

MHC Reconnaissance Survey Town Report

HOPEDALE

Report Date: 1983

Associated Regional Report: Central Massachusetts

Reconnaissance Survey Town Reports, produced for MHC's Statewide Reconnaissance Survey between 1979 and 1987, introduce the historical development of each of the Commonwealth's municipalities. Each report begins with an historic overview, a description of topography, and political boundaries. For the purposes of the survey, the historic period has been subdivided into seven periods: Contact (1500–1620), Plantation (1620–1675), Colonial (1675–1775), Federal (1775–1830), Early Industrial (1830–1870), Late Industrial (1870–1915), and Early Modern (1915–1940/55). Each report concludes with survey observations that evaluate the town's existing historic properties inventory and highlight significant historic buildings, settlement patterns, and present threats to these resources. A bibliography lists key secondary resources.

Town reports are designed for use together with a series of town maps that demarcate settlement patterns, transportation corridors and industrial sites for each historic period. These maps are in the form of color-coded, polyester overlays to the USGS topographic base map for each town on file and available for consultation at MHC. For further information on the organization and preparation of town reports, readers should contact MHC.

Users should keep in mind that these reports are now two decades or more old. The information they contain, including assessments of existing knowledge, planning recommendations, understanding of local development, and bibliographic references all date to the time they were written. In some cases, information on certain topics was not completed. No attempt has been made to update this information.

Electronic text was not available for digital capture, and as a result most of the reports have been scanned as PDF files. While all have been processed with optical character recognition, there will inevitably be some character recognition errors.

The activity that is the subject of the MHC Reconnaissance Survey Town Report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions do not necessarily reflect the views or policies of the Department of the Interior. This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, and the Age Discrimination Act of 1975, as amended, the U.S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, disability or age in its federally assisted programs. If you believe you have been discriminated against in any program, activity or facility as described above, or if you desire further information please write to: Office of Equal Opportunity, National Park Service, 1849 C Street, N.W., Washington, D.C., 20240.



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MHC RECONNAISSANCE SURVEY REPORT

DATE: July, 1983

COMMUNITY: Hopedale

I. TOPOGRAPHY

The town of Hopedale, consisting of 3547, encompasses the narrow Mill River Valley between Upton and Milford to the north and northwest and Mendon and Bellingham to the south and southeast. The Mill River, which flows in a southeasterly direction through the entire length of the town, is the major eastern tributary of the Blackstone River drainage basin. Elevations range from approximately 250 feet a.s.l. (above sea level) on the valley floor up to 400 feet a.s.l. on the hills which rise to the east and west of the river.

The soils of Hopedale are glacially deposited, ranging from Gloucester fine sandy loam on the hilltops and stony loam on the hillsides to fine sandy loam (Merrimack Series) on the valley floor and terrace deposits in the southern end of town. This area is also the most productive agriculturally, best suited to mowing, pasture, and cultivated crops of grains and vegetables.

II. POLITICAL BOUNDARIES

Part of original Mendon grant (1667). Later becomes part of Milford (1780). Incorporated as a town, from Milford, 1886.

III. HISTORIC OVERVIEW

Suburban - industrial town in the Mill River Valley. First European settlement ca. 1664, with corn mill established on Mill River in southwest. Settlement abandoned with 1675 native hostility. Late 17th century resettlement occurs in southwest. Dispersed 18th century and early 19th agricultural settlement as peripheral area of Milford, with several Mill River mill sites. Some early 19th century industrial activity in South Milford. Utopian, Christian Socialist Hopedale Community established 1842, disbanded 1856. Succeeded by secular, paternalistic, industrial complex controlled by Draper brothers. Successful textile machinery business results in an integrated, planned community with innovative 19th and early 20th century employee housing design, central institutional complex, and proprietors' estates, all of which are essentially intact.

IV. CONTACT PERIOD (1500-1620)

A. Transportation Routes

Located in the Mill River Valley. Documented east/west trail along southern border (Hartford Avenue) with conjectured north branch on Pine Plain to Cedar Swamp Pond in Milford (Plain Street).

