

**TOWN OF MIDDLEBOROUGH  
APPLICATION FOR  
COMMUNITY PRESERVATION ELIGIBILITY**

**Project Description:**

The acquisition of the Oliver Estate located at 445 Plymouth St. consists of 54 acres more or less of Nemasket river front property, the original 1769 house, carriage house and barn. By purchasing the property, the town would preserve open space acreage, provide recreational land and by preserving the house provide a center for environmental and historical education in the southeastern Massachusetts.

**Time Line:**

June 25, 2014 accepted offer to purchase

July 16, 2014 agreed upon P&S

August 4, 2014 final application for Acres for America

August 26, 2014 complete all inspections and engineering of property

September 15, 2014 secure \$215,000 funding (Department of Fish and Game \$125,000, Weston forest \$40,000, Wildlands Trust \$25,000 and Pond Fields Foundation \$25,000)

October 2014 Town Meeting Approval for CPC funds

October Town Meeting Project Approval

November 2014 Awarded Acres for America matching funds, \$272,000

December 30, 2014 close on property

**Sources of financial sustainability for future maintenance:****1.****Acquisition Budget:**

Purchase Price \$525,000

Closing Costs \$ 14,000

**Sub Total: \$539,000**

Contingency \$ 5,000

For closing

**Total: \$544,000**

**Funding Sources:**

Mass Fish and wildlife \$125,000

Wildlands Trust \$ 25,000

Weston Forest \$ 40,000

Pond Fields Foundation \$ 25,000

NFWF Acres for America \$272,000

Request from CPC \$ 57,000

**\$544,000**

2. A second round of grant funding has been vetted to make the house ADA and Title V compliant enabling rental for office space and or residential income which would be used for general maintenance.

-**Trustees of Reservations** has expressed interest in renting first floor office space and contributing to garden maintenance

-KOA expressed interest in second floor year round residential space

-Several other requests for residential and office rental have been received

3. Several organizations including **Mass Cultural Facilities Fund** and **Massachusetts Historical Commission** have expressed their support and interested in funding initial improvements for ADA and title V compliance during the Spring/Summer funding period.

**Other Key Elements:**

Numerous parties have pledged their support for the acquisition of the Oliver Estate Property. Congressman Keating's aide has visited the property and is assisting us in securing matching funds from NFWF(National Fish and Wildlife Foundation) Acres for America program. Senator Pacheco is also guiding us in acquiring funding from various state agencies.

**Attached please find letters of support from:**

- The Trustees of Reservations
- Massachusetts Historical Commission
- Massachusetts Cultural Facilities Fund
- Massachusetts Department of Fish and Game
- Middleborough BOS
- Middleborough Conservation Commission
- Middleborough Tourism Committee

**Support from the following as well:**

- Plymouth County Development Council
- The Nature Conservancy
- Massachusetts Department of Marine Fisheries
- Congressman Keating
- Senator Pacheco
- Representatives Calter, Orrall and Gifford





South Coast Field Office  
830 Drift Road Westport, MA 02790  
Phone: 508-636-4693 ext 108

Kelley Whitmore  
Email: kwhitmore@ttor.org

June 20, 2014

Leilani Dalpe  
Board of Selectmen, Vice-Chairman  
Town of Middleborough  
10 Nickerson Avenue  
Middleborough MA 02346

Dear Ms. Dalpe:

The Trustees of Reservations has been devoted to conserving the cultural and historic character that makes Massachusetts' landscape and communities unique for over 115 years. We enthusiastically support the Town of Middleborough's efforts to preserve the Peter J. Oliver Estate at 445 Plymouth Street.

Sitting on approximately 54 acres with frontage along the Nemasket River and a picturesque tributary, the Oliver House is a well-preserved Georgian double-pile house, with an estimated completion year of 1769. It serves as an interesting remnant of the American Revolution. The Oliver family, loyal to England during the American Revolution, were forced to flee to England for their safety. The newly independent Massachusetts confiscated the house and auctioned it in 1780, but not before a complete list of the home's furniture and fixtures were recorded. As a sign of the home's significance, it was documented in the first years of the Historic American Buildings Survey, a program launched in 1933 to document America's architectural heritage.

The property is also significant ecologically, consisting of more than 15 acres of habitat critical to the persistence of threatened species in Massachusetts. It is also adjacent to a large working farm, a campground and the Oliver Mill Park.

