, chipmunks, and raccoons. Approximately 450 species of birds are found seasonally in Massachusetts. Dedham's rivers, wetlands and riparian areas provide excellent habitat for waterfowl. Raptors such as hawks,



Endangered, Threatened and Special Concern Plants

Species Name	Common Name	State Status	Last Observed in Dedham
<i>Asclepias purpurascens</i>	Purple milkweed	Endangered	Historic
<i>Asclepias verticillata</i>	Linear-leaved milkweed	Threatened	1884
<i>Betula nigra</i>	River birch	Watch	2019
<i>Eleocharis ovata</i>	Ovate spikesedge	Endangered	1878
<i>Gentiana andrewsii</i>	Andrews' bottle gentian	Endangered	1911
<i>Houstonia longifolia</i>	Long-leaved bluet	Endangered	1897
<i>Nabalus serpentarius</i>	Lion's-foot	Endangered	1901
<i>Ophioglossum pusillum</i>	Adder's-tongue fern	Threatened	1884
<i>Potamogeton vaseyi</i>	Vasey's pondweed	Endangered	1881
<i>Rhododendron maximum</i>	Great laurel	Threatened	1900
<i>Scirpus longyi</i>	Long's bulrush	Threatened	2002
<i>Senna hebecarpa</i>	Wild senna	Endangered	1885
<i>Viola brittoniana</i>	Coast violet	Threatened	2018*
<i>Viola pectinata</i>	Pectinate-leaved violet	Threatened	2018*

*Personal observation by Dedham resident S. Radner

falcons, and osprey nest in the openings of power line corridors. Songbirds are found in forested areas, tree-lined residential neighborhoods and on the edges of woodland habitats. As water

quality in Dedham's rivers and ponds has improved over the years, so has the habitat for fish and shellfish. Several amphibian and reptile species have also been observed in Dedham, in part due to increased efforts to survey and certify vernal pools.

Vernal Pools

A number of potential vernal pools have been identified in Dedham, and two have been certified by the Massachusetts Natural Heritage and Endangered Species Program, one at Whitcomb Woods and one at Wilson Mountain. Dedham's strict wetlands bylaws presume that any potential vernal pool is a vernal pool unless proven otherwise.

Vernal pools are unique wetland habitats that serve as important breeding grounds and are home to a number of amphibians and invertebrate animals. Also known as ephemeral pools, autumnal pools, and temporary woodland ponds, these natural sites fill with water in the fall or winter due to rain and rising groundwater. They stay ponded through the spring and into summer, but tend to dry completely by the middle or end of the summer. This occasional drying prevents fish from permanently populating the pools, allowing amphibians and invertebrate species to reproduce without being targeted by fish predators. Certified vernal pools can usually be protected from development and are afforded protection under a number of state regulations.

Rare Animal Species

According to information provided by the Natural Heritage and Endangered Species Program (NHESP), there are two threatened and two special concern animal species which have been recorded in Dedham. None of these species is listed on



the Federal Endangered Species list; instead the focus is on the protection of habitat for state listed species.

According to NHESP, one of the most important areas for rare species in Dedham is Fowl Meadow in the Neponset River Reservation. This area is listed as both a Priority Site of Rare Species Habitat and an Estimated Habitat of Rare Wildlife by NHESP. It is also part of an Area of Critical Environmental Concern (ACEC). A portion of the Charles River Watershed in Cutler Park in northwest Dedham is also identified as priority habitat for rare species. Rare wildlife observed in Dedham is listed in the following table.

Endangered, Threatened and Special Concern Wildlife

Species Name	Common Name	State Status	Last Observed in Dedham
<i>Circus cyaneus</i>	Northern Harrier	Threatened	1867, 2016
<i>Botaurus lentiginosus</i>	American Bittern	Endangered	2017
<i>Haliaeetus leucocephalus</i>	Bald Eagle	Threatened	2017
<i>Falco peregrinus</i>	Peregrine Falcon	Threatened	2017
<i>Parula americana</i>	Northern Parula	Threatened	2017
<i>Dendroica striata</i>	Blackpoll Warbler	SC	2016
<i>Cicindela duodecimguttata</i>	Twelve-spotted Tiger beetle	SC	1908
<i>Neurocordulia absoleta</i>	Umber Shadow-dragon	SC	2007
<i>Emydoidea blandingii</i>	Blanding's Turtle	Threatened	1993

Wildlife Migration Corridors

Wildlife corridors are areas of contiguous tracts of land that provide habitat suitable to accommodate wildlife migration patterns. Major wildlife corridors in Dedham follow the rivers. In addition, stream channels, wetland systems and lake shores throughout Town also provide smaller pockets of wildlife habitat. The Charles River wetlands are breeding grounds for many duck species, blue heron, and other birds. Bald eagles have been observed frequently in recent years and are nesting in nearby towns near the Charles and Neponset Rivers.

Environmental Challenges

Dedham's environmental challenges are mainly related to water quality and non-point source pollution. Non-point source pollution originates from diffused or widespread sources and enters surface water and groundwater through stormwater runoff. The most effective means of controlling non-point source pollution is through thoughtful land management and includes tools such as Low Impact Development and Smart Growth strategies and bylaws, protective zoning, and best management practices such as stormwater management, construction, septic operations and road maintenance.

In 2015, water samples from Mother Brook showed elevated levels of E. coli bacteria, as has been the case for many years. The Town, in partnership with NepRWA, received a grant from the Massachusetts Department of Environmental Protection (MassDEP) and the U.S. Environmental Protection Agency (EPA) to clean up the polluted stormwater entering Mother Brook. Since early spring 2017, the DPW has installed a series of bioretention



areas on Colburn Street, Sawmill Lane, and Avery Street. These bioretention structures, also known as rain gardens, include bioretention cells and a subsurface infiltration system, and use soil and plants to filter and treat polluted runoff before it enters the watershed.

Although some pollution still makes its way into the Charles and Neponset Rivers, the water quality in both rivers has improved over the years. CRWA and NepRWA continue to monitor water quality along the Charles and Neponset Rivers and Mother Brook. Recent accomplishments and initiatives of the watershed associations include continued water quality monitoring, visual shoreline surveys, expanded federal and State regulations, and ecological restoration.

In 2017, in anticipation of new federal stormwater discharge requirements initially set to take effect on July 1, 2017 (Municipal Separate Storm Sewer System/MS4), the Conservation Commission began reviewing its stormwater management rules to better align Town Bylaws with the MS4's wider range of requirements. After some delays at the federal level, the MS4 permit was issued on July 1, 2018. The Conservation Commission updated the Town's stormwater regulations for better consistency with federal regulations and approved the new regulations on November 15, 2018.

Scenic Resources

Dedham has a wealth of landscapes that retain their natural and scenic qualities. The town's rivers, brooks, ponds and lakes provide some of the community's most picturesque vistas, along with its wooded parcels and open space. The following places have

been identified in the town's 2019 OSRP as some of Dedham's treasured scenic resources:

- Dedham Common
- Little Common
- Wilson Mountain
- Mother Brook
- Long Ditch

One of the major features that contribute to Dedham's character is its scenic roadways. Many of them date to Dedham's early history and represent historic transportation routes established more than 300 years ago. Particularly in the western sections of Dedham, these roads maintain such characteristics as narrow pavement, winding patterns, adjoining stone walls, and mature trees and vegetation.

Open Space and Recreation

Open space protects wetlands, wildlife habitat and vistas, and provides for outdoor recreation and gathering places. In Dedham, institutional open space plays a prominent role in defining the town's visual character from the campus of Noble and Greenough School to the grounds of the Endicott Estate. Dedham's public parks also benefit neighborhood residents of all ages, but particularly the town's children, whether they participate in organized sports or gather for informal play.

Open space in Dedham is owned by federal, state and local government agencies and has varying levels of protection. The U.S. Army Corps of Engineers owns 278 acres of riparian corridor along the Charles River for flood control purposes. In addition, the Massachusetts Department of Conservation and Recreation (DCR)



owns 626 acres in five parks in Dedham: Riverside Park, Cutler Park, Stimson Wildlife Sanctuary, Neponset River Reservation, and Wilson Mountain. The Dedham Conservation Commission has jurisdiction over 271 acres of town owned land, mainly wetlands or riparian tracts, while the Parks and Recreation Department and Dedham Public Schools manage another 150 acres of land with active recreation facilities.

In 2019, Dedham updated its Open Space and Recreation Plan (OSRP) which sets forth a seven-year framework for the preservation, maintenance, and improvement of open space and recreation areas in the town. Additionally, Dedham's first Parks and Recreation Master Plan (PRMP) was developed concurrently with its OSRP update. The following summarizes key points from both plans.

Town Conservation Land

The Dedham Conservation Commission has jurisdiction over 271.38 acres of land. Public access is permitted on Town-owned conservation land and signs have been installed to mark many of these properties. While some of the Town's conservation land is well suited for hiking, fishing, and wildlife viewing, access to some properties is difficult due to environmental conditions (e.g. wetlands, dense vegetation) and the lack of public access points. The following table provides a list of land under the jurisdiction of the Conservation Commission.

Dedham Town Forest

The Town Forest, Dedham's largest holding of open conservation land, consists of nearly 77 acres of land located between the north and southbound lanes of Interstate 95. The Dedham Town

Conservation Commission Properties

Location	Acreage
Dedham Town Forest	76.49
Fowl Meadow (Neponset River Reservation)	68.68
Wigwam Pond	57.59
Little Wigwam Pond	51.98
Court Street (along Lowder Brook)	5.80
Westfield Street at Meadowbrook Road (near MIT Endicott House)	6.00
Stoney Lea Road	2.19
Beech Street	1.60
Mother Brook Waterfront	1.06

Forest has been an underutilized resource, in part due to its unusual location, and, until recently, the absence of marked trails. Although the Town Forest does not have a designated parking area, visitors can park on nearby roads and walk a short distance along a sidewalk to gain access through a gate on Washington Street. The Town Forest is a unique resource with varied natural features and potential for an expanded network of trails.

Town Parks and Recreation Land and Facilities

The Dedham Parks and Recreation Commission has jurisdiction over 96.11 acres of land, including athletic fields, playgrounds, recreation areas, facilities, undeveloped land, town commons, and several small open spaces and parks that serve as visually



appealing breaks from developed areas and sites for small community gatherings and events. Two undeveloped properties currently under the jurisdiction of the Parks and Recreation Commission have potential for recreation use: the former Town Landfill located at 15 Lower East Street (off Washington Street) and the former Striar property/Manor Fields, located at 408 Sprague Street. The following table lists Town-owned Parks and Recreation land.

Dolan Recreation Center

The Dolan Recreation Center was acquired by the Town in 2006 and is a valuable resource for Dedham residents. The building contains offices for the Parks and Recreation Department, a gymnasium, and a dance studio that is used for various recreation programs. Outdoor amenities include the Town Dog Park, community gardening plots, one turf baseball/softball field, a boat launch allowing access to the Charles River, and a nature trail.