B. Settlement Patterns

Consisting as it does almost exclusively of a well drained valley, the area now Hopedale should have been frequented seasonally from base camp to the west in Uxbridge. The shores and terraces of Hopedale Pond and the Mill River provided sites for fishing and agriculture.

C. Subsistence Patterns

Seasonal exploitation of resources in hunting and fishing and agriculture.

D. Observations

The number of sites located during the Route 146 survey in Uxbridge etc., to the west, indicates a density in this inland area far greater than has been predicted in the literature.

V. PLANTATION PERIOD (1620-1675)

A. Transportation Routes

Eastwest trail improved as road from Medway (Hartford Avenue), ca. 1670.

B. Population

No Information.

C. Settlement Patterns

Hopedale makes up the east central portion of the town of Mendon's initial 8 mile square grant. The only evidence of colonial settlement during this period was the Albee grist mill on the Mill River (1664), followed by John Sprague in 1670 next door.

D. Economic Base

The attraction of water power brought settlers from the primary Mendon settlement to the west. This Albee corn mill was the only one located west of Medford and so attracted any early settlers in the southeast of Worcester and southwest of Norfolk counties. Remainder outlying fields for Mendon.

E. Architecture

No Information.

VI. COLONIAL PERIOD (1675-1775)

A. Transportation Routes

Route to Mill River mill site established (Mill Street, Green Street).

B. Population

No figures available since still part of the east precinct of Mendon.

C. Settlement Patterns

Permanent settlers return to this area ca. 1700. As century progresses, population increases near and east of the Mill River. Becomes a precinct, with Milford, in 1742, with center of municipal activities located to the east at Milford Center, continues as area covered by dispersed farms.

D. Economic Base

Remains primarily agricultural with mills on the Mill River at Spindleville. As part of Mendon, characterized by Pruitt as an egalitarian farm community.

E. Architecture

No Information.

VII. FEDERAL PERIOD (1775-1830)

A. Transportation Routes

Colonial roads continue in use. Main Street developed as direct route from Mendon Center to Milford Center. Road to Medway (Hartford Avenue) chartered as part of Ninth Massachusetts Turnpike (1800).

B. Population

Still little information available since part of the town of Milford, incorporated, 1780.

C. Settlement Patterns

Dispersed agricultural settlement, mostly in south. Manufacturing activity in South Milford, ca. 1810.

D. Economic Base

During the late 18th and early 19th centuries Hopedale, still a part of the town of Milford, was a sparsely settled area of farms along the slopes of the Mill River Valley. Only two grist mills occupied the abundant water power sites that the river offered. The first site, located at the southern end of the town in Spindleville, had been utilized for a saw and/or grist mill since before King Phillip's War in 1675. The second site developed was in the northern portion of the town where Milford Street crossed the Mill River. There a saw and grist mill was in operation by the late 18th century.

At South Milford, a village on the Charles River where the boundaries of Milford, Hopedale, Mendon, and Bellingham converge, woolen and cotton goods were manufactured in a small factory owned by Samuel Penniman about 1810. Several years later, a grocery and dry goods store were established there and from that store straw braid was distributed to the women of surrounding farms to be sewn into bonnets and hats.

E. Architecture

No Information.

VIII. EARLY INDUSTRIAL PERIOD (1830-1870)

A. Transportation Routes

Hopedale Village grid laid out and streets named (1843). No rail connections.

B. Population

Still few figures available since part of the town of Milford.

At this time, however, Adin Ballou brought a community based on Christian Socialism to the central portion which became the basis of the village of Hopedale. Ballou (1803-188) had served as minister in both Mendon and Milford, and was theologically a Universalist, who as a Restorationist believed in punishment of sin after death. His views and plans extended far beyond the traditional concerns of the pulpit and he promoted actively the reform movements of temperance and anti-slavery. His involvement in the New England Non-Resistance Society and his ultimate stand of complete withdrawal from government, led to his plans for a Utopian community. Initially conceived as a series of Fraternal Communions, its organizing formula changed during its fourteen year life from 1842-1856. It was initially to be based on agriculture, and the role of manufacturing within waxed and waned due to disagreements over contributions, labor vs. capital, wages, and profits. From a single farm the community grew to 500 acres with 100 regular and 200 additional members in 50 houses. by 1856, debt increased, Ballou withdrew and the largest stockholders, the Drapers, took over the assets.

