

## MEETING MINUTES

### MASSACHUSETTS HISTORICAL COMMISSION

December 13, 2017

Chairman Rosenberry called the meeting to order at 1:09 pm. On behalf of Secretary Galvin, he welcomed the Commissioners. Chairman Rosenberry next addressed the audience, thanking them for attending and participating. He emphasized the importance of hearing from people about the proposed National Register nominations, saying that during these meetings, it means a lot for the Commissioners to see audience members from the areas in which properties are nominated. For those individuals who may not have attended commission meetings in the past, Chairman Rosenberry explained the structure of the meeting and when in the process the public could address the commission.

The Chairman turned to the first item on the agenda, the **approval of the October 11, 2017 meeting minutes**. He called for a MOTION TO ACCEPT the minutes. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Friary. Hearing no questions, the chair moved the motion. The motion CARRIED UNANIMOUSLY.

Chair Rosenberry then turned to the next item on the agenda, the National Register nominations, and called for any recusals. Hearing none, he turned the meeting over to Director of the National Register Program, Betsy Friedberg, who began the National Register presentations.

The first nomination presented was for the **Pomeroy Terrace Historic District in Northampton**. The nomination was prepared by Bonnie Parsons, preservation consultant for PVPC on behalf of the city; she was unable to be here so Betsy Friedberg presented the nomination.

Two public informational meetings have been held for this district nomination.

The Pomeroy Terrace Historic District is a largely residential neighborhood located to the northeast of the center of Northampton. It was first settled in the mid 17<sup>th</sup> century when houselots, common land, and roadways were laid out within Nonotuck Plantation by Northampton's Proprietors. The district includes about 130 buildings, largely wood-frame dwellings erected in the 19<sup>th</sup> century.

The Bridge Street Cemetery was founded in 1661, which marks the beginning of the district's period of significance. During the 18<sup>th</sup> century, the area was largely farmland, with families living on Bridge and Hawley Streets and farming The Meadows along the nearby Connecticut River.

The cemetery, Northampton's earliest, was laid out on common land that had been set aside in 1654. Bridge Street Cemetery is thus the earliest resource in the district, and includes a number of gravestones associated with many of Northampton's earliest residents, and in a range of designs. The 1691 marker of Jonathan Hunt is known to have been carved by George Griswold, one of the first known carvers in the Connecticut River valley. Its tabernacle shape and irregular lettering are characteristic, suggesting rudimentary tools and the Puritan avoidance of imagery. The brownstone Stoddard family table stones from the 18<sup>th</sup> century represent a form of marker/monument favored by the wealthy in the 1700s, and are thought to have been carved in Connecticut where others are known to have been produced. They are distinguished not only by their form but by elegant lettering on the upper surfaces giving biographical information.

In the 19<sup>th</sup> c., Bridge Street Cemetery saw the appearance of architect-designed family tombs such as the Isaac Bates family tomb designed by NY architect Richard Upjohn, clearly announcing the prominence of the family in Northampton expressed through classical architectural forms. On the right is the cemetery's only public memorial, the GAR monument to the Civil War dead, erected by public subscription and dedicated in 1908.

The Bridge Street Cemetery continues in use today.

The district includes a collection of well-preserved buildings in a range of architectural styles from the late 18<sup>th</sup> to the mid 20<sup>th</sup> century. Among the earliest is the Federal-style William and Hulda Butler House of ca. 1800. It is one of the few houses that is now vinyl-sided in the district but it retains its original barrel-vaulted portico on slender columns, and a fine Federal fanlight above its entrance door. William Butler was a newspaper publisher, the founder of the Hampshire Gazette, who also ran a paper mill and a printing company. Just across the side street is another Butler House, the Jonathan and Mary Butler House, built ca. 1832. Jonathan was a bookseller by trade. The Butler family developed the printing and paper industry in Northampton. This is a Greek Revival-style house whose gable end was turned to the street, a pediment created to suggest a temple form, and a portico on fluted Doric columns designed to further the Greek association.

Beginning in the 19<sup>th</sup> century (more specific) the original deep house lots began to be divided up. The Federal-style Horace and Electa Lyman House was constructed ca. 1820 on a lot that had been divided on Bridge Street. Horace was a grocer in Northampton, while the Lyman's son Luke was a farmer. The elaborate two-story portico was added in 1869 by prolific local architect William Fenno Pratt, giving it more of an Italianate appearance.