Dedham Water Trail

The Dedham Water Trail is a 7.2-mile trail along the Charles River in Dedham that connects many conservation areas and parks, passing through Motley Pond and Cow Island Pond then making a loop by way of the Long Ditch in Cutler Park. There are five public boat launches along the Water Trail and many significant historic and ecological sites that are marked with signage. The Dedham Water Trail was designated a National Recreational Trail by the United States Department of the Interior in July 2014. National Recreational Trails are part of a national system of trails and greenways on water and over land combining nature, wildlife, outdoor activity, and history.

Town-owned Parks and Recreation Properties

Name	Location	Acreage
Manor Fields	Sprague Street	25.72
Barnes Memorial Park, Mary Ann Lewis Play- ground	Eastern Avenue	14.89
Gonzalez Field	High Street, Eastern Avenue, East Street	6.30
Fairbanks Park	Rustcraft Road	14.10
Dolan Recreation Center/ Sugrue Field	Common Street	11.40
Former Landfill	Lower East Street	7.68
Condon Park	Bussey Street	7.37
Paul Park (Greg M. Riley Playground)	Cedar Street	2.93
Dedham Common	High Street, Bridge Street, Common Street	2.04
Mother Brook Park	Milton Street	1.32
Churchill Park	Churchill Place	0.92
Triangle Park	Hyde Park Street	0.91
Oakdale Common	River Street	0.46
Mill Pond Park	Colburn Street, Bussey Street	0.20
Hartnett Square	Milton Street	0.09

Public School Property

The School Department has jurisdiction over 94.37 acres of land, which includes buildings, fields, playgrounds, recreation facilities and paved areas. Although there are many fields and playgrounds on school property, the land is not permanently



protected as open space under Article 97. The School Department has discretion over use of the land and may need to make use of the surrounding open space for school expansion. In the future, if any schools are closed, sold, or leased, the Town should attempt to preserve the open space and recreation facilities. The following table provides a list of the public schools in Dedham and the recreation facilities on each property.

Dedham Public School Properties

Location	Recreation Facilities	Acreage
Dedham High School	1 turf field (football, soccer, lacrosse, field hockey); track, 1 basketball/volleyball (indoor)	11.39
Dedham Middle School	1 baseball/softball, 1 basketball/volleyball (indoor)	8.61
Early Childhood Education Center	2 playgrounds	29.20
Capen School	2 baseball/softball, playground, 1 basketball	5.28
Avery School	2 playgrounds, 1 basketball	5.60
Greenlodge School	2 baseball/softball, 1 playground	16.74
Oakdale School	2 baseball/softball, ½ court basketball, 1 playground	6.90
Riverdale School	1 baseball/softball, 1 soccer, 1 basketball, playground	6.11
Mucciaccio Pool	1 soccer, 3 tennis courts, indoor swimming pool	4.55

State, County and Federal Land

The Commonwealth of Massachusetts, Norfolk County, and the United States Federal Government own more than 880 acres

of vacant land in Dedham (listed in Table 5.13). DCR manages 626.53 acres of State land in Dedham, including parks with land and facilities suitable for active recreation, conservation land, and flood control land along Mother Brook. MassDOT manages 107.21 acres of vacant land along the median strip of I-95. Norfolk County owns 27.90 acres of land in Dedham, most of which is developed with County offices, District and Superior Courts, the Registry of Deeds, parking lots, and the Norfolk County Correctional Center. The County owns 6.7 acres of undeveloped wetlands in Dedham Village. The US Army Corps of Engineers has jurisdiction over 126.42 acres of flood control land along the Charles River. The following table lists County, State, and Federal Land in Dedham.

County, State, and Federal Properties

Name	Management	Acreage
Fowl Meadow	DCR	205.69
Wilson Mountain Reservation	DCR	198.43
Cutler Park Reservation	DCR	184.31
Stimson Wildlife Sanctuary	DCR	17.50
Mother Brook Flood Control	DCR	13.67
Whitcomb Woods	DCR	12.10
Riverside Park (Marie-Louise Kehoe Park)	DCR	8.35
Old Town Boat House	DCR	0.14
MassDOT land	MassDOT	107.21
Norfolk County wetlands	Norfolk County	6.70
Charles River Flood Control	US Army Corps of Engineers	126.42



Abandoned Rail Corridor

From 1835 until approximately 1967, the Boston and Providence Railroad and later, the MBTA, operated a train line from Readville Station to the train station that once existed where the Keystone Parking Lot is currently located in Dedham Square. In 1999, the Town acquired the abandoned rail corridor from the MBTA. The 1.3-mile linear parcel measures approximately 10 acres and is under the jurisdiction of the Select Board and the School Department. The 2019 OSRP recommended the corridor be converted to a multi-use linear park. If improved, the linear park would provide an ADA compliant path that connects three schools and offers a safe pedestrian and bicycle route between several Dedham neighborhoods and Dedham Square. It would also serve one of the two Environmental Justice populations in Dedham. The potential Rail Trail project was divisive in the town with very strong support and opposition. Questions of land jurisdiction, abutter concerns (safety/privacy), and cost/benefit analysis are some of the challenges that need to be resolved.

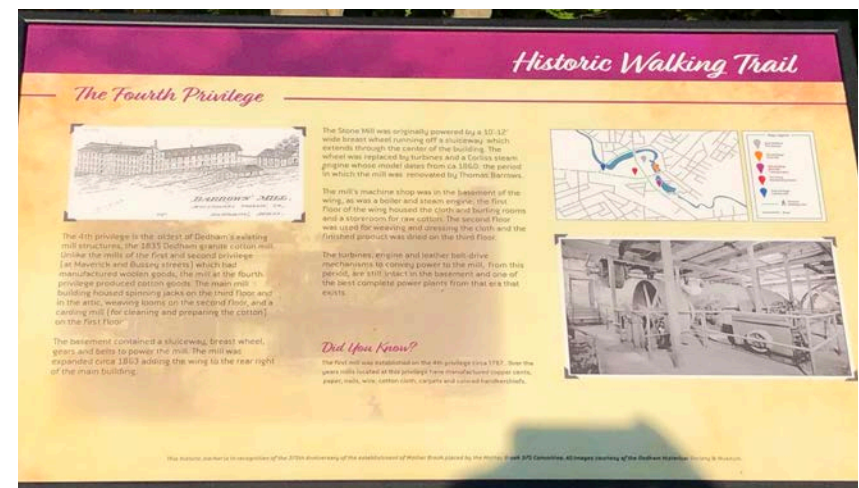
Open Space and Recreation Needs

The residents of Dedham value their open space resources and appreciate the environmental and recreational benefits that they provide to the community. Preservation, connectivity, and access have all been expressed as top priorities among Dedham residents. Based on information gathered during the OSRP and PRMP planning process Dedham residents would like more opportunities for informal, or unstructured outdoor recreation. While resources for team sports continue to be a priority in Dedham, many individuals want to be outdoors at times that work with their own schedules. Several common themes were present

throughout these planning processes:

- Access to water resources
- Trail networks, access, connectivity
- Nature appreciation and education
- Park amenities for all visitors
- Bicycle and pedestrian safety
- Improved communication and access to information

Residents also expressed that the Town lacks a comprehensive plan for identifying and prioritizing land for protection and a dedicated funding source for land management and acquisition. Adopting the Community Preservation Act (CPA) would provide a means to acquire open space (as well as fund affordable housing and historic preservation). The CPA has previously been brought to Town Meeting, but legislation did not pass a Town vote. The town should again consider adopting CPA to fund urgently needed public resources, including open space acquisition.





Cultural Resources

A cultural resource is something that contributes or adds value to a community's identity, culture, heritage, traditions, knowledge, and creativity. They can include organizations, institutions, and important historic sites as well as special events, creative enterprises and public art. Cultural resources can be tangible assets such as public buildings and facilities (e.g., museums, libraries, parks) or creative spaces (e.g., performance venues, theaters, studios and art galleries). They can also be intangible and temporal things such as annual events, shared cultural stories, or cultural landmarks that no longer exist. Dedham has a diverse inventory of cultural resources. Collectively these assets enhance the quality of life for residents and help define the town's unique character and sense of place.

Cultural Institutions and Organizations

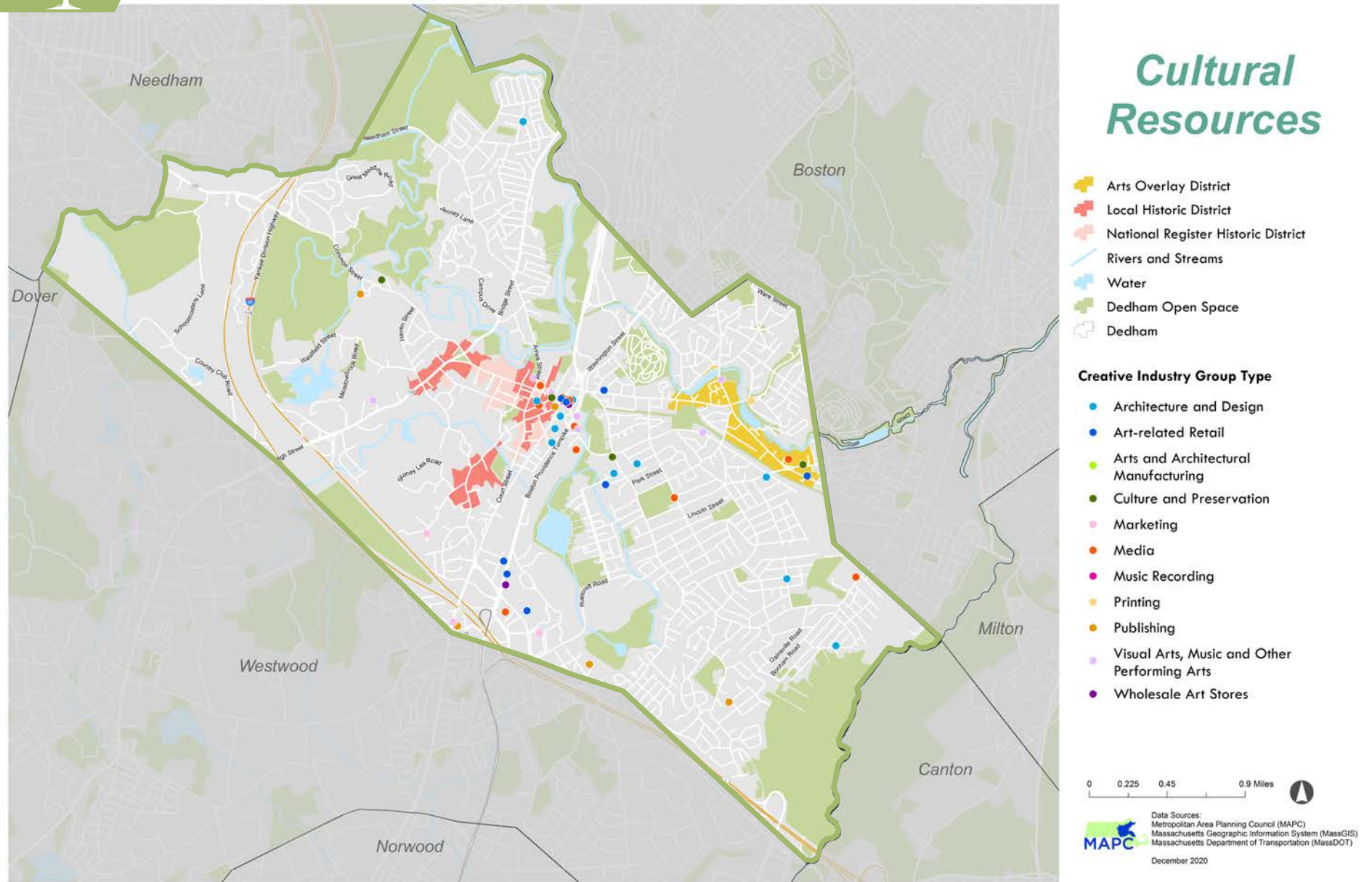
Dedham has a variety of institutions and organizations that work to support arts and culture in the town. Public and private Institutions like the Dedham Public Library, Dedham Public Schools, and the Dedham Historical Society & Museum provide educational, recreational, and cultural programming for youth and residents. Religious institutions also play a key role in celebrating cultural identities and creating and celebrating various forms of cultural expression. The Dedham Cultural Council has partnered with several organizations and artists to fund artistic and cultural activities in the town. The Dedham Civic Pride Committee is an important partner in fostering and promoting civic pride and improving the overall physical and aesthetic appearance of Dedham.