All of these characteristics combine to make the Oliver Estate a terrific resource worthwhile of preserving and an incredible opportunity to contribute to the surrounding historical and natural landscape.

Sincerely,

Kelley Whitmore  
Conservation Specialist  
The Trustees of Reservations



June 3, 2014

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

Celia Riechel  
Grant Programs Supervisor  
Division of Conservation Services  
Executive Office of Energy & Environmental Affairs  
100 Cambridge St, 9th fl  
Boston MA 02114

RE: LAND Grant Application, Oliver Estate, 445 Plymouth Street (Map 41, Lots 2867 & 2098),  
Middleborough. MHC #RC.56148.

Dear Ms. Riechel:

Staff of the Massachusetts Historical Commission (MHC) have reviewed the Project Notification Form (PNF) and MHC's files for the proposed LAND grant program project referenced above. The project proposes acquisition of ca. 47 acres.

The MHC strongly recommends this important land acquisition project for funding. Acquisition of the property will protect and preserve the setting of a contiguous, significant historic property, and will protect and preserve archaeologically sensitive land.

A portion of the proposed acquisition area is within the Muttock Historic and Archaeological District (MHC #MID.X), listed in the State and National Registers of Historic Places. The acquisition area is part of a large estate that is associated with the Peter Oliver Jr. - Sprout House (MHC #MID.140), listed in the State and National Register of Historic Places as a contributing property to the historic district. The historic house (ca. 8 acres) is proposed to be subdivided from the acquisition parcel. The house contains the sole Colonial Period building (original portions ca. 1769) within the historic district that is a preeminent and well-preserved example of Federal style architecture. Peter Oliver, Jr. has been the subject of several recent historical scholarly treatments, and his interest and influence in scientific agriculture is notable. Enslaved persons were present at the property in the 18th century as domestic servants and agricultural laborers. The house, featured and highlighted in the National Register nomination for the historic district, includes the house, a carriage house, the building foundation remains of a former barn, and formal designed historic landscape elements that date to the 1940s, such as a stonewall-lined driveway with an allée of evergreen trees, juniper hedges, gardens, and a wood arbor way. The setting of the historic house includes the proposed acquisition area, where Oliver's agricultural laborers worked, and where Oliver's interests in agricultural technology were carried out. Significant archaeological features and deposits from the historical period land use activities are expected in the acquisition area.

The location of the property along the Nemasket River and with other wetlands, and the presence of known and significant ancient and historical period Native American habitation in this part of Middleborough indicate that the acquisition area is also highly likely to contain significant archaeological features and deposits of ancient and historical period Native American land use and occupation.

The MHC recommends that the Conservation Restriction to be developed for the acquisition area should include stipulations that will assist to protect and preserve the property's significant historic and archaeological qualities and characteristics. The MHC is able to assist in review and comment on a draft Conservation Restriction for the acquisition area. The MHC also recommends that that the Town of Middleborough should consider future acquisition of a Preservation Restriction (MGL c. 184, ss. 31-33) for the contiguous homelot.

These comments are offered to assist in compliance with MGL c. 9, ss. 26-27C (950 CMR 71). Please contact me if you have any questions or need additional information.

Sincerely,



Edward L. Bell  
Deputy State Historic Preservation Officer  
Senior Archaeologist  
Massachusetts Historical Commission

xc:

Irene Del Bono, EEA-DCS  
Patricia J. Cassady, Middleborough Conservation Commission  
Ruth McCawley Geoffroy, Middleborough Planning Dept.  
Middleborough Historical Commission



*Incorporated 1669*  
*344 Years of Progress*



CRANBERRY CAPITAL  
OF THE WORLD



**Town of Middleborough**  
**Massachusetts**

June 30, 2014

Leilani Dalpe  
Board of Selectmen  
10 Nickerson Avenue  
Middleborough, MA 02346

RE: Oliver Estate (445 Plymouth Street)

Dear Ms. Dalpe:

On behalf of the Middleborough Conservation Commission I am writing to let you know that the Commission voted in favor to support the Oliver Estate Project at their June 5, 2014 meeting.