The Josiah and Mary Parsons House at 131 Bridge Street display Federal and Greek Revival-style features. It was built ca. 1835. Parsons was a farmer. Although the property likely once had a barn and other outbuildings, none survive today.

The years 1835-1890 constitute the most active period of construction on Pomeroy Terrace, with a number of houses in the district designed by William Fenno Pratt. His designs brought rural romanticism to the district. Here are several examples of Pratt's work in the district:

The Josiah and Maria Hunt House, built ca. 1850 and resembling a Swiss Chalet; this and several other of Pratt's designs in the district used designs taken directly or indirectly from plates in A. J. Downing and A. J. Davis' 1842 book *Cottage Residences*. Josiah Hunt was a railroad supervisor.

In 1850, Bank cashier Thomas Green and his wife Sarah occupied this house, another chalet by William Fenno Pratt that was directly adapted from a plate in Downing and Davis' book; William Gaylord, an iron manufacturer and trustee of the Northampton State Hospital, bought the house from the Greens in 1860.

The 1848 Stebbins Lathrop House, another Pratt design, is one of the first examples of the Italianate style in Northampton, and its design was inspired by an Italian stone palazzo. Joseph Lathrop was a Northampton merchant. Pratt was also responsible for a redesign of the Bridge Street Cemetery in the 1850s, and he also designed Northampton's Gothic Revival-style City Hall, built in 1849. He died in 1900 and is buried in Bridge Street Cemetery.

The Greek Revival/Italianate-style Orman and Sarah Clark House was built in 1848 on Phillips Place by carpenter and former evangelist Kingley Burnell. Orman Clark was a tailor who made clothes to order. By the early 20<sup>th</sup> century, this was a two-family house.

Two other mid-19<sup>th</sup> century houses: the Seth and Julia Hunt House (1859)—home of abolitionist Seth Hunt, who held meetings in his home and hosted abolitionists and others as they made the lecture circuit in New York and New England. Frederick Douglass, William Lloyd Garrison, Ralph Waldo Emerson, Wendell Phillips, and Theodore Weld all visited here during visits to Northampton.

And Sophia and Cecilia Osborne House (1854)—two unmarried sisters who had a milliner's shop in Northampton Center for more than 30 years before they built this house for their retirements.

From 1880 onward, the Queen Anne and Colonial Revival styles were prominent in the district. The Hervey House is a particularly fine example of the Queen Anne style adopted for a smaller-scale building. Visual interest is generated by porch railings, turned posts, arched porch spandrels, and a combination of materials (shingles and clapboards) and forms (dormers, wings, gables and bays).

A few years later the Colonial Revival became the preferred style for new houses in the district. One is the William Sterling Rental. This was built as a double house, and rented to two families. The trend toward double houses at the end of the 19<sup>th</sup> century led to a number of new houses in the district being built in response to Northampton's population

growth. Often the owner would live in one unit and tenants in the other. The Colonial Revival-style J. W. Reid House of 1894, the most elaborate house on Phillips Place, was not a double house, but it served as a rooming house by the mid20<sup>th</sup> century, home to at least six tenants.

20<sup>th</sup> century architecture in the district includes several Sears bungalows, of which the Barnes House of 1911, with its complementary garage, is the best-preserved example. Also in the district is this ca. 1920 Craftsman/Prairie style house, home of Guido and Archangela Zenome.

The district had a number of immigrants by the turn of the 20<sup>th</sup> c., and particularly large number of immigrants from Poland. The district includes the St. John Cantius Polish Catholic church (1912). It was designed by John Donohue, who served as architect for the Roman Catholic Archdiocese of Springfield, for whom he would design more than 100 buildings. A year after the church was complete, a rectory was added, and then a school. The church became the cultural center for Northampton's Polish immigrants, many of whom worked in nearby factories.

Also in the district are buildings that belonged to the Northampton School for Girls. The school was founded in 1924, and took over a number of residential buildings in the district for use as dormitories, including this one, the Italianate-style Osmyrn and Louisa Baker House. A 1940s administration building stands at the rear of the Baker House. The school merged with Williston Academy in 1971 and moved , and the buildings were sold to private owners.