In addition, organizations such as the Dedham Human Rights Commission (HRC) have formed to welcome, support and celebrate Dedham's growing and diverse population. The HRC produces the monthly DedhamTV series "I Am Dedham" and hosts the annual Martin Luther King Jr. Day Celebration and the town's first LGBTQIA Pride Celebration. Some of the most significant cultural institutions and organizations are summarized below.

Dedham Public Schools (DPS)

It is important to note that the Dedham Public Schools play a key role in shaping the culture of the town and in providing a range of activities and programs that support the rich cultural diversity in Dedham. The schools provide critical cultural, historic, and arts education throughout the various grade levels. In addition, townwide schools such as the High School serve as a strong connection point for Dedham youth from different neighborhoods, whose interactions might have been more limited given that education at earlier levels is provided through neighborhood schools.

Public schools, and Dedham High School in particular, host several community events and other public gatherings, and provide a space for residents to connect and engage. The Dedham Youth Commission offices are currently housed at Dedham High School. The Youth Commission is committed to providing educational, socioemotional, recreational and health programs and services to the town's youth. The seven- member commission establishes and directs youth services policy and programming. Youth Commission offerings include direct counseling services for youth and their families, as well as various programs that provide employment opportunities, community service projects, and a variety of





activities provided together with the Dedham Public Schools. Unfortunately, Dedham does not have a dedicated facility for youth to socialize and congregate. A multi-generational community center that supports social gatherings, recreational opportunities, and engaging activities for youth and adults has been highlighted by community members as a potentially great addition to Dedham's cultural resources.

Dedham Public Library

The Dedham Public Library is one of the Town's oldest and most valued institutions. The roots of the library date back to 1794 with establishment of the First Parish Church's Social Library. In 1854 the Dedham Library Association was founded, and the present Dedham Public Library was chartered in 1871.

Today, the Dedham Public Library System consists of two branches, the Main Library located at 43 Church Street, and the Endicott Branch which is located at 257 Mount Vernon Street on the edge of the Endicott Estate. The mission of the library is "to provide free and equitable access to information while valuing and fostering learning and creative human potential in a safe, fun, and collaborative environment." The Dedham Public Library is currently developing a strategic plan that will guide physical and programming changes for the next five years and serve as a blueprint for its future.

Museums

Dedham has two museums, the Dedham Historical Society's Museum and Archives at 612 High Street and the Fairbanks House at 511 East Street. The Dedham Historical Society operates the Dedham Museum and Archives (1888), a brick

Romanesque Revival building designed by architect Edwin J. Lewis with distinctive arches, church-like buttresses, a large Palladian window and slate roof. The Museum contains a lecture/display hall on the first floor and an extensive archive on the basement level. The Archive includes genealogical records, town records, maps, photographs, glass plate negatives, family histories, maps and other local ephemera. The Museum houses a collection of furnishings and artifacts ranging from pre-Columbian stone tools and the 1652 Metcalf great chair (the oldest dated American-made chair) to an extensive collection of Dedham and Chelsea pottery. The museum also includes rotating exhibits, decorative arts associated with Dedham, including a silver collection by local Arts and Crafts silversmith Katherine Pratt, furniture, and works by local artists such as Alvin Fisher and Lillian and Phillip Hale.





The Fairbanks House Museum is maintained and operated as a house museum, exhibiting the furnishings collected by eight generations of the Fairbanks family as well as the home's significance as the oldest standing timber frame house in North America. The Fairbanks House (1637) is an exceptionally well-preserved example of a "First Period" building. Although the home was added onto over time, many of the hallmark characteristics of First Period architecture (1625-1725) are still evident, including medieval building features such as a steeply-pitched roofline and lean-to additions, a prominent central chimney, and an asymmetrical fenestration pattern. The property is still owned by the Fairbanks family, which opens the house for public tours on a seasonal basis.



Churches and Religious Buildings

Many of Dedham's historic churches are still used for religious purposes and continue to play a key role in the community today. Several religious institutions in town serve as community gathering centers and open their facilities to religious programs and non-profit groups.

Dedham's religious buildings represent the various architectural styles associated with ecclesiastical design over the past several centuries. Traditional wood meetinghouse style churches, grand stone Gothic Revival churches, and modest Revival style neighborhood churches are all represented in Dedham. As with other historic resources in Dedham, many of the churches have not been documented within the town's cultural resource inventory.

The two meeting house style wood-frame churches in Dedham Village contribute significantly to the Village's quintessential New England village appeal. The Greek Revival Allin Congregational Church (1819) at 683 High Street, with its flush-board façade, tall palladian window, pilastered corners, and steeple with octagonal cupola, and The First Church (1762, 1820) at 670 High Street with its pedimented gables, pilasters and steeple, serve as neighborhood landmarks. The Gothic Revival St. Paul's Episcopal Church (1859) at 59 Court Street and St. Paul's Episcopal Chapel/Brick Chapel (1875) at 76 Church Street stand in stark contrast to the earlier churches in the village, with their roughcut stone facades, steeply pitched roofs, pointed arch lancet windows, and buttresses.

Neighborhood churches such as the Church of Good Shepherd (1876) at 60 Cedar Street in Oakdale Village represent the conversion of Dedham's rural farmland into residential areas. This



stucco and half-timbered Gothic Revival Church was constructed to serve residents of the Oakdale neighborhood. St. Mary's Church and the adjoining St. Mary's School buildings are remnants of a once-thriving Irish immigrant population that worked in the mills of East Dedham.

Dedham Human Rights Commission

The Dedham Human Rights Commission works to ensure that residents of the Town enjoy equal opportunity to participate in and enjoy life in the Town regardless of their race, color, ancestry, national origin, sex, sexual orientation, gender identity, age, religion, marital, family or military status, socio-economic status, ex-offender status, or disability. Created by a vote of Town Meeting in November 2017, the Commission supports the human rights of groups, organizations, and individuals against discrimination in housing, employment, education, public accommodations, town services, insurance, banking, credit and health care.

Dedham Cultural Council

The Dedham Cultural Council (DCC) is Dedham's Local Cultural Council (LCC), a municipal entity that distributes arts and cultural funding provided by the Massachusetts Cultural Council (MCC) to local artists and organizations according to state guidelines and local criteria. State guidelines (MGL Ch. 10, S. 58) require that LCC funds only be used to support programs in the arts, humanities, and sciences in Massachusetts. This definition includes the study, pursuit, performance, exhibition, and appreciation of cultural activities in the broadest sense. They must provide a public benefit by contributing to the cultural vitality of the community

as a whole rather than benefiting an individual, and they must be non-discriminatory. Grants can support artistic projects and activities, including exhibits, festivals, field trips, short-term artist residencies, lectures, workshops, or performances. The Dedham Cultural Council provides funding through reimbursement rather than direct grants in which approved applicants receive funding upfront. Funding provided as a reimbursement means that applicants must expend their own money, and if approved for a grant, they submit paperwork for reimbursement.

Dedham Square Artists Guild

The Dedham Square Artists Guild is a cooperative gallery located at 553 High Street in Dedham Square. Founded in October 2011, the organization which is owned and operated by its members provides a home for artists to showcase and sell their work and an opportunity to connect with the community. The collection of work at the Guild encompasses a diverse style of art, including painting, photography, pottery, jewelry, monotype, wood, glass, textile and more.

Mother Brook Arts and Community Center (MBACC)

The mission of the MBACC is to build a vibrant and sustainable center that enriches the Dedham community and stimulates the revitalization and growth of the Mother Brook neighborhoods through the arts. MBACC is a non-profit organization created to act as a catalyst for revitalization, enrichment, and economic development for the neighborhood, Town, and region as an arts and cultural destination. The MBACC is housed in the former Avery School building located at 123 High Street. The facility features indoor and outdoor community gathering space; leased



studio space for artists, a ceramics studio; and a fully equipped silver-smithing studio. The MBACC also provides an arts education program and regularly scheduled performances and events that serve all segments of Dedham's population.

Dedham Community House (DCH)

The Dedham Community Association, better known as the Dedham Community House (DCH), is located at 671 High Street. DCH was founded in 1922 when Charles J. Kimball and a group of civic-minded citizens purchased an estate originally built by Judge Samuel Haven at the corner of Ames and High Streets. The purpose in forming this charitable, nonprofit association was twofold: to preserve the historic mansion built in the Bulfinch design in 1795, and to provide a recreational center for the people of Dedham and the vicinity.



Today, the Board of Directors and staff of the Dedham Community House are dedicated to promoting educational, recreational and civic interests to enhance the lives of all residents of Dedham and neighboring towns through innovative programs, community leadership and the preservation of its historic campus. In fulfillment of this mission, DCH operates a highly regarded preschool, a popular summer camp, summer pool, a variety of enriching classes for all ages, and several special seasonal events. DCH supports other local community groups in a variety of ways including donated or discounted meeting and event space, and by hosting networking events for local nonprofit organizations. DCH's programming serves people of all ages, from all income levels, and from all neighborhoods of Dedham.

Dedham Community Theatre (DCT)

The DCT is an independent cinema founded in 1927. This cultural gem is an essential part of the downtown scene, located at 580 High Street in the heart of historic Dedham Square. The DCT represents an important cultural resource in Dedham, providing an opportunity for recreation and leisure. DCT's mission is "to bring the community together for quality art-house films, events, music, and comedy." Although the majority of the offerings are national screenings, the theater also hosts events and offers independent movie screenings.