The Commission feels this is a worthwhile project for land protection as it would protect over 3,800 feet of river frontage along the Nemasket River south of the Nemasket's confluence with the federally-designated Wild and Scenic Taunton River and would preserve 56 +/- acres of ecologically significant woodland, floodplain, three potential vernal pools and wetlands. The property is also within the Division of Fisheries & Wildlife Natural Heritage & Endangered Species Program-designated habitat areas for two rare species, the Northern Red-Bellied Cooter (Federally & State Endangered) and the Eastern Box Turtle (State Species of Special Concern) and also partially within NHESP-designated BioMap Core Habitat and Critical Natural Landscape.

The Commission hopes that the Community Preservation Committee (CPC) also supports this open space preservation for the town to enjoy for years to come.

If you or the CPC has any questions regarding this project don't hesitate to contact the Conservation Department at 508-946-2406.

Sincerely,

Patricia J. Cassady, Agent  
For the Middleborough Conservation Commission

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344 Years of Progress*



CRANBERRY CAPITAL  
OF THE WORLD



**Town of Middleborough  
Massachusetts  
Tourism Committee**

To Whom It May Concern:

Please be advised that the Middleborough Tourism Committee strongly supports the acquisition of the Oliver Estate Property. The property provides a unique combination of elements that will attract visitors and tourism dollars to the town's businesses and it is ideally located in an area of attractions such as The Oliver Mill, The Middleborough-Lakeville Herring Run and the KOA camp ground.

Once the town purchases the property we fully intend to support the property through our state, national and international advertising sources to help make the property not only self-supporting but a revenue source for the town.

Sincerely,

  
Leilani Dalpe, Chairman

Middleborough Tourism Committee



**Subject:** Oliver Estate  
**From:** Paul Cripps (paul.cripps@seeplymouth.com)  
**To:** leilaniddiva@yahoo.com;  
**Cc:** paula.fisher@seeplymouth.com;  
**Date:** Monday, June 30, 2014 1:13 PM

June 30, 2014

Letter in care of Leilani Delpe:

Town of Middleborough

10 Nickerson Avenue

Middleborough MA

Attention: CPC

To whom it may concern,

I have been following the process as the efforts to save the Oliver House have been moving forward and I am so pleased to see the level of participation and dedication to that end. It is my hope that the CPC will continue to add to the support for such an important part of history and particularly for Middleborough history. This property is an important key to promoting the Town and all it has to offer residents and those from near and far away that value the assets of your great town.

From history to recreation, to protecting our environment, this property has it all and when saved will be with us for future generations as it has for past generations. Our organization promotes Plymouth County and we look forward to working with you and your town as you continue to develop tourism assets that bring people and vacation monies to your town and your citizens through room overnights, retail and restaurant sales and the jobs that come with all of the above.

This truly is a definitive point in time and a statement to your teamwork not only to save this property but to nurture a new dynamic industry for your town.

My best wishes and support as you move forward.

Sincerely,

Paul Cripps, Executive Director

Plymouth County Development Council and CVB

**Subject:** FW: MCC Resources  
**From:** Selectman Leilani Dalpe (ldalpe@middleborough.com)  
**To:** leilanidiva@yahoo.com;  
**Date:** Sunday, June 29, 2014 12:31 PM

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From: Houston, Annie (ART) <[annie.houston@state.ma.us](mailto:annie.houston@state.ma.us)>  
Sent: Thursday, March 06, 2014 2:01 PM  
To: Selectman Leilani Dalpe  
Subject: MCC Resources

Hi Leilani,  
Pleasure speaking with you and hearing about this property!

One of the top resources we have is the Cultural Facilities Fund (guidelines and information here: [http://www.massculturalcouncil.org/facilities/facilities\\_guidelines.htm](http://www.massculturalcouncil.org/facilities/facilities_guidelines.htm)). The deadline for this round is tomorrow, but we will be having another round next year, on approximately the same timeline. Not only do we provide capital funds for the acquisition, design, construction, repair, renovation, rehabilitation or other capital improvements or deferred maintenance of a cultural facility, but we also have a feasibility and technical assistance grant that helps applicants plan for a proposed eligible project. Grants have a match requirement, and as I said on our call, municipalities are eligible to apply so long as the facility in question is more than 125 years-old (check), and would be used primarily for programming related to the arts, humanities, or interpretive sciences. I recommend looking at the list of funded projects to get a flavor of some of the things that we've supported through the years.

Historic Property Projects to Note:

Lexington Historical Society<<http://www.lexingtonhistory.org>> - The Cultural Facilities Fund awarded the Lexington Historical Society \$100,000 to renovate and restore Buckman Tavern for handicapped accessibility, systems upgrades, fire safety and historic fabric repair.