The remnants continued as a religious society and by 1867 merged with the newly formed parish.

C. Settlement Patterns

Utopian Hopedale community established on 250 acre farm in present Hopedale Village area, 1842. By 1850s, two small shops established and several dozen dwellings built. Community disbanded and property purchased by Draper brothers. 1856. Subsequently developed as planned industrial community. Post 1856 growth includes: industrial development west of Hopedale Street, additions to residential district between Hopedale and Dutcher Streets with some extension south to Main Street, establishment

of institutional center at town square with church (1860 at Hopedale/Adin Street intersection), and initiation of proprietors' residential corridor on Adin Street.

D. Economic Base

Hopedale continued to be a quiet agricultural district until the early 1840s when their spiritual leader, the Universalist Reverend Adin Ballou, in the purchase of the run-down 250 acre Jones Farm located about 1/2 mile north of the Mendon Road. There they established a Restorationist community founded on practical Christian Socialism.

The community supported itself through agricultural and by the profits from several small manufacturing shops which included two large mechanics shops, water-powered machinery for manufacturing doors, sashes, and blinds, and a printing office from which they issued tracts, a periodical, pamphlets, and books. The most profitable of these enterprises was the manufacture of textile machinery established by Ebenezer Draper who joined the community with his wife in 1842. In 1853, he was joined by his brother George Draper, who became a partner in the machinery business the year before. A portion of the shop and its equipment represented the Drapers' share in the community.

The Hopedale Community grew largely as a result of the success of the Draper's textile machinery business which expanded the production of revolving temples to include spindles, spoolers, spinning rings, let-off motions, thread guides, eveners, and all forms of machinery screws. By 1855, the village consisted of 50 houses, regular streets, gardens and orchards, a chapel/schoolhouse, printing office, the several shops, and a 500 acre farm which supported a population of nearly 300. Although the textile machinery business supported the other enterprises and paid dividends on the joint-stock, the community fell into economic decline. By 1856, after several years of deficit, the community was dissolved when Ebenezer and George Draper, holders of 3/4 of the joint stock, decided they could do better "for themselves and the world on the old financial plans than that of Christian Socialism." The Drapers then bought land, buildings, and industries, dropped the least profitable ones and reorganized the community as a company town. Partners of particular inventive capability were brought in; among the first was Warren W. Dutcher, who moved to Hopedale from North Bennington, Vermont shortly after its reorganization in 1856 and joined the Drapers in partnership in W.W. Dutcher and Company. This firm manufactured the Dutcher temple which he developed and the Drapers bought interest in several years earlier. This was the first temple to be made with individual rolls and the first to be reciprocated by the lay.

During the next 12 years, the firms under the management of Ebenezer D. and George Draper grew and prospered. Many important patents for weaving and yarn preparations were taken out by the company. These included the Dutcher-patent parallel under-pick motion, the Snell and Bartlett let-off (1857), the Stearns parallel motion (1859), the Draper loose frog (1863) used on every

loom built in the U.S., a spindle patented by George Draper (1867), the Metcalf hand-threading shuttle (1868) which eliminated the health-hazardous practice of sucking the yarn through the shuttle, thick and thin preventers, shuttle guards, and other improved devices for yarn preparation machinery.

The physical plant of the company was greatly enlarged during this period to improve production capability. Operating capital increased from \$5000 in 1855 to \$32,000 by 1865; production rose from \$15,00 to \$67,539 by 1865. The W.W. Dutcher Temple Co. erected a three story frame building in 1860 and a new three-story brick factory in 1868, powered by steam as well as water. The Drapers also conducted a large livery business since no rail service existed to Hopedale prior to 1889. New streets were laid out and additional housing for employees was constructed as the workforce doubled to 38 by 1865. Between 1865 and 1875 the work force increased to more than 100 and the town's population to more than 600; new double-family houses were erected along Social, Union, and Cemetery Streets.