Cultural Districts

Clusters of arts and culture activity, restaurants, creative retail, and events that are located within a walkable area function as naturally occurring cultural districts. In addition, the Massachusetts Cultural Council has a Cultural Districts program through which



districts can undertake a process to achieve state designation as cultural districts. This designation usually is accompanied by small matching grants to support coordination of activities and basic district branding and signage. Dedham does not have any state-designated cultural districts. However, the town has established a 95-acre Arts Overlay District (AOD) along the Mother Brook in East Dedham.

Arts Overlay District (AOD)

The AOD was established to encourage the development, preservation and enhancement of a vibrant, mixed-use environment that allows and enables arts-related uses. The 2014 East Dedham Arts Overlay Report prepared by Northeastern University outlines several strategies for investing in East Dedham. The overarching community vision for the district follows:

“East Dedham will be a vibrant, mixed-use environment that promotes creative-economy development. At its economic center, East Dedham Village will be the thriving and attractive core of the East Dedham community, with an appropriate mix of retail, commercial, dining, and unique local amenities that cater to its diverse population. Flowing through the community, the Mother Brook recreational area will take center stage by harnessing its natural and historical identity to energize and activate a creative environment with waterfront walking trails, recreation, and art festivals.”

With the Mother Brook Arts and Community Center in place, the Town of Dedham sees it as the potential anchor and incubator to build a more robust creative economic engine, with traditional and new economy workers employed side-by-side in a vital, walkable,

amenity rich mixed-use environment that creative workers not only prefer, but often require.

Public Art and Public Space Activation

Art enhances Dedham’s identity as a community that values diverse creative expression. It builds a sense of civic pride and enriches the quality of life. Public art fulfills these purposes in myriad ways, by improving residents’ experience of public spaces through harmonious design, by preserving and showcasing vistas, by introducing surprising elements into otherwise ordinary spaces, and by engaging residents with insightful interpretations of the community’s cultural aspirations and history. Public art not only has benefits as a cultural product but also enhances economic development and a sense of place.

The **Dedham Civic Pride Committee** promotes civic pride and works to preserve and beautify public spaces in Dedham. Their activities include beautification efforts in public parks and streets, landscaping and light infrastructure improvements along roadways as well as public art projects.

In September 2021, the Dedham Civic Pride, the Dedham Library Innovation Team, and local artists joined together to organize a two-phase public art project. Phase 1 of the **Dedham Public Art Project** involves painting thirteen cement barriers along High Street in Dedham Square that have been placed to allow for outdoor dining. The goal of the public art project is to enliven the outdoor dining experience in Dedham Square, celebrate the vibrancy of Dedham, and welcome and invite visitors to explore the downtown. All paint and supplies for the project were provided by donations from local organizations, businesses, and



volunteers. Phase 2 of the project will take place in Spring 2022; the project team hopes to collaborate with local young artists from the community to paint all of the remaining town barriers.

The Dedham Civic Pride Committee launched a **Utility Box Painting Project** in 2017 to bring more art to the streets of Dedham. Three utility boxes in East Dedham received a face lift with the designs of three talented artists. The project was funded by Dedham Cultural Council through a grant from the Massachusetts Cultural Council.

The Dedham Library Innovation Team (DLIT) and Dedham High School serve as stewards of the **Dedham Little Free Libraries Project**. The Little Library program was launched in 2014 and serves to build pride-of-place among Dedham residents, to activate public spaces, and to beautify the public realm. Dedham's individually decorated mini lending libraries were built by Dedham High School students and designed and painted by both students and community artists. Twelve individual little libraries are installed throughout town and enable readers of all ages and backgrounds to access books in their neighborhoods.

Mother Brook Waterfront

In East Dedham there is a semi-contiguous network of open space along the banks of the Mother Brook running from Mill Pond Park on Colburn Street, through the woods behind Condon Park to the area behind Delapa Plaza (270 Bussey Street). There is an existing trail connecting Condon Park to Delapa Plaza. However, trail maintenance and improved signage is needed. A narrow trail continues along Oakland Street toward the Stone Mill Condominiums and Dedham Housing Authority property.

Improving and maintaining the walking trails along Mother Brook is an important element of the mission of the **Mother Brook Community Group** (MBCG), formed in 2008 “to bring together the residents and business owners who are interested in promoting a vital and thriving community among the neighborhoods connected by historic Mother Brook.” In July 2014, the Town held a grand opening of Mill Pond Park after many groups and individuals joined together to remove invasive Japanese knotweed, install an accessible walkway and fishing/viewing platform, and commission Dedham's first permanent public art installation, a steel largemouth bass created by Dedham sculptor Gints Grinsbergs.

The MBCG understands that Mother Brook, which served as the basis of the Town's economy for three centuries, is a cultural and historic landmark that is a focal point of the East Dedham community. In Spring 2018, Town Meeting approved funds to build trails and parks along Mother Brook and place historical markers along these trails. This project will help to connect the community and preserve the unique cultural heritage represented by Mother Brook.

In Fall 2018, the Town approved funds for a study to survey and document cultural and architectural resources along the Mother Brook Corridor. Dedham's Mother Brook corridor includes a significant collection of surviving historic mill buildings, industrial infrastructure, residences (including company-built housing), municipal properties, and commercial buildings that form the core of the East Dedham neighborhood. The overall goal of the study was to identify districts, properties and sites eligible for listing in the National Register of Historic Places.



Special Events

Dedham's arts and cultural resources also include a series of celebrations, festivals, and special events throughout the year, most notably, Dedham Day, the Holiday Stroll & Tree Lighting, the Flag Day Parade, and other ephemeral occurrences.

Dedham Day

Hosted by the **Friends of Dedham Recreation** and the **Friends of the Dedham Pool**, Dedham Day is a time when residents gather to celebrate community pride, participate in games and have a chance to win money through a unique game called a "cow plop." Community members also have an opportunity to learn about town organizations, government committees and vendors throughout the area at information tables. Dedham Day is held every September at John Barnes Memorial Park and features a barbecue, games, rides, crafts, shows, music and more. This family fun event is an old and beloved Dedham tradition.



Holiday Stroll & Tree Lighting

The annual Holiday Stroll & Tree Lighting is held on the first Friday in December in Dedham Square. Each year merchants extend store hours and offer special discounts and promotions as well as complimentary refreshments, free goodies, and raffles. This event is fun for all ages and features the ceremonial lighting of the town's Christmas tree, street performers, roving carolers, costumed characters and live entertainment.

Flag Day Parade

Held each year on June 14th, the Flag Day Parade is an annual parade organized by the **Parks and Recreation Department** to celebrate Flag Day. This event began in 1967 and quickly became a Dedham tradition.

Dedham Farmer's Market

Organized by the **Dedham Square Circle**, the Dedham Farmer's Market is held on the First Church Green in Dedham Square on Wednesdays from late spring through October.

Endicott Estate Events

In addition to serving as a historic public facility, the Endicott Estate is also a venue for several community events throughout the year. The **Arts at Endicott Summer Concert Series** hosted by the **Dedham Junior Women's Club**, the **James Joyce Ramble 10K road race**, and the **Bay State Antique Auto Club Car Show** are all popular events that are held on the grounds of the Endicott Estate.



Creative Economy

The Creative Economy, as defined by the State of Massachusetts, includes “...without limitation the many interlocking industry sectors that center on providing creative services such as advertising, architecture or creating and promoting intellectual property products such as arts, film, computer games, multimedia, and design.” With more than 60 establishments Dedham’s Creative Economy is growing and can serve as a catalyst for continued economic growth.

In Dedham, core creative industries include Visual Arts, Music, and other Performing Arts, including photography studios, schools of dance, and other artists; Architecture and Design, primarily graphic, architectural services, and interior design; Media; Printing; Art-related Retail; Motion picture and teleproduction, including Dedham Community Theatre, Showcase Cinemas De Lux, and a few local production, video processing firms; Marketing; Publishing; Culture, Preservation; and Wholesale art stores.

The two largest clusters are located near Dedham Square and around Legacy Place. Smaller clusters are also dispersed throughout the Oakdale and East Dedham neighborhoods. Dedham Square and the East Dedham neighborhood are also home to cultural events and important historic resources and cultural facilities. Given East Dedham’s history as a manufacturing center of textiles and pottery, along with the unique natural and inspirational amenity of the Mother Brook, East Dedham has the potential to develop a robust, active and permanent creative community. Strengthening these centers of activity and the connections between them can help nurture East Dedham’s burgeoning creative economy.

Historic Resources

Dedham’s Historic Neighborhoods

Historically, Dedham developed as a series of distinct neighborhoods. Many of the neighborhoods are defined not only by natural features and man-made boundaries, but also by their unique development patterns and the architectural styles of their buildings. As defined in the Master Plan, Dedham’s neighborhoods include East Dedham, Dedham Village/Dedham Square, Riverdale, Oakdale, Greenlodge, Sprague, Manor, and West Dedham (Precinct 1). Neighborhoods are not static and continue to evolve and change. Today, Dedham’s neighborhoods present particular challenges for historic resource protection, and they may require individualized preservation strategies in order to protect their special historic features.

East Dedham initially developed as a mill village, dating back to the first dredging of the Mother Brook canal in the seventeenth century. Early enterprises included grist, saw and fulling mills, while later factories specialized in textiles, paper, lumber, carriages and pottery. This industrial village continued to prosper over the next century with mills, workers’ housing and associated commercial, social and religious buildings constructed for the influx of immigrant workers drawn to work in the mills. However, most of industrial activity in East Dedham eventually declined and the neighborhood lost its industrial identity. Today, sections of East Dedham still contain remnants of its industrial heritage in surviving mill buildings, modest nineteenth century workers’ cottages and multi-family dwellings, and immigrant-associated establishments such as churches and social clubs. Other clues to the area’s



industrial past can be seen in local street names, such as Pottery Lane, and views of Mother Brook.

Upland from the Charles River is another village that developed during the seventeenth century, Dedham Village. Early Post Road and rail service access into Dedham Square helped to solidify this area as a local and regional destination. Development here differed significantly from the architecture of the mill village, both functionally and stylistically. The designation of Dedham as the Norfolk County Seat in 1793 accelerated the transformation of this once rural farming community to a prosperous civic and commercial center, and ultimately to the suburban center that exists today. Dedham Village/Dedham Square retains much of its historic character with a well-preserved and diverse collection of architectural styles, including grand single-family residences. Today, Dedham Square in particular is facing strong development pressure.

Other areas of Dedham, including the neighborhoods of Greenlodge, Oakdale, Riverdale and Endicott, remained primarily agricultural until the last quarter of the nineteenth century. The mid-century arrival of train service triggered demand for housing, and family farms were subdivided to make way for new homes. By 1870, the first large-scale residential development was underway in Endicott Station and would continue for the rest of the century. The Oakdale neighborhood was under construction by 1876. Oakdale included a small commercial node known as Oakdale Square. The neighborhood of Greenlodge was developed by the mid-twentieth century, with its distinct topography, large irregular lots and 1950s housing stock of capes, split-levels and ranch-style homes.