The city adopted the Community Preservation Act in 2005 and created a Bridge Street Cemetery Preservation Master Plan in 2016. It is hoped that the National Register nomination for the Pomeroy Terrace HD will aid preservation efforts in the district.

The next nomination presented was for the **Fobes-O'Donnell House** in Oakham. Jen Doherty was the preservation consultant for the project; she was unable to present the nomination, so Karen Davis presented the nomination to the Commission.

Title Slide: View of the house

The applicant for the Fobes-O'Donnell House is the Oakham Historical Association  
The property meets Criteria A and C with a local level of significance  
The Period of Significance is ca. 1771 – 1967  
Areas of Significance are Architecture and Social History

The Fobes-O'Donnell House is located in the northern part of Oakham, a rural suburb of Worcester. Together, the Fobes and O'Donnell families owned and farmed the property for 200 years.

The house, now on just over one acre, faces north on to Old Turnpike Road. The barn, seen here behind the house, was removed in 2009.

The Colonial-style Fobes-O'Donnell House has a Queen Anne style porch extending across the façade and an Italianate-style front door. Both fall within the period of significance. The main block was constructed ca. 1771 by Jonathan Cunningham, who owned it for a few years before selling it as income property to Col. John Murray, a wealthy loyalist and Mandamus councilor, who fled on the eve of the American Revolution.

The rear of the house features a leanto and an ell extending to the south, and shed extending to the east.

Clapboards, shown here on the original back wall of the main block, indicate that the ell and leanto are additions.

The five-sided ridgebeam in the attic of the ell dates it to after 1780, when this roofing system became common in Worcester County, and distinguishes it from the earlier roofing system of the main block.

**1870 Beers Detail** The Fobes family ownership began in 1799, the year that the major east-west artery thru Oakham was designated the Sixth Massachusetts Turnpike. Joseph Fobes purchased almost 70 acres, and in 1813, he was appointed the town's first postmaster, operating the post office in his house. Later members of the family donated the funds and land for the Fobes Memorial Library at Oakham Center.

The interior of the house displays significant Georgian details. The fireplace wall in the parlor features Georgian paneling with an eared architrave. Other Georgian features include the dog-leg stair and raised-field paneling in the center entry vestibule.

The hall likely served as the original kitchen. There is evidence that the firebox was once larger.

The Italianate style front door (shown at right in the entry vestibule) and the Queen Anne-style front porch would have been alterations made by Timothy Nye Fobes prior to 1894 when he sold the house to Irish immigrant Patrick O'Donnell. \*\*\*O'Donnell's son John and granddaughter Hazel, served the Town of Oakham as selectmen in the second half of the 20<sup>th</sup> century.

**1990 Plan** In the 1990s, O'Donnell descendants subdivided the 67 acre parcel, and donated the Fobes-O'Donnell House to the Oakham Historical Association. Approximately 60 of the 67 acres remain as open fields to the south and west of the house, preserving the farmhouse setting. The house now serves as a museum of Oakham history.

The next nomination presented was for the **Emerson Shoe Company in Rockland**. The applicants are the Gill Historical Commission, working with the Franklin Regional Council of Governments. Leslie Donovan, Tremont Preservation Services, prepared the

nomination on behalf of the owner developer, Heritage Companies, and she presented the nomination.

The Emerson Shoe Company factory is about a half mile southwest of the Rockland town center. The 3¾-acre site contains three separate buildings: the main factory building built initially in 1894 and expanded in 1906, 1909, 1916 and 1919, a boiler house with smokestack (Photo 8), built ca 1916; and a detached two-level open parking deck (Photo 9) constructed in 2009, and which is noncontributing.

The wood shingle-clad Emerson Shoe Company main building has an irregular plan comprised of four primary sections with multiple wings and ells (Figure 8). The height, low gable-roof shape, and width of each wing are relatively consistent. The walls read as alternating bands of windows and wood shingle siding topped by a low-pitched roof set over the top story. The almost continuous windows and relatively narrow widths of the various wings of the factory allow for abundant light at each floor. The matching floor levels and open floor plans allowed for flexibility in the layout for manufacturing different shoe types. The Emerson Shoe Company factory is an intact example of a traditional utilitarian shoe factory retaining character-defining features that maximize the floor area and access to light.

The Emerson Shoe Factory is significant under Criteria A and C at the local level in the areas of architecture, industry and social history. Emerson Shoe is the largest and most intact of three remaining examples of a wood-frame, shoe manufacturing facility associated with the town's biggest shoe manufacturers.