Historic Highfield, Inc.<<http://www.highfieldhall.org>> - The Cultural Facilities Fund awarded the Historic Highfield \$12,500 for completion of the landscape restoration of Highfield Hall, specifically for water management projects.

Saint James Place<<http://www.cdcsb.org/projects/st-james-place>> - \$22,500 for a market study and business plan that will inform the restoration and preservation of an Gothic Revival church in Great Barrington being transformed into a year-round cultural center.

These projects are all from FY13 funding. If you look at the top right corner at the top of the funding page, you'll see a link to funded projects from 2007 - 2012, which may be helpful as well.

Sorry to be so brief, hope this helps and let's keep in touch!

Best,  
Annie



Annie Houston  
Program Officer  
Adams/Artist Link/Cultural Districts/Cultural Facilities  
Massachusetts Cultural Council  
10 Saint James Ave, 3rd Floor  
Boston, MA 02116-3803  
800-232-0960 x22727  
617-858-2727  
617-727-0044 Fax  
[www.massculturalcouncil.org](http://www.massculturalcouncil.org)<<http://www.massculturalcouncil.org/>>  
[www.mass-culture.org](http://www.mass-culture.org)<<http://www.mass-culture.org/>>



*The Commonwealth of Massachusetts*

HOUSE OF REPRESENTATIVES  
STATE HOUSE, BOSTON 02133-1054

THOMAS J. CALTER  
STATE REPRESENTATIVE  
12th PLYMOUTH DISTRICT

ROOM 527A, STATE HOUSE  
TEL: (617) 722 2020  
FAX: (617) 722 2186

DISTRICT OFFICE:  
10 CORDAGE PARK CIRCLE, SUITE 233  
PLYMOUTH, MA 02360  
TEL: (508) 732-0034  
FAX: (508) 732-0035

June 30, 2014

Community Preservation Committee  
Middleborough Town Hall Annex  
20 Centre Street  
Middleborough, MA 02346

Re: Town of Middleborough's application for Oliver Estate funding.

Dear Application Review Committee:

We write in support of the Town of Middleborough's plan to purchase the Oliver Estate located on Route 44 and Plymouth Street in Middleborough, Massachusetts to ensure its protection and provide education and recreational benefits to visitors and a boost to the local economy. We support the Town's application for Community Preservation funding to assist them with this conservation project.

The Oliver Estate lies in a sensitive area surrounded by state and local land along the Nemasket River, which connects directly to the Taunton River encompassing the Taunton River Water Shed and Assawaompsett Pond Complex. This parcel of land would link other parcels of land along the Nemasket River enhancing the environment for many species including: various water fowl, River Herring, Eastern Box Turtle and Northern Red Belly Cooter.

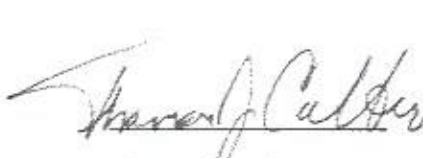
Located on the property, the barn presents an ideal site for seasonal educational exhibits. Organizations such as The Nature Conservancy, the Herring Fisheries and the MA Division of Marine Fisheries have volunteered to contribute to these exhibits. The Oliver House would provide a model location for administrative offices to a multitude of organizations and act as a hub for public visitation and awareness of the vast natural resources in the area. The Oliver property is an ideal location and would benefit the region economically through increased tourism as well as enhance the cultural experiences for all who visit.

The land would also provide public access to hiking trails and to the river for canoeing encouraging ecotourism and education for the region. The Massachusetts Office of Travel and Tourism already forecasts a huge surge in world-wide ecotourism due to a number of direct international flights added to Logan Airport. Their data suggests International travelers visit Massachusetts for its natural resources and history. The Oliver Estate property is extremely rich in culture, history and natural resources.

We respectfully request your assistance in investing in this unique property to enable the Town of Middleborough to protect its surrounding natural resources and provide generations with invaluable opportunities for educational, recreational while boosting the economy.

Thank you for your consideration.