The retirement of Ebenezer Draper in 1868 and the acceptance into the partnership of George Draper's oldest son, William F. Draper, marked the end of an initial period of company growth. Ebenezer retired with a net worth of \$125,000, a considerable improvement over the \$5,000 he brought into the Hopedale Community in 1841.

By 1870 George Draper and Son owned or controlled three separate firms in Hopedale: the Hopedale Furnance Company, Dutcher Temple Company, and Hopedale Machine Company, as well as a currier's shop and the company store. Annual production amounted to nearly \$500,000 worth of machinery and parts.

In addition to these Draper-controlled industries, Hopedale contained three or four small boot and shoe shops, a saw and grist mill at Spindleville and a new grist mill owned by Davenport and Chapman at White City, approximately at the present site of the town's sewage treatment plant. A number pf dairy and vegetable farms were located in the plain south of Hopedale village. Since independent statistics for Hopedale are not available until after 1886, exact figures for agricultural production cannot be determined.

E. Architecture

Hopedale's architectural development begins essentially with the establishment of the Utopian Hopedale Community in 1842. In 1843 the Hopedale Community erected a 26' X 26' meetinghouse which also served as a schoolhouse. The Utopian experiment was short-lived, and in 1856 the community sold its property to George Draper, one of its members, who set about transforming Hopedale into a prosperous industrial center.

Residential: Hopedale is significant in that it preserves both the plan and substantial number of the worker's housing units that made it famous in the early 20th century as a model company town

with landscaped streets and parks planned by prominent Boston architectural firms.

Following his purchase in 1856, Draper began constructing housing at the northern end of Hopedale Street to accommodate the workers in his cotton machinery factories. Building activity increased between 1865-1875 along Social, Union, and Cemetery Streets. Unlike most worker housing of the late 19th century, the typical Hopedale housing unit was a duplex with two apartments sharing a "symmetrically planned dwelling separated in the center by a partition wall. Designed into that wall was a common utilities core, giving service and insulation against noise to both sides in the most economical arrangement" (Gainer, 215). Each building measured 40' X 27' with individual apartments occupying a 20' X 27' space containing three or four rooms on two floors. On the exterior, the frame buildings resembled standard gable-roofed two-story six-bay double interior chimney duplexes.

Ca. 1868, construction of the original mill owners' residences began. The W.W. Dutcher house is the only one of these dwellings now surviving. Located at the southern end of Hopedale center off Adin Street behind the Unitarian Church, the Dutcher house is a two-story, three-bay, center entrance Second Empire dwelling with a mansard roof.

Industrial: The Hopedale Community fostered some industrial activity in the 1840s, however, the only apparent survivor is the one-story frame mill shop, now a museum and probably greatly altered.

IX. LATE INDUSTRIAL PERIOD (1870-1915)

A. Transportation Routes

Grafton and Upton Railroad (Milford to Boston and Alvany line in Grafton) opens service in 1890. By early 1900s street railway service established through town from Milford to Mendon (Mendon Street, Hopedale Street, Freedom Street, with new right-of-way to Mendon), and to Grafton along Grafton and Upton Railroad right-of-way.

B. Population

With domination by the Drapers and increase in manufacturing, population grew. This resulted in the lobbying for a new town which was successful in 1886 in spite of accusations that it would be advantageous only to the Drapers. Hopedale by then dominated the earlier villages of Spindleville and South Milford. The influence of the Utopian community remained in the large number of cultural institutions including three reading, literary, two dramatic, and a debating club.

Hopedale's population in 1890 was 1176 and grew steadily throughout the period reaching 2663 by 1915. The town's foreign population grew slightly from 18-20% consisting of English and

Canadians plus Irish early in the period and Italians later. Manufacturing occupations continued to dominate the town, accounting for 60-70% of male employment.