Emerson Shoe has a long association with Rockland's shoe industry, which thrived between the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. Its construction and growth represents a period in the industry when multiple small shoe factories were consolidated into a few large companies. The original building was constructed in 1894 by Hall, Gallagher & Foulke Shoe Company, and the factory expanded significantly under the ownership of the first Emerson Shoe owners (from 1906 – 1924), which reflected the company's success and the expansion that was accelerated by orders for World War I. This factory continued to house shoe companies into the second quarter of the 20<sup>th</sup> century under the second Emerson Shoe ownership (1924 – 1931), after which smaller shoe companies were tenants here.

Four firms from either Rockland or Brockton were engaged as architects, engineers and builders for most phases of the Emerson Shoe Company factory. So, it is puzzling that the firm of Franklin B. and Arthur Ware of New York City were selected to design the 1916 sections (Building D and the Boiler House and chimney, as well as the preliminary plan for the three ells.) It is also unclear why an extensive expansion was undertaken in 1919, after the end of World War I, which had been the source of enormous contracts for boots for the military.

In 1924, following closures due to labor problems, the property and the Emerson Shoe name and trademarks were sold to new owners from New York. The property was sold

again at auction in July 1931 and was leased out to multiple tenants including three shoe concerns and related businesses. In 1945, the F.L. & J.C. Codman Company purchased the factory for their business, which was manufacturing buffing & polishing wheels. They also leased out much of the space to others for light manufacturing, storage and art studios. They remained here until 2008 when the property was acquired for rehabilitation.

The period of significance represents the year the first section of the shoe factory was built and extends up to 1967, when it was still occupied for industrial-related uses. The year 1967 was selected as an end date to allow the typical 50 years for historical perspective.

The former Emerson Shoe Company Factory was rehabilitated in 2009 for use as 154 residential apartments. The project qualified for state and federal historic tax credits. As a result of the rehabilitation, the building once again has the texture, fenestration and materials that characterized its vernacular style.

The next nomination is the **Osgood Bradley Building in Worcester**. On behalf of the owner developer, Grafton Acquisitions, Mary Nastasi, of MacRostie Historic Advisors, presented the nomination.

The Osgood Bradley Building is locally significant under National Register Criterion A for its contribution to the development of Worcester's diverse manufacturing sector, in its association with the Osgood Bradley Car Company as well the tenants who operated out of the building. The Osgood Bradley Building was constructed for the purposes of providing leased manufacturing and retail space to a number of small ventures, thus fostering diversity and economic growth throughout the city. A variety of tenants operated out of the building, producing wire goods, bicycles, shoes, optical lenses, switchboards, paper, textiles, textile machinery, and flooring throughout the course of its history. Retail tenants included a bowling alley, a grocer, a music store, and others.

The building is also significant under Criterion C, as it embodies distinctive characteristics of a specific type of construction. It features the three-part façade layout typical of Classical Revival architecture, with a highly ornamented two-story base, a simple shaft, and a projecting cornice at the top of the building. Additionally, it is of exposed concrete framing construction, which was highly desirable for manufacturing buildings as it was considered to be both durable and fireproof. The building, designed by well-known engineer and architect, Walter S Timmis, serves as a well-preserved example of a late 20<sup>th</sup> century Classical Revival style industrial building. It is also one of the largest and best-preserved examples of the leasable commercial and manufacturing buildings that were common in Worcester in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The concrete platform, a unique feature that provided direct access to the building's personal railroad loading area, remains intact.

The period of significance for the Osgood Bradley Building is 1914-1967, reflecting the date of construction through the fifty-year cut off.

The Osgood Bradley Building is located at 18 Grafton Street in the heart of Worcester, Massachusetts. It is an eight-story building constructed of a poured concrete foundation and frame with masonry walls and a flat roof. It was constructed for mixed retail and industrial usage but was rehabilitated using State and Federal Historic Tax Credits to serve as housing in 2016.

Here is Richard's Standard Atlas of Worcester, Massachusetts in 1922 showing the location of the Osgood Bradley. The location was particularly valued during the time of the building's construction due to its close proximity to Union Station, the central business district, and the railroad tracks allowing easy distribution of manufactured goods and raw materials.