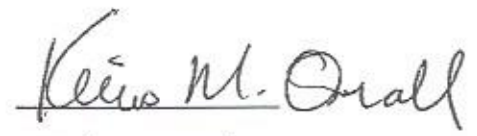
Sincerely,



Thomas J. Calter  
State Representative  
12<sup>th</sup> Plymouth District



Susan Williams Gifford  
State Representative  
2nd Plymouth District



Keiko M. Orrall  
State Representative  
12<sup>th</sup> Bristol District





Paul J. Diodati  
Director

# Commonwealth of Massachusetts

## Division of Marine Fisheries

1213 Purchase St. 3<sup>rd</sup> Floor

New Bedford, MA 02740

(508)990-2860

fax (508)990-0449



Deval Patrick  
Governor  
Maeve Vallely Barlett  
Secretary  
Mary B. Griffin  
Commissioner

Middleborough Community Preservation Committee  
Middleborough Town Hall Annex  
20 Center Street  
Middleborough, MA 02346

Dear Esteemed Members of the Community Preservation Committee,

On behalf of *Marine Fisheries*, I want to express our support for the Town of Middleborough's efforts to purchase the Oliver Estate located at 445 Plymouth Street, Middleborough. The purchase of this property will provide great benefits to the aquatic communities of the Nemasket and Taunton Rivers.

The Oliver Estate is located on the Nemasket River and contains more than 40 acres of land and more than 3,000 linear feet of shoreline. The Nemasket currently hosts Massachusetts' largest run of river herring, alewife (*Alosa pseudoharengus*) and blueback herring (*Alosa aestivalis*), a resource of cultural and ecological importance to the region. The health of this run is attributable to the Town's continued efforts to maintain and restore critical habitats within this system. The purchase of the Oliver Estate, which will place the property into a permanent state of conservation, will preserve habitat quality and ensure the long-term sustainability of the Nemasket herring run. Furthermore, habitat conservation at this site will improve downstream conditions within the Taunton River, a designated National Wild and Scenic River that hosts a multitude of threatened and endangered species.

Because of these local and regional benefits, *Marine Fisheries* would like to encourage the Middleborough Community Preservation Committee to provide support for the Town's efforts to purchase this property.

Sincerely,

A handwritten signature in dark ink, appearing to read "M. Bednarski", is written over a light blue horizontal line.

Michael S. Bednarski, Ph.D.  
Diadromous Fish Biologist  
Massachusetts Division of Marine Fisheries

CC: Bradford Chase



# Division of Fisheries & Wildlife

Wayne F. MacCallum, *Director*

June 30, 2014

Leilani Dalpe  
Board of Selectmen, Vice-Chairman  
Town of Middleborough  
10 Nickerson Ave.  
Middleborough, MA 02346

Re: Oliver Estate - Letter of support to accompany CPC application

Dear Ms. Dalpe:

I am writing on behalf of the Mass. Dept. of Fish and Game to voice support for the application to the Middleborough CPC for funds to be used towards purchase of the Oliver Estate on Plymouth St.

The property is significant in many respects including the antique house. However, from the perspective of the Mass. Dept. of Fish and Game, we encourage the town to pursue purchase - as open space - of the approximately 43 acres of the property which are woods and river frontage.

The property has 4,000 ft of frontage on the north side of the Nemasket River. Portions of this beautiful property along the River are mapped as Priority Habitat/Estimated Habitats for Rare Wildlife by the Mass. Natural Heritage Rare and Endangered Species Program. Additionally, much of the property is mapped as BioMap2 Core Habitat. The woodland portion of the property is predominately dry and flat with many picturesque, mature trees. This is a rare opportunity to preserve a significant parcel along the Nemasket River.

Thank you very much for the opportunity to voice support for the acquisition of this property.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joan Pierce".

Joan Pierce  
Land Acquisition Agent/SE District  
Mass. Dept. of Fish and Game

---

Division of Fisheries & Wildlife

Southeast Wildlife District, 195 Bourneale Rd., Buzzards Bay, MA 02532 (508) 759-3406 • Fax 759-0381  
An Agency of the Department of Fisheries, Wildlife & Environmental Law Enforcement



## Town of Middleborough

Massachusetts

Board of Selectmen

June 30, 2014

Jane Lopes, Chairman  
Community Preservation Committee  
20 Centre Street  
Middleborough, MA 02346

Dear Chairman Lopes & Committee Members:

At its meeting held on June 2, 2014, the Board of Selectmen voted unanimously to authorize the Tourism Committee to apply for funding and to purchase the Oliver Estate.

Thank you.

Sincerely,  
For BOARD OF SELECTMEN

Allin Frawley, Chairman  
BOARD OF SELECTMEN

xc: Tourism Committee