The company town was unusually stable with a far higher persistent rate than other industrial cities.

C. Settlement Patterns

Continued development and expansion of planned industrial community. Major industrial plant reconstruction and expansion takes place in 1900. By 1886, sixty-two duplex worker houses are constructed, by 1916, 250 duplex units are in use. Development includes innovative cul-de-sac site planning. Earlier clusters on Union Street and Freedom Street are later expanded. After 1887, Dutcher, Prospect, and Inman Streets north of Freedom Street are developed in single and multi-family housing for middle management employees. Adin Street is established as the proprietor, high style corridor, from Milford to Hopedale, with a number of large landscaped, Late Victorian estates. Development of town square institutional focus with town hall (1887), high school (1886), library (1898). Union Evangelical Church at Prospect/Peace Streets by 1896. Secondary industrial at Spindleville, with worker housing on Mill Street.

D. Economic Base

The biggest factor in Hopedale's post-Civil War growth was the improvement and large-scale production of ring spinning. George Draper acquired a virtual monopoly on spindles after purchasing the inventions of J. Herbert Sawyer of Lowell in 1871 and F.J. Rabbeth of Pawtucket in 1878. Sawyer was brought to Hopedale and set up to run his own department, much as was Warren W. Dutcher. In 1873, A.A. Westcott settled in Hopedale and erected a spindle factory in Spindleville. Nearly his entire production went to the Draper Company.

High speed ring spinning revolutionized the spinning operation and ultimately the textile industry. It required from 1/4 to 3/8 less power, ran at up to 9200 RPM, and required less-skilled labor. Perhaps most important to the eventual fate of the New England textile industry, ring spinning allowed the eventual dominance of the Southern textile industry. Southern mills established after the Civil War were equipped with the newest machinery, including the highly automated ring spinners and later with the automated Northrop looms also developed by the Draper Company. Complacent or overly cautious owners of established Northern mills were slower in adopting the technological advances. As a result, they were overtaken and eventually superceded by a young, innovative Southern textile industry.

The 1874 Sanborn Insurance Survey illustrates the rapid post-war growth. Twenty buildings were included in the Hopedale industrial complex: three machine shops, two foundries, two finishing mills, one pattern shop, plus sheds for coal, lumber, and other stores, one livery stable, and an office building. The site was divided between the upper and lower water privileges. At the upper site, turbines at a 13 foot fall and a steam engine powered the production of castings, spindles, machinery, screws, etc., while at the southern end at a second dam turbines powered the production of temples.

Expansion continued during the 1880s; annual sales exceeded \$1 million, the companies came to control more than 400 patents, and the number of employees rose to 800. A new office building was built in 1880, and in 1886 two three-story brick factories were erected at the upper and lower privileges, the latter to house the newly formed Hopedale Elastic Fabric Co., William F. Draper, president. Capitalized at \$100,00, this company employed 20 men and 80 women and had annual sales of \$200,000. By 1886, the company had also erected 62 double family structures and one boardinghouse. From the original 600 acres purchased 1856 from the Hopedale Community, the Draper' holdings had increased to 3547 acres, the total area of what later became the town of Hopedale.

The expansion of the 1870s to 1890s extended also to civic improvements. By the mid 1890s the Company had built and improved 12 miles of Macadamized streets with granite curbs, built nearby two miles of sidewalks, a sewage system, and laid water and gas lines. In 1889, a new high school was erected and housing was designed by landscape architect, Warren Henry Manning. By 1916, company owned housing numbered 250 buildings.