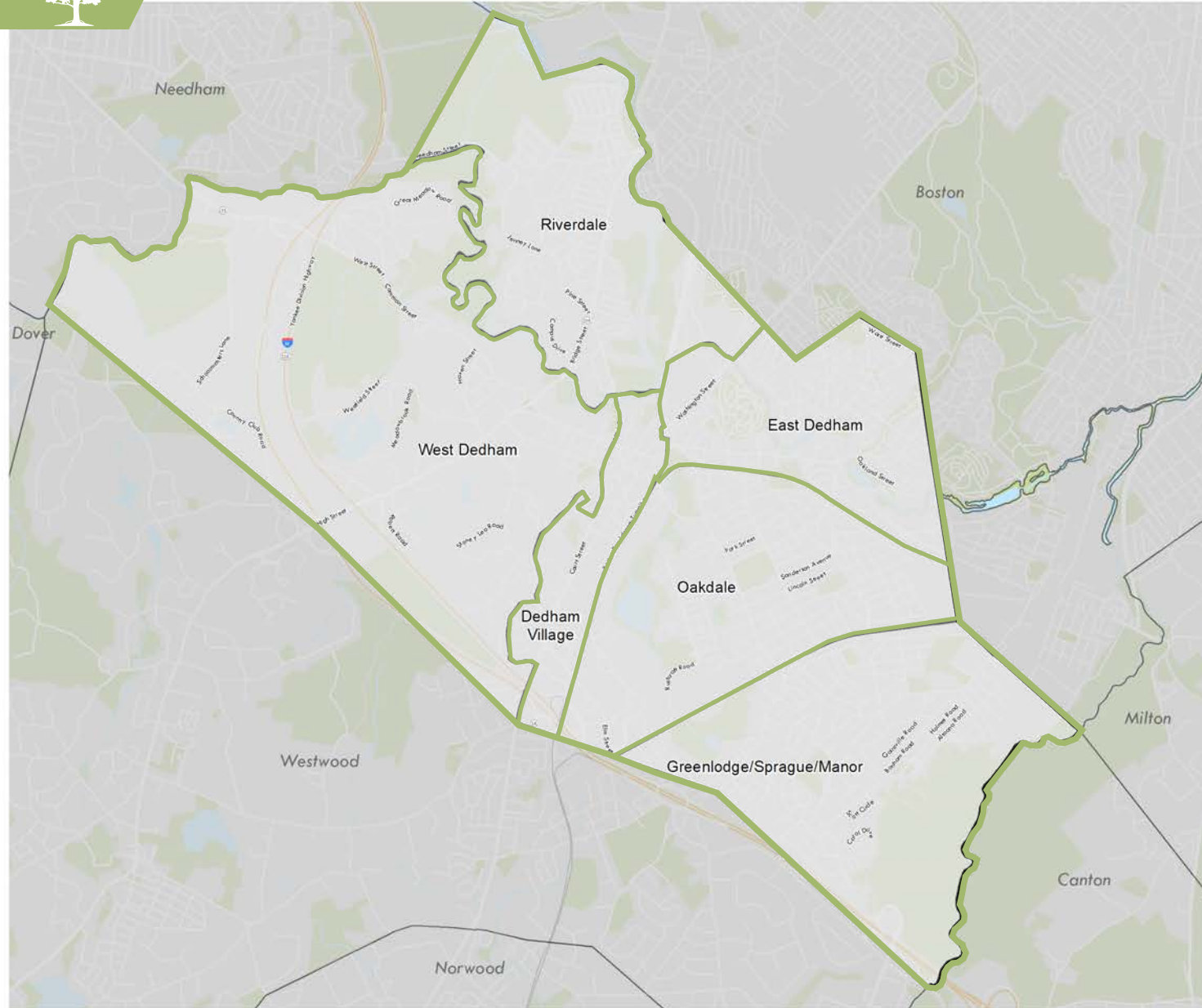
The West Dedham (Precinct 1) neighborhood has the lowest density of development in town due, in part, to its topography. The area has many steep slopes, granite outcroppings, wetlands and woodlands. Today, it contains some of Dedham's most significant remaining open space and natural habitats along streams, ponds, and wetlands. The scenic beauty of this area attracted wealthy businessmen to the "country," and they constructed impressive estates during the late nineteenth and early twentieth centuries.

Stewardship Organizations

Dedham has two primary entities dedicated to historic preservation in the town, the Dedham Historical Society & Museum (DHSM), a private non-profit organization and the Dedham Historic Districts Commission (HDC), a municipal board. In addition to the DHSM and HDC, another private non-profit organization, the Dedham Village Preservation Association (DVPA), works closely with the Town to preserve and enhance the unique charm of the Dedham Village historic district. Other groups, such as Fairbanks Family in America, a member-based non-profit organization, and the Dedham Community Association focus on the preservation of specific sites. Town boards such as the Planning Board and Conservation Commission also participate in the stewardship of Dedham's historic resources.

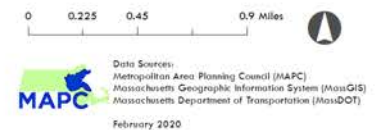
Historic Districts Commission/Historical Commission

Founded in 1975, the Historic Districts Commission (HDC) is comprised of Dedham resident volunteers appointed and approved by the Select Board. The Commission is composed of persons with professional expertise in law, architecture, history,



Neighborhoods

- Neighborhoods
- Rivers and Streams
- Water
- Open Space
- Dedham





historic preservation, conservation, local real estate, and finance. The HDC is the official agent of municipal government responsible for historic preservation, contextual compliance, and regulatory design review within Dedham's designated local Historic Districts. In its capacity as the town's Historical Commission, the HDC is also responsible for identifying and evaluating historic properties throughout the town as a whole. The Commission operates without a municipal budget and does not have paid town staff or an office at Town Hall.

Dedham Historical Society & Museum

The Dedham Historical Society & Museum, a nonprofit educational institution and museum, was founded in 1859 by citizens who sought to preserve the Town's history. The Society owns and operates the Dedham Museum and Archives at 612 High Street and is supported by membership dues and private donations. The Society also provides educational programming for the community through a lecture series, exhibits, tours and school programs, as well as a historic house plaque program and house tours. In addition, the Society maintains an extensive research archive.

National Register of Historic Places Listings

Applying for National Register of Historic Places designation is the most common approach for having the historic significance of a property, structure, or object recognized. Listing on the National Register is not accompanied by any regulations or restrictions on use or redevelopment of the property. The benefits of being listed in the National Register are formal recognition of a property's historic significance to the community, state, and/or

nation; eligibility for some federal tax-incentives for rehabilitation for owners of income-producing properties; limited protection for the property from federal or state actions; and eligibility for matching state grants for restoration of properties owned by private nonprofit organizations and municipalities, when such grants are available.

Resources Designated as Historically Significant

Several properties in Dedham have been designated as historically significant. Both The Fairbanks House (designated October 9, 1960) and the Norfolk County Courthouse (designated November 28, 1972) are recognized as National Historic Landmarks. National Historic Landmarks are nationally significant historic places that possess exceptional value or quality in illustrating or interpreting the heritage of the United States.

Dedham also has one historic district listed in the National Register of Historic Places, the Dedham Village Historic District, which received designation in 2006. The Dedham Village Historic District encompasses 55 acres and includes 342 properties, five of which are protected by historic preservation restrictions. The district is roughly bounded by Village Avenue and High, Court, Washington, School, and Chestnut Streets. In addition to the Dedham Village Historic District, the town also has four properties individually listed in the National Register. Additional information on these individual listings is provided below:

- **Ames Schoolhouse** - This Colonial Revival structure at 450 Washington Street was built in 1897. It was renovated in 1937 by the Works Progress Administration. In 2014, the



Town repurchased the Ames Schoolhouse to be used for the new Town Hall and Senior Center.

- **Endicott Estate** - The Endicott Estate was built in 1904 by Henry Endicott, founder of the Endicott Johnson Shoe Company. Henry's daughter Katherine bequeathed the Estate to the Town after her death in 1967. The Endicott Estate is owned by the Town and is used for functions and informal recreation.
- **Fairbanks House** - This house is located at the corner of East Street and Eastern Avenue. It is the oldest house in Dedham (circa 1636) and has been recognized by the Department of the Interior as the oldest wooden frame house in the United States. The property is owned by The Fairbanks Family Association and offers tours to the public.
- **Norfolk County Courthouse** - The Courthouse, which is located at 650 High Street within the District Court complex, was built in 1827 and was the location of the historic Sacco-Vanzetti Trial in 1921.

Local Historic Districts

Dedham has three designated local historic districts with a combined total of approximately 140 properties. Dedham's local historic districts have some overlap with the larger Dedham Village National Register District. However, the National Register district is significantly larger and inclusive of more historic resources. The three local historic districts include:

- **The Connecticut Corner Historic District** is located along High Street, from Lowder Street to the far edge of Dedham Common, and it includes thirty-four properties.