The building features a simple rectangular footprint with exposed concrete structural framing and a decorative first and second story base clad in glazed white terra cotta. The base, which features terra cotta ornamentation and attractive storefronts, held the retail floors, while the manufacturing spaces were located in the upper floors. A small, two-story brick boiler house sits to the west (rear) of the main building. The roof of the boiler house is connected to the third story of the main building by an open concrete platform, or footbridge, giving immediate access to the building's personalized railroad loading dock.

The Osgood Bradley Building was constructed between 1914 and 1915 by the prominent Osgood Bradley Car Company, recognized as one of the most consistent industrial operations in the city of Worcester. Although the Osgood Bradley Building did not house operations for the company itself, the building constructed in its name offered rental space to businesses with limited means allowing them to begin operating on a small scale. Worcester's diverse manufacturing productivity led to its success as a regional manufacturing hub as railroad access further sustained the city's industrialization.

Worcester offered a more unusual opportunity for manufacturers who either desired to or were financially limited to start manufacturing on a small scale. As early as the 1820s, manufacturers could rent floor space to house their operations "without incurring the risk incident upon the erection and equipment of a shop." An early twentieth-century account of Worcester describes the city's large, well-established manufacturing companies as being situated in rented buildings that housed multiple tenants. This type of rental facility, specific to manufacturing and production, is a distinctive characteristic of Worcester's small manufacturing companies.

Typical of early twentieth century industrial buildings, the interior of the Osgood Bradley building was constructed to be open and utilitarian with exposed structure and few partitions. This image shows the historic general floor plan of the building.

The design of the Osgood Bradley Building exemplifies the industrial construction methods of the early twentieth century with its exposed flat slab concrete structure. Each

of the four elevations of the Osgood Bradley Building is divided into visual and structural bays by the concrete frame expressed on the exterior.

Walter S. Timmis (1872-1928) was a well-respected engineer and architect based in New York City. In addition to being a trained architect, Timmis was most noted for his work as an engineer including creating plans and specifications for new buildings and their equipment, the most common of which being manufactories.

This image is of the Osgood Bradley Building during construction, looking east along railroad tracks. You can see the railroad spur that allowed personalized access to shipping and delivery for the building tenants.

The first two stories of the primary east façade fronting Grafton Street are covered with glazed ashlar terracotta blocks sitting atop a black marble water table. The east elevation, comprised of ten bays delineated by the exposed concrete framing, slightly bows to the east following the curve of Grafton Street. Ornamental terracotta details are featured at the top of the second story at the midline cornice creating a clear delineating separation of the building's decorative base and simpler utilitarian upper stories. Small crest-like terracotta elements are placed above decorative floral droplets at each second story column. Dentil molding runs at length along the midline cornice.

The building's upper stories are primarily clad with red brick spandrel panels placed between concrete piers and concrete windowsills. Two pairs of windows separated by a brick mullion delineate each bay.

Two entrances located in the third bay from both the north and south ends of the building bear the name "OSGOOD BRADLEY BUILDING" in gold letters above each entrance. While the upper floor space was reserved for manufacturing purposes, the ground floor provided opportunity for commercial retail. Following the 2016 rehabilitation, all floors are used as housing, with tenant spaces on the first floor and in the basement.

The boiler house, located west of the main building, is a two-story tall structure with a single centrally placed entrance on the south elevation. The building is constructed of brick with a stone foundation. It currently serves as offices and as additional units.

A concrete and metal platform, or footbridge, runs along the third story of the main building's west elevation and extends out, connecting to the roof of the boiler house. The boiler house roof originally served as a large shipping platform, where goods could be loaded or unloaded from train cars directly from the building's personalized railroad siding. The roof's shipping platform is now covered with a flat roof.

Distinctive of flat slab concrete construction, the building features painted and exposed mechanical and electrical systems along the ceiling, mushroom columns, concrete flooring, and exposed masonry perimeter walls. The rehabilitation preserved these features

The Osgood Bradley Building was among a handful of rental manufacturing facilities to be constructed in Worcester shortly following the city's third and final industrial boom from 1891 to 1912. Additional buildings in Worcester documented for this intended manufacturing use include the Graphic Arts Building and the Printer's Building.

Despite a series of owners throughout the second half of the twentieth century, the building underwent relatively little change in function with the exception of reconfiguring space on the upper floors for offices.