Just as the development of ring spinning fueled growth of the companies in the 1870s, the automatic Northrop Loom, the single largest profit-making item of the company, propelled the Draper Companies into further expansion during the latter portion of this period. First sold in 1894, it was the result of a great research and development program that took seven years, cost \$350,000 and made the Draper Co. the largest producer of textile machinery in the U.S. by 1900. Between 1894 and 1903, more than 78,000 Northrop Looms were sold to 210 different textile mills in the U.S., initially almost exclusively to southern mills. Nearly all the loom placed into the mills of South Carolina, North Carolina, and Georgia during this time came from the Drapers. By 1906, 20,000 looms were produced annually, and by World War I the majority of the 400,000 looms operating in U.S. mills had been made by Drapers. Looms were also exported to China, Russia, and Mexico. Employment grew from 700 in 1896 to over 1700 by 1916, and sales increased to \$7.5 million. Great expansion in the physical plant also occurred; the size of the operation doubled between 1886 and again between 1896 and 1906. The dominance of the southern market in the purchase of their new looms necessitated the establishment of a warehouse with offices for sales and services in Atlanta, Georgia in 1906.

Additional facilities were placed in neighboring Milford and Pawtucket, R.I. before the first World War, and large tracts of New England forest were purchased to ensure a supply of materials for bobbins and shuttles.

Hopedale suffered its first strike during the period of great expansion. In May 1913, the International Workers of the World called a strike which endured four months. The company eventually won out, refusing to grant a pay hike. The development of the Northrop Loom involved a series of inventions and improvements which included tow shuttle-changing looms, a self-threading shuttle, the Northrop rotating battery (which automatically supplied fresh bobbins to a shuttle), and a new stop motion. These improvements revolutionized weaving. The number of looms tended by one person increased from two or four to twenty, and required a less skilled operative.

Several new enterprises were established in Hopedale in the 1890s. In 1892, the Hopedale Electric Car company was formed for the manufacture of street cars and electrical apparatus. In 1894, the Collyer Insulated Wire Company was incorporated for the manufacture of wire and electric apparatus. Two boot shops, one clock shop, one clothing shop, and one pharmacy were also in operation in 1895.

Agricultural production on Hopedale's 31 farms and 500 acres of cultivated land consisted largely of dairy products (27%), hay (17%), and poultry (16%). The end of the century expansion of the Draper Company boosted the value and quantity of agricultural goods from \$26,000 in 1895 to nearly \$75,000 in 1905.

E. Architecture

The third major period of building activity occurred during the 1880s and was followed by a fourth "boom" lasting from 1896 - 1915. Most of the new buildings were two-family dwellings; by 1886 the company had constructed 62 such units and the number totalled over 250 by 1916. About a dozen single-family dwellings were constructed for the mill managers (who had the option to buy their homes) and three boarding houses for single employees were built. One of these, a long, three-story gabled structure still stands off high street. During this later period of expansion, Hopedale won awards from international housing congresses and the town assumed the physical form that would distinguish it as a prototype of the garden city concept popular at the turn-of-the-century.

Two important landscape architecture firms were involved in the planning and design of the late residential development. William H. Manning, who had worked with the Olmstead firm, was first employed in Hopedale in 1886. He was subsequently responsible for the 1896-1903 Bancroft Park Development which consisted of thirty duplexes built on an elliptical knoll west of the factories. From 1903-1913, Manning oversaw the Prospect Heights development (in Milford) which introduced the multi-family brick rowhouse into the Hopedale building vocabulary.

The remaining row in Milford reflects the influence of the Queen Anne style: half-timbered gables and porch pediments and segmental arched windows. A row of frame duplexes on Prospect Street in Milford are also survivors of the same development. Arthur S. Shurcliff was the second landscape architect at work in Hopedale. Shurcliff planned the 1904 Lake Point development north of the factory shops which included thirty duplexes on Progress, Soward, and Lake Streets, all of which faced a pond and was considered a millstone in the planning of company housing. In 1914, Shurcliff designed the Jones, Oak, and Maple Streets expansion.