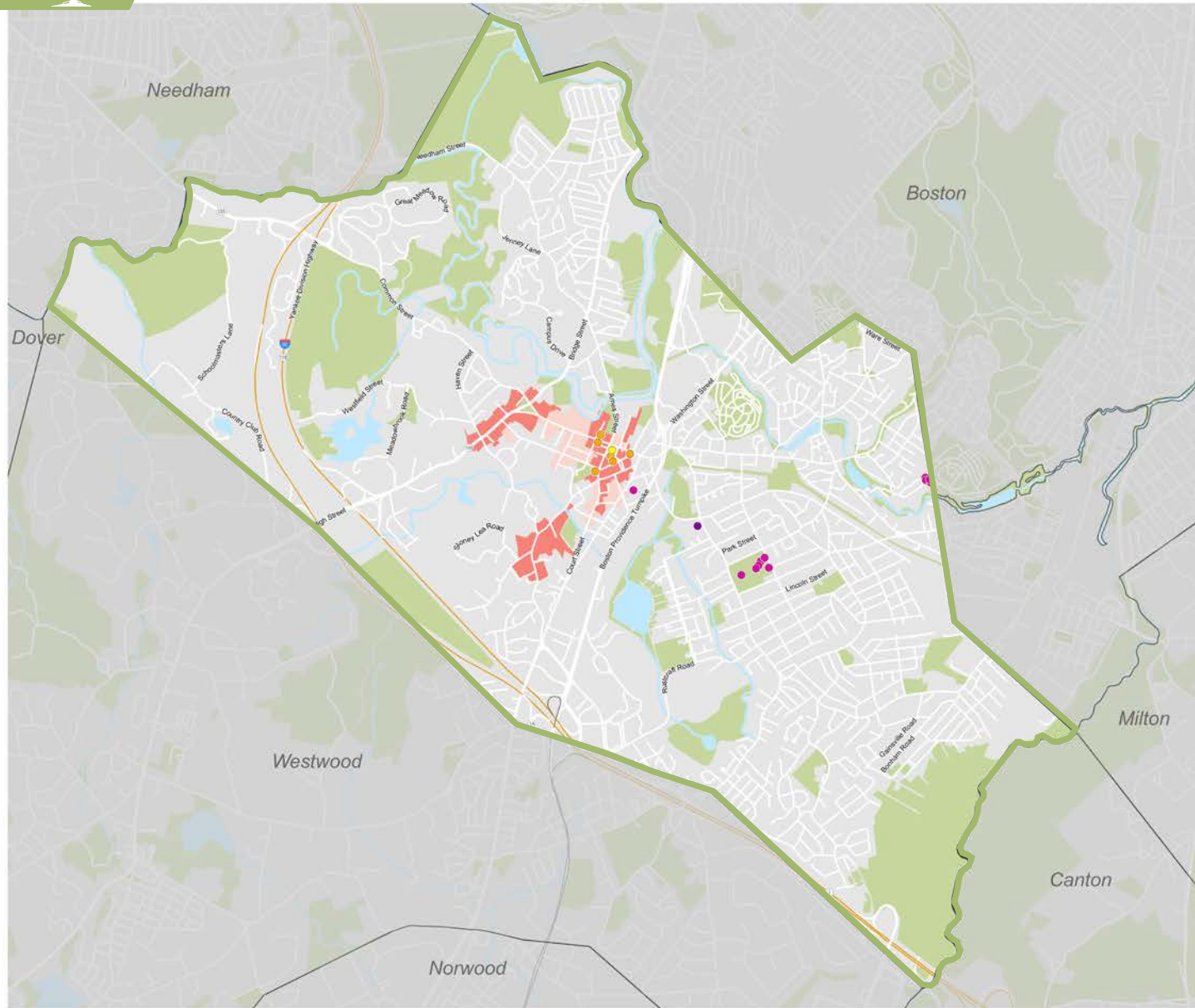
- **The Franklin Square-Court Street Historic District** includes eighty-seven properties along parts of High and Court Streets, Old River Place, Village Avenue, Church Street, School Street, Norfolk Street, and Franklin Square. In 2006, the Town approved to expand the Franklin Square-Court Street Historic District to include the Old Village Cemetery.
- In 2008, Town Meeting unanimously voted to create the **Federal Hill Historic District**. This District includes nineteen properties ranging from the late seventeenth century (ca. 1690) to a reproduction Cape built in 1986.

Properties within these districts cannot be demolished under normal circumstances and all exterior changes that are visible from a public way must be reviewed by the HDC. In January of 2005, the HDC issued Standards and Instructions for Homeowners, followed by General Principles, Goals, and Guidelines for New Construction in August 2013.

Inventoried Historic Resources

Identifying a community's historic resources through a cultural resource inventory forms the basis of historic preservation planning at the local level. The majority of Dedham's historic resource inventory dates from the mid-1970s (although several forms were completed more recently). To date, approximately 648 properties have been inventoried and recorded on the Massachusetts Cultural Resource Information System (MACRIS), which aggregates all historic inventories submitted to the Massachusetts Historical Commission.

Resources identified in the inventory date from 1636 to 1980 and include 368 buildings, 13 objects, 34 structures, 22 areas, and



Document Path: K:\GIS Land Use Planning Projects by Municipality\Dedham\Dedham Master Plan 2016\Natural, Cultural, and Historic Resources\Historic Resources Map_2.mxd



2 burial grounds. The inventory forms do not include secondary features such as outbuildings, stone walls, and landscape elements. In general, Dedham's inventory is not comprehensive, it does not include all types of resources or resources found throughout the town. Perhaps most significant in terms of the town's preservation planning capacity, Dedham's completed survey forms have minimal information about each resource's architectural, historical, and contextual significance.

The 2006-2010 Massachusetts State Historic Preservation Plan noted that Dedham has a very outdated inventory. For communities with old inventories or little or no inventory work in place, the state plan recommends that the local historical commission develop formal survey plans in order to establish the objectives, scope, phasing, and budgeting of local comprehensive survey efforts. Survey plans may be stand-alone documents, or may be included as part of a municipal preservation plan, Master Plan, or comprehensive plan.

Previous historic resource inventory efforts have concentrated primarily on documenting the historic residential and institutional buildings in Dedham Village, where most of the town's preservation planning efforts have also focused. While efforts to document other resources in town have been limited, this does not mean that Dedham has no historical resources outside of Dedham Village.

Historic Buildings

Dedham has an impressive and well-preserved collection of historic buildings representing more than three hundred years of development, from the arrival of English settlers in the seventeenth century through Dedham's evolution as a suburb in the mid-twentieth century. These historic buildings represent many of the architectural styles popular during the past 350 years and are rendered on a variety of building forms, including residential, commercial, religious, institutional, industrial and governmental building types. This built environment contributes to Dedham's visual character and provides a tangible link to the town's history.

The Dedham Historical Society's publication, *Building Dedham: Celebrating 350 Years of History*, provides a comprehensive overview of Dedham's historic buildings, including a historic narrative on Dedham's development, composite of architectural styles, building types represented in the town, and photographs and descriptions of notable individual buildings.

While most of Dedham's historic buildings are privately owned, several are held in public and non-profit ownership, including local educational institutions. Today, the town maintains ownership of several older structures, including the Public Library and the Endicott Estate, both listed on the National Register of Historic Places, and several neighborhood schools and fire stations. These older structures can present challenges for a municipality as it struggles to balance competing demands for local revenue with rising maintenance costs for aging buildings. Determining ways to provide regular, historically sensitive maintenance is critical to ensure each building's long-term viability and historic significance.



Deferred maintenance only leads to higher costs in the future and the potential for an irreplaceable loss of a community's heritage. The following section represents a collection of some of Dedham's more well-documented resources.

The **Norfolk County Courthouse** was one of the first county structures built in Dedham Village. Originally constructed in 1827 and designed by Boston architect Solomon Willard, this imposing Greek Revival style granite building has a Doric-columned portico along the High Street façade. Other county buildings include the **Norfolk County Registry of Deeds** (1902) at 649 High Street, an impressive limestone structure designed in the Neoclassical style by Peabody and Stearns, and the **Norfolk District Court** (1938) also constructed in limestone in the Art Deco style by the architectural firm of Cram and Ferguson. The **Post Office** (1934) at 611 High Street, constructed in the Colonial Revival style as a Works Progress Administration (WPA) project during the Great Depression is another prominent civic structure in Dedham. Today these government buildings continue to be used in their original civic capacity.

Located a block away from Dedham Square, the **Norfolk County Jail** (1851) at 47 Village Avenue is nestled within a residential neighborhood. The Jail was abandoned in 1993 and the structures remained vacant for several years. In the late 1990s, the Jail, the attached Sheriff's residence and the carriage house were renovated and converted to residential condominiums.

The **Dedham Institution for Savings Building** at 601-603 High Street was constructed in 1892 and designed by the Boston firm of Hartwell & Richardson in the Romanesque Revival style,

with a high-pitched roof, steep dormers, arched doorways and terracotta details, all common elements of the style.

Historic civic buildings under the care and custody of the town represent a variety of building types and uses including a public library, a fire station, school buildings, and a public works facility. Located throughout Dedham, these structures are in various states of preservation and include the **Dedham Public Library** (1888) at 43 Church Street, **Oakdale School** (1902) at 147 Cedar St, **Bridge Street Pumping Station** (1881) at 536 Bridge Street, and Ames Building at 450 Washington Street, which now houses the **Town Hall and the Senior Center**.

The historic single-family homes of Dedham Village and the late nineteenth and early twentieth century neighborhoods of Oakdale, and Greenlodge are generally well-preserved and contribute significantly to the character of their respective neighborhoods. Workers' housing in East Dedham, including single-family, duplex, and multi-family dwellings along High, Milton, Colburn, Maverick, and Bussey Streets, still exist today and represent the area's industrial heritage.

The **Endicott Estate** (1904) was designed by Boston architect Henry Bailey Alden. Built for shoe manufacturer Henry Bradford Endicott, a founder of Endicott-Johnson Shoe Corporation in New York, this elegant two-and-one-half story Colonial Revival style residence is articulated with corner pilasters, an elaborate cornice, a palladian window, prominent corbeled chimneys and a Doric columned porte-cochere representative of high-style Colonial Revival detailing. In 1955, the Endicott Estate was donated to the town and it is now used for community functions.



The **Endicott House** (1931) on Westfield and Haven Streets was originally the estate of Brigadier General Stephen Minot Weld, who built an imposing mansion on twenty-five acres of rocky hilltop in the late nineteenth century. J. Wendell Endicott purchased the estate in 1931 and maintained the gardens and grounds but razed the Weld mansion, replacing it with a French manor style mansion designed by prominent New York architect Charles Platt. The Massachusetts Institute of Technology (MIT) acquired the property in 1955 and maintains the estate for alumni functions.

The **Albert Nickerson House** or “The Castle” (1888) at 507 Bridge Street is a large Romanesque style structure designed by the Boston firm of Shepley, Rutan and Coolidge for the president of the Arlington Woolen Mills and director of the Atchinson, Topeka and Santa Fe Railroad. It is the only residential example of this style in Dedham. The building has a richly colored stone façade, distinctive towers, recessed porches, arched entry, and steeply pitched roof, and it is maintained within the 158-acre campus of the Noble and Greenough School.

The **Haven House** on the corner of Ames and High Streets is a Federal Style mansion attributed to Charles Bulfinch. The building is now owned by the Dedham Community House (DCH), founded in 1922 as a charitable, non-profit association. The DCH originally acquired the property for use as a community center and has preserved the Haven House as a function facility. Today, the DCH property includes two other older buildings, the “Stone House” and the “cottage” on Bullard Street within its eight-acre campus along the Charles River. This property is located within the Franklin Square Local Historic District.

Historic Structures

One of Dedham’s most significant historic structures is the **Dedham Powder House**. Located on Ames Street near the Charles River, the Dedham Powder House was constructed in 1766 by Captain Fuller as a powder magazine for the Revolutionary War. It is a small, one-story brick structure with a distinctive concave hipped roof nestled on a wooded parcel above the Charles River. While the historic structure is owned by the Town, the land on which it is located, almost one acre overlooking the Charles River, is owned by the Dedham Historical Society & Museum (DHSM). The site has deteriorated over the years due to lack of maintenance; however, the DHSM has expressed interest in restoring the property, which has importance as a scenic, historic, and natural resource.

