**Architectural Heritage Foundation**

**Project Positioning Statement Overview (2021)**

The Architectural Heritage Foundation began evaluating Hillside Farm in November 2020 including a site visit in February 2021. Their services included consolidating all available information about the restoration effort and offer guidance regarding next steps.

Below is an overview of the Project Positioning Statement they conducted.

**Summary:**

The project lacks a cohesive, strong and ultimately financially supported vision.

In order for the project to be successful, it will be necessary to both integrate Hillside Park into the forthcoming Town of Boylston master plan and also develop a separate master plan for the property.

HRP should pause piecemeal or task-specific fundraising efforts and create:

* A clearly labeled map of the property
* A mini offering sheet for developers, partners and investors
* Digitize all project related documents

Preserving the building could facilitate economic development in Boylston, increase cultural and recreational opportunities in town and provide a teaching resource for local schools and the broader public.

**Building conditions:**

Barn and carriage house are in bad condition

Gough House is stable and watertight; ell, porch and upper floors have not been addressed.

**Recommendations:**

HRP should work with the town and develop a vision for HF within the context of the broader Hillside Park that is tied to the forthcoming master plan.

Hillside Farm Requires a cohesive vision closely tied to the larger Hillside Park property, as well as municipal economic development initiatives in Boylston.

Hillside Farm’s Historic Structures must be placed within the context of broader economic development efforts for the site and the town as a whole.

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The following reuse ideas were offered:

* Food incubator to support local agriculture
* Community Catering Kitchen run by local food entrepreneurs with on-site garden to provide fresh produce
* Artist live/Work space –becoming a statewide priority as many artist are priced out of the market.

The following are suggestions on ways to improve the attractiveness of the site:

* Creative landscape techniques to obscure the Police Station building
* Consider a permanent tent to attract larger functions

The following are suggestions to improve organizing aspects of the project:

* Clearly delineate project/buildings
* Develop property map that labels all buildings
* Provide following information for investors or developers
* Site acreage
* Building square footage
* Current Use
* Ownership
* Zoning restrictions

Digitize all project related documents, including past municipal efforts for the site.

**Conclusion:**

Hillside Farm has the potential to be a transformative preservation project for Boylston if integrated into the town’s larger master plan efforts.