Local contractors were employed in the construction of the worker housing, but the company called upon numerous Boston architectural firms to design the buildings. Robert Allen Cooke of Boston was responsible for the Bancroft Park dwellings; drawings were also solicited from Peabody & Sterns, Edwin J. Lewis, Jr., J. Williams Beal, Chapman & Frazier, and Walter & Kimball. The duplexes vary little in their basic components, each apartment occupying one side of the building so that the occupants had maximum light and ventilation. Some of the later ones were more spacious on the interior. No excessive stylistic ornament was ever applied to any of the housing units, but they did vary slightly overtime, some of the later ones having hipped and gambrel roofs and bay windows. Clapboards gave way to shingles with green, brown, and yellow painted trim.

Several high style late 19th and early 20th century houses belonging to the company owners were constructed along Adin and Main Streets at the southern end of the mill center. Two Queen Anne houses and a massive, two-story brick Elizabethan dwelling with gatehouse (1921-1924) built for Ebenezer Draper are on Adin Street. A large, stuccoed, tile-roofed 20th century dwelling is at the junction of Adin and Main Streets. Main Street reveals some elaborate Queen Anne and Colonial Revival houses as well as the typical side-passage and Four Square forms adorned with period motifs.

Institutional: The Draper Memorial Unitarian Church, erected ca. 1898, is a granite Gothic structure with a central tower on the gable end, side aisles and buttresses. The Bancroft Memorial Library, also granite, was built the same year in the Gothic style. The architect, Hugh Walker of Boston, is said to have designed the building after the Merton College Chapel at Oxford. Fred Swasey designed the 1886 Town Hall, a massive Richardsonian Romanesque structure of granite with brownstone trim.

Industrial: By 1879, the Hopedale Machine Company and Dutcher Temple Company works had erected several factory buildings: among these were two three-story broad gabled structures, a thick building with a clerestory, a gable-roofed, three-story structure with cupola and various smaller buildings. The principal shop of the Hopedale Machine Company was a two-story building measuring 220' x 60'. Italianate and Second Empire detailed masonry structures were erected during the 1880s. A factory measuring 122' x 50' was built in 1882 and three more similar buildings followed late in the decade.

Most of these are still utilized by Rockwell International and some newer concrete factory buildings have been added. The 1880 office building designed by Fred Swasey was considered the finest addition to the factory complex (non-existent). The office was a two-story pressed brick structure (46' x 46') with black brick banding and granite trim, a projecting pedimented pavillion, and a polychrome roof.

X. EARLY MODERN PERIOD (1915-1940)

A. Transportation Routes

By 1920s streetcar service is abandoned and local roads are improved for auto traffic. Main Street (Route 126, later Route 16) becomes the important east/west route. North/south Route 140 passes through the southeastern section of town.

B. Population

Population continued to grow steadily from 2663 in 1915 to 13113 in 1914. The foreign population population decreased slightly to 17%

C. Settlement Patterns

Cul-de-sac housing development continues along eastern border north of Freedom Street. Upper middle class housing developed on Main Street near intersection with Adin Street estate corridor. Community house (1922) added to institutional center.

D. Economic Base

Though the company opened the period with a major reorganization in 1916 as the Draper Corporation, no significant developments in the physical plant at Hopedale other than the modernization of existing shops, were made after this date. Additional outlets were established in both North and South Carolina; at Spartanburg, S.C. there were two warehouses by 1929, with additional facilities for service and manufacturing located in East Spartansburg in 1935.

Many improvements in loom machinery and parts occurred between the two World Wars. Directed at increasing efficiency and decreasing the need for highly skilled labor, the number of looms a single weaver could tend (with the help of bobbin girls to keep batteries filled) was gradually raised to 100.

Responding to the introduction of Rayon in the early 1920s, the Draper corporation developed a Rayon loom followed by a high speed loom which ran 20% faster the previous looms.

E. Architecture

Residential: The construction of worker housing ceased in Hopedale in 1916. Very little residential development occurred after 1916; some 1930-1940 one-story gabled center entry dwellings are grouped along Route 140 in the southeastern section of town.

Institutional: The two-story brick Georgian Revival Draper High School was completed in the early years of the period (by 1922). The Hopedale Community House, designed by Edwin J. Lewis, Jr. in 1922, is a two-story Georgian Revival brick structure measuring 186' x 65'.