Stone Walls

Dry laid stone walls once served as property boundaries for agricultural fields. Today, these walls testify to the historic development pattern of land ownership and agricultural use, and provide physical evidence of Dedham’s agrarian heritage. Stone walls in Dedham can be found within now-forested land, along its scenic roadways, and bordering the perimeter of its remaining open space. The physical nature of these structures belies their inherent fragility; deferred maintenance and natural erosion cause many dry-laid stone walls to deteriorate. Dedham does not have an inventory of its stone walls, but some notable examples can be seen along Lowder Street, one of the town’s picturesque rural roadways.

Perhaps even more notable is Dedham’s collection of mortared stone walls, which define the historic estates in West Dedham and



serve as property boundaries for the historic homes in Dedham Village and other historic neighborhoods. These tall, masonry walls, some with arched openings and elaborate entrance details, provide the boundary definition for educational institutions such as MIT's Endicott House and the Noble and Greenough School. As with the town's dry laid stone walls, the mortared walls are located in close proximity to the pavement of adjoining roads and contribute significantly to the scenic character of these roadways.

Historic Monuments and Memorials

In addition to historic structures and stone walls, Dedham is home to several prominent historic monuments, plaques and markers documenting the community's historic events. Most of the objects listed in the inventory are located within Dedham Village. They include the **Marine Memorial War Monument** (1957) on Washington Street; the **Dedham War Memorial** (1963) in front of Town Building on Bryant and Washington Streets; the **Pillar of Liberty** (1766) on Court and High Streets; the **Fisher Ames Marker and Suffolk Resolves Marker** (both ca. 1905) on High Street; and the **French Encampment Plaque** (1926) on Court and Marsh Streets.



Burial Grounds and Cemeteries

The town maintains two public cemeteries, **Old Village Cemetery** and **Brookdale Cemetery**, as well as a **small burial ground at the former site of the Dedham Temporary Home for Women and Children**. Over time the grounds of this historic cemetery have deteriorated, and several gravestones and paths are in need of restoration. The Dedham Village Preservation Association (DVPA), a nonprofit organization, is currently working with the Town and the DPW to implement a restoration plan for the site and establish a perpetual care fund to cover future maintenance. As mentioned earlier, the Old Village Cemetery is listed on the National Register of Historic Places and is one of more than 30 stops on a self-guided walking tour of Historic Dedham Village created by the Dedham Historical Society & Museum.

Archaeological Sites

Dedham has not conducted a town-wide archaeological reconnaissance survey to identify Native American or historic archaeological resources within its boundaries. The land upon which Dedham is located has a history that extends far beyond that of its English settlers. The area now known as Dedham is part of the ancestral territory of the Massachusetts people. In 1620 Chickataubut, Sachem of the Neponset Band of the Massachusetts, controlled territory encompassing the Boston peninsula and present-day suburbs to the south and southwest, as well as the southeast coast and adjacent inland territories.

Chickataubut's winter inland seat and the winter home of his people was at Massawachusett, (the place of many great hills) and from where the Massachusetts people took their name at what is now called the Blue Hills and included what is now



present-day Dedham. In fact, the body of water, now known as Wigwam Pond, adjoined a piece of land previously known as Wigwam Plain which acted as a homesite for the local Neponset (Massachusetts Nation) population before and after English settlement.

Wigwam Pond, formerly known as Mirror Lake, is a water body made up of 23 acres that is located to the right of Providence Highway, heading northbound. Currently, the pond is the home to beavers, birds and a variety of fish. However, due to the pond's location, there is limited access for people to enjoy its natural resources. In 2015, the Commonwealth appropriated \$100,000 to the Town to hire a consultant to assist in the design of public access for walking, paddling, biking, and fishing in and around Wigwam Pond. The Town is seeking to undertake a Wigwam Pond Public Access Plan to create a vision and implementation for improved access to Wigwam Pond.

While Dedham has not conducted a community-wide archaeological reconnaissance survey, the Town has completed site-specific archaeological studies. In May 2017, in recognition of the 375th anniversary of the construction of the Mother Brook Canal, Town Meeting allocated \$15,000 for a study to survey and document cultural and architectural resources along the Mother Brook Corridor. Dedham's Mother Brook corridor includes a significant collection of surviving historic mill buildings, industrial infrastructure, residences (including company-built housing), municipal properties, and commercial buildings that form the core of the East Dedham neighborhood. The overall goal of the study was to identify districts, properties and sites eligible for listing in the National Register of Historic Places.



Significant archaeological sites identified in Dedham will be included in the Massachusetts Historical Commission (MHC) Inventory of Archaeological Assets of the Commonwealth. This confidential inventory contains sensitive information and is not a public record as required under Massachusetts General Law (MGL) Chapter 9, Section 26A (1). All archaeological site information should be kept in a secure location with restricted access.

Historic Preservation Planning in Dedham

Historic preservation planning is a strategy for documenting the history of a community as a tool for prioritizing preservation efforts. It establishes a baseline of historic preservation efforts, allows a community to develop a set of shared preservation priorities, identifies gaps in historic inventories, and informs the work of municipal preservation entities such as Historical Commissions and Local Historic District Commissions. A strong plan



links the work of municipal historic preservation to the goals and priorities of the Massachusetts Historic Commission. Dedham does not currently have a Municipal Preservation Plan nor a municipal preservation planner on staff.

Regulatory Tools for Historic Preservation

Municipalities can also adopt regulatory tools to support historic preservation. These tools include the use of preservation restrictions on use or structural alterations of properties that are attached to deeds, demolition delay ordinances, and local historic district commissions. They can also include land use and zoning regulations that incentivize the preservation of historic densities, setbacks, and historic design elements through form-based codes or design standards. Dedham has several effective programs in place which assist in the preservation of historic properties. These programs are described briefly below.

Preservation Restrictions

A voluntary legal agreement attached to the deed of a property that protects a significant historic, archaeological, or cultural resource. It is one of the strongest preservation tools available. It provides assurance that a historic or culturally significant property's intrinsic values will be preserved through subsequent ownership by restricting the demolition or alteration of its significant historic feature(s).

Dedham has six properties protected by historic preservation restrictions under MGL Ch. 184, S. 31-33. With the exception of the Fairbanks House, all of the preservation restrictions listed below run in perpetuity, with no expiration date. The following properties have preservation restrictions:

- Allin Congregational Church (restriction enacted 11/5/01)
- Dedham Historical Society (restriction enacted 2/8/02)
- Dedham Public Library (restriction enacted 3/21/02)
- Fairbanks House (restriction enacted 4/6/98 – expired on November 17, 2015)
- First Church Meetinghouse (restriction enacted 5/4/98)
- St. Paul's Episcopal Church (restriction enacted 8/20/97)
- 18 Norfolk Street (restriction enacted 1/26/99)

Local Historic Districts

The designation of a Local Historic District (LHD) provides a regulatory review process for all changes to exterior architectural features visible from a public way. LHDs can protect the appearance of historic properties and encourage new construction to be designed in a way that is compatible with existing buildings in the district. Dedham has created three local historic districts under MGL Ch. 40C that have been described above including the Connecticut Corner, the Franklin Square-Court Street, and the Federal Hill Historic Districts.

In addition to preservation restrictions and local historic districts there are other preservation related tools that Dedham could consider in its resource protection efforts. These programs are described briefly below.

Demolition Delay Bylaw

A Demolition Delay Bylaw provides communities with the opportunity to work with property owners to find an alternative to demolition. During the delay period, a community can encourage an owner to preserve their building or seek a buyer who would retain the structure. The bylaw also creates a public review



process for proposed demolitions of historic structures. This ensures that important historic landmarks are not destroyed without community awareness and the ability to seek an alternative.

Demolition delay bylaws can be designed to meet local needs. A community determines which properties are subject to the bylaw and the specific term of the delay period. Applicable properties can include those over a certain age (e.g., all buildings more than fifty years old) or those built prior to a certain date (e.g., buildings built prior to 1930). Delay periods also vary by community. While most communities in Massachusetts have adopted bylaws that impose a six-month delay, many have extended the delay period to twelve months and even eighteen months after determining that six months is not adequate for finding alternatives to demolition.

Scenic Road Bylaw

Stone walls and tree-lined streets are part of what is commonly considered community character. The Scenic Roads Act is one tool which the Town could use to preserve community character. The Act (MGL Ch. 40, S. 15C) affords a certain level of protection to local roads which have officially been designated as scenic roads. The purpose of the statute is to provide an opportunity for the Planning Board to review the cutting or removal of trees or the alteration of stone walls within the road right-of-way of a designated scenic road.

Currently, there are no designated scenic roads in Dedham; however, Dedham's 1996 and 2009 Master Plans both made recommendations that the Town consider designating the following network of major streets as scenic roads. Some sections of these

streets would not be eligible for designation as scenic roads because they are numbered state routes; these sections are described for each of the previously identified streets:

- Needham Street/Pine Street/Ames Street
- Common Street/West Street (West Street - State Route 135 not eligible)
- Haven Street/Lowder Street
- Highland Street
- High Street/Mill Lane (from Dedham Common through Dedham Square to Mother Brook)
- Dedham Boulevard (not officially eligible because it is owned by the DCR)
- Washington Street/Court Street
- Walnut Street
- Oakdale Avenue/Cedar Street
- East Street
- Sprague Street

Community Preservation Act (CPA)

The CPA allows communities to create a local Community Preservation Fund for open space, housing, and historic preservation through a surcharge on the annual tax levy on real property (from 1% to 3%) and a contribution from the State (currently an 11% match that should increase in future years based on recently passed legislation). To date, 187 municipalities in the Commonwealth have adopted CPA and receive a State match from the statewide Community Preservation Trust Fund. If adopted the town could use CPA funds for historic preservation planning efforts and the rehabilitation of important historic landscapes and buildings.



Natural, Cultural, Historic Resources In Dedham Today

As part of the Master Plan process, themes and priorities heard from the community were identified related to natural, cultural, and historic resources through the extensive community engagement process detailed in Chapter 1 that included community surveys, community open houses, and other opportunities for community conversation. While the themes and priorities heard from the community are reflected in the natural, cultural, and historic resources themes and data presented earlier in this chapter, these items deserve additional recognition and in some cases repetition due to the frequency with which these themes and priorities were mentioned by the community.

NCH1 Poor overall connectivity and access to Town's resources

Survey participants expressed that investments in sidewalks, bicycle lanes, multi-use paths, and trails are needed to increase connectivity between neighborhoods, parks and open space, and historic and cultural resources and that resources should feel accessible and welcoming to all.

NCH2 Underrepresented narratives

Dedham has a rich and interesting history and a diverse and vibrant community today, but that many aspects of the Dedham's historic narratives and heritage, particularly of Black, Indigenous and People of Color (BIPOC) have been excluded and deserve better recognition.

NCH3 Communicate the value of arts and culture in economic terms

Dedham's Arts Overlay District (AOD) and Creative Industries are an important element of the Town's economy and can be leveraged for additional economic growth. Survey participants believe that East Dedham Square, in particular, has great potential to build on its industrial legacy, bounty of natural resources, and growing arts and cultural assets.

NCH4 Foster a stronger sense of community and inclusivity

Survey participants stated that they would like to see a stronger sense of community and neighborliness. Several survey comments were submitted around the importance of transforming Dedham to be an inclusive community with representative leadership that serves and welcomes residents of all race and ethnicities.



Natural, Cultural, Historic Resources Goals and Strategies

Summary: To protect and enhance these features and resources and make them an integral part of the Town's strengthened livability.

NCH1 Goal 1: Protect, enhance, and expand Dedham's natural, cultural, and historic resources in a way that honors the past, responds to the present, and plans for the future.

The strength of Dedham's existing protected resources are a testament to a strong legacy of stewardship. Current assets should continue to be cared for while integrating new assets through the documentation of resources, responding to evolving needs of the community, and expanding historic narratives. Manage Dedham's natural, cultural, and historic resources in a holistic manner.

Strategy 1.1: Maintain and update an inventory of places, traditions, landscapes, and buildings that tell the full story of Dedham's history and that responds to transformative social change working with partners such as the Dedham Historical Society & Museum

Strategy 1.2: Expand, document, and promote Dedham's diverse history through use of oral histories, storytelling, photographs, archival data, walking tours, creative placemaking, and public art

working with partners such as the Dedham Historical Society & Museum

Strategy 1.3: Support the stewardship and adaptive reuse of historic structures, existing buildings, and Town properties for community and cultural uses

Strategy 1.4: Establish new partnerships and expand existing partnerships with local and regional organizations, non-profits, businesses, and community groups to align and integrate existing and future initiatives, projects, and resources focused on natural, cultural, and historical resources

Strategy 1.5: Promote, protect, and preserve the current Historic Districts and develop plans and strategies for potentially recognizing additional districts, sites, and places



NCH2 Goal 2: Implement the recommendations of the Town's recently completed Open Space and Recreation Plan and Climate Action and Resiliency Plan.

The following Master Plan strategies are intended to assist in implementation of the natural, cultural, and historic resource recommendations of these complementary plans. The Master Plan is not intended to duplicate or negate the recommendations of these plans.

Strategy 2.1: Leverage Master Plan implementation to identify synergies and priorities with needed open space and climate actions and define specific assistance needed

Strategy 2.2: Identify the resources that may be needed to assist in implementation of recently completed plans including Town staff and capacity, funding or other resources, training needs, or other support

Strategy 2.3: Bring together relevant boards and committees to share the recommendations and suggested implementation activities of these plans to build a common understanding and to plan for coordination

Strategy 2.4: Prepare a list of recommended implementation activities and projects that are supported and ready for implementation that can be advanced as funding sources become available

Strategy 2.5: Leverage development review processes to integrate climate resilience, sustainability, and conservation and access to open space

Strategy 2.6: Advance sustainability and resilience in the Town through planting programs to address heat islands, creating pollinator gardens, and increasing water conservation, among other approaches



NCH3 Goal 3: Support and expand, resources, programs, and events that are welcoming and inclusive for all members of the Dedham Community.

All resources should feel welcoming and inclusive for any member of the Dedham community. Both physical assets and programs should be designed to serve a diverse community and enable residents to participate in and take advantage of all that Dedham has to offer. This sense of welcoming may need to evolve to meet the needs of longstanding and new Dedham residents alike to offer access to meaningful and inclusive cultural experiences and amenities.

Strategy 3.1: Develop a framework or process to help Town departments and community organizations systematically integrate equity into community planning decisions and processes

Strategy 3.2: Expand education and communication around resources, programs, and events that are available to help improve quality of life for Dedham residents

Strategy 3.3: Improve the engagement and representation of all Dedham residents, particularly groups that are currently underrepresented, in neighborhood groups and Town processes

Strategy 3.4: Strengthen cultural and arts education in Dedham schools, and through other Town facilities and programs, and create opportunities for residents to engage in historic and cultural projects and events

Strategy 3.5: Promote and encourage use of the Dedham Public Library system, the Mother Brook Arts and Community Center, schools, parks, and other community anchors and cultural institutions that provide opportunities for life-long learning

Strategy 3.6: Work with residents to develop a Town-wide cultural asset mapping project that identifies the places and resources important to Dedham's cultural identity and creativity

Strategy 3.7: Reduce barriers to hosting arts and cultural programs and events in public spaces and underutilized spaces in Town facilities



NCH4 Goal 4: Encourage routine and regular use of cultural, historic, and natural resources to enhance livability and quality of life for residents and integrate these special places into daily life.

Utilize parks, recreation, open space, trails, greenways, and waterways to promote health and exercise, connect residents, and increase social interaction. Bring historic and cultural resources into daily life with more relevance and accessibility for residents and visitors.

Strategy 4.1: Improve equitable access to resources that improve quality of life by first identifying gaps and then solutions to connecting residents to existing amenities or planning for new amenities in strategic locations, including natural, cultural, and historic amenities, health care, education, parks, recreation, nutritious food, and the arts

Strategy 4.2: Design safe and welcoming public spaces that facilitate social connections, enhance cultural identity, and provide gathering and educational spaces for the community

Strategy 4.3: Provide spaces and promote events that facilitate and support cross-generational interaction among seniors, adults, and youth

Strategy 4.4: Develop an approach to promotion of resources and programming that is specific to a neighborhood and the nearby resources so that the most relevant and local information gets to nearby residents

Strategy 4.5: Improve consistent signage at each resource that increases visibility and access to the property including consistent regulatory signage at parks, for example “drug and alcohol free zone” signs.

Strategy 4.6: Increase spaces and programs that support all-weather year-round access to resources with shelters



NCH5 **Goal 5: Improve connectivity and access to natural, cultural, and historic resources with a safe and equitable multimodal network that serves all users.**

Create an equitable and connected multimodal network that improves non-vehicular access for residents of all ages and abilities to parks and open space, and historic, cultural and community resources and services.

Strategy 5.1: Increase the percentage of households, both new and existing, within a comfortable, 10-minute walk, bike, or transit trip of a natural, cultural, or historic resource

Strategy 5.2: Build and maintain pedestrian and bicycle infrastructure integrated with natural and cultural resources that allows for residents of all abilities to access community resources

Strategy 5.3: Identify and prioritize closing gaps in the pedestrian and bicycle infrastructure to provide critical connections to amenities. Filling these gaps should be high priority investments for the Town

Strategy 5.4: Increase and improve access to resources that already exist, such as the Dedham Town Forest, Lowder Street Conservation property, and Wigwam Pond.

Strategy 5.5: Leverage development review processes to expand access to nearby natural, cultural, and historic resources through investments in multimodal infrastructure, improvement of surrounding roadway design, granting of easements, conservation restrictions, or other approaches.



NCH6 Goal 6: Identify funding sources and develop additional capacity (people, knowledge, technology, infrastructure, etc.) to manage and enhance Dedham's natural, cultural, and historic resources.

Resources supporting the needs of natural, cultural, and historic resources are always in high demand. It would benefit all of the goals, strategies, and complementary plan recommendations to expand the resources available to advance this work.

Strategy 6.1: Seek out and seize opportunities to leverage funding to support Master Plan goals related to natural, cultural, and historic resources. For example, reconsider adoption of the Community Preservation Act (CPA) to augment financial resources for not only historic preservation and open space and recreation, but also affordable housing

Strategy 6.2: Organize periodic meetings of all stakeholders of natural, cultural, and historic resources to make connections and leverage the interrelationships between ongoing efforts

Strategy 6.3: Create a framework of support, such as neighborhood toolkit, with guides, resources, and tips to help build the capacity of neighborhood organizations and associations

Strategy 6.4: Develop a marketing strategy to publicize the benefits of federal and state historic tax credit programs and how they work

Strategy 6.5: Explore technology that can support resident connections to natural, cultural and historic resources that may include an app with amenities, events, and safest routes to resources, augmented reality to highlight historic narratives, or other tools to enhance resources



NCH7 Goal 7: Integrate arts, culture, and preservation as a local engine to improve economic development, quality of life, attract investment, and job creation.

Communicate and promote the value and economic impact of arts and culture with support for the creative economy, public realm art installations, and programs to connect local artists and businesses.

Strategy 7.1: Leverage Dedham's existing Arts Overlay District (AOD) and increase galleries, art and performance space, and cultural facilities

Strategy 7.2: Support artistic, cultural assets, historic assets and placemaking activities to help promote tourism and local spending by visitors to the Town.

Strategy 7.3: Grow public-private partnerships and create incentives or tools to support creative businesses, job creation, and local artists. For example, encourage the development of additional creative and cultural districts

Strategy 7.4: Identify location and policies that could be used to encourage artist housing in the Town. Provide development incentives through zoning or other tools to encourage the creation and preservation of artist housing

Strategy 7.5: Support preservation of historic buildings that often provide small spaces well-suited to local businesses, creative enterprises, and artists.



Natural, Cultural, Historic Resources Implementation

Critical next steps

In the Implementation Chapter of the Master Plan, a more detailed level of actions is added under each goal and strategy. The actions are associated with responsible parties, a suggested timeframe, and potential external funding or resources that may be helpful, if available. The following critical next steps highlight several of these actions that would provide tangible steps toward progress on the top priorities that have been identified for natural, cultural, and historic resources.

NCH1 Establish new partnerships and expand existing partnerships with local and regional organizations, non-profits, businesses, and community groups to align and integrate initiatives, and projects focused on natural, cultural, historical resources.

Identifying ways to increase coordination and resource sharing between organizations will help make a larger impact in the community and ensure that Dedham's resources are protected and well maintained for future generations. A convening of these stakeholders to begin regular coordination and check-in could be facilitated by the Town. The lead responsibility would be the Select Board in close coordination with the Town Manager. This will be a continuous and ongoing action item.

NCH2 Add capacity to implement recommendations identified in the Town's recently completed planning efforts.

This action would begin with adding capacity for implementation including giving more authority and a budget to the Open Space Committee and providing Town staff (or staff shared with another municipality) to support preservation, open space, and arts and culture activity. The lead responsibility would be the Select Board and Town Manager in close coordination with the Planning Department, Parks and Recreation, Historic District Commission, and others. The timeframe for this action would be near-term, to occur within 1 to 3 years of the conclusion of the Master Plan process. Potential resources include the Open Space and Recreation Plan, the Parks and Recreation Master Plan, the Sustainable Dedham Climate Action & Resiliency Plan, the Dedham Public Schools Master Plan, the Dedham Historical Society & Museum Strategic Plan, and the Dedham Public Library Strategic Plan.

NCH3 Reconsider the adoption of the Community Preservation Act (CPA) to augment financial resources for not only historic preservation and open space and recreation but also affordable housing.

This action could support historic preservation activities, the preservation of open spaces and further enhance Dedham's open space network, which hosts a variety of arts and culture programs. The lead responsibility would be the Select Board in close coordination with Historic Districts Commission, Conservation Commission and Open Space and Recreation Committee. The timeframe for this action would be mid-term, to occur within 4 to 6 years of the conclusion of the Master Plan process.