This concluded the presentation of National Register nominations. Chairman Rosenberry thanked the presenters and Ms. Friedberg. The chair called for a MOTION to accept the MHC staff recommendation that the nomination for the **Pomeroy Terrace Historic District** in **Northampton** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner McDowell. Chairman Rosenberry called for questions or comments from the commission. Hearing none, he called for comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

The Chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Fobes-O'Donnell House** in the **Town** of **Oakham** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Field and SECONDED by Commissioner Avenia. Chairman Rosenberry called for questions or comments from the commission. Hearing none, he called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

The chair called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for **Emerson Shoe Company** in the **Town** of **Rockland** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Friary and SECONDED by Commissioner Pride. Chairman Rosenberry called for questions or comments from the commission. Hearing none, he called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Osgood Bradley Building** in **Worcester** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Sullivan and SECONDED by Commissioner Kish. Chairman Rosenberry called for questions or comments from the commission. The chairman recognized Commissioner DeWitt. He said looking at the plan of the building, he was surprised to see a number of windowless interior bedrooms, which didn't meet state code and therefore must have been subject of a variance. Chairman Rosenberry then recognized Mary Nastasi, who said the reason why so many bedrooms in the rehabilitated building were towards the interior was because the developer was trying to avoid partitions hitting the windows mullion. In any instances, there were bedrooms pushed back, and there was a clerestory window, so it was still possible to create two bedrooms.

The chairman thanked Mary Nastasi for her comments, and then called for any further comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

This concluded the National Register voting. Chairman Rosenberry thanked the audience for taking time out of their busy schedules to be present. He then turned to the next item on the agenda, approval of the **Local Historic District Preliminary Study Reports**, first calling for any recusals. Hearing none, he turned the meeting over to the Director of Local Government Programs, Chris Skelly.

Mr. Skelly presented the study reports and distributed a copy of the presentation slides. A copy of the slides is on file with these minutes. He began with the Local Historic District Preliminary Study Report for the **Thaddeus Frost House Local Historic District in Belmont**. This is a single-building local historic district located at 291 Brighton Street. The Thaddeus Frost House was constructed in 1827 and owned by Thaddeus Frost. The house is a federal style farmhouse that sits on a quarter acre corner lot. The Frost family were early settlers and owned property back to the 1700s. The house and the lot are the remains of a 16 acre farm with the 1860 census showing that Thaddeus Frost was a farmer. The farmhouse stayed in the Frost family until about 1900. The farmland was subdivided in 1946, one of the last market gardens in Belmont to be developed. The Thaddeus Frost House is one of the few surviving examples of federal style residential construction in Belmont. The owner has come forward and requested a single building local historic district here to better protect the property into the future. Mr. Skelly said that MHC staff recommends acknowledging receipt of the Thaddeus Frost House Local Historic District Preliminary Study Report and providing the following advisory recommendations and comments: The Massachusetts Historical Commission encourages the town of Belmont to establish the Thaddeus Frost House Local Historic District.

Mr. Skelly presented the **Brown's Wood Historic District Study Report in Lincoln**. With modernist architects moving into Lincoln, the town of Lincoln became an incubator for modernist architecture in the 1930s. The works of Walter Gropius, Marcel Breuer, Henry Hoover as well as many other modernist architects can be found in Lincoln. The two study reports today include only modernist homes. The Historic District Commission has worked with homeowners interested in protecting their homes and communities through a local historic district. The properties here are all from homeowners that have expressed an interest in local historic district inclusion. Brown's Wood was a forty acre parcel laid out by its founders in 1954. The houses here were constructed between 1956 and 1960. The neighborhood represents an important era in American cultural history, reflecting mid-century ideas in modern architecture. The original homeowners formed a non-profit organization, subdivided the parcel, agreed to collective design review for the construction of their modernist homes and built only homes that followed modernist principles. Mr. Skelly said that MHC staff recommends acknowledging receipt of the Brown's Wood Historic District Preliminary Study Report and providing the following advisory recommendations and comments: The

Massachusetts Historical Commission encourages the town of Lincoln to establish the Brown's Wood Historic District.

Mr. Skelly then presented the **Lincoln Historic District Expansion in Lincoln**. This is an expansion that includes fourteen modernist, non-adjacent properties, scattered throughout town. For each property, owners have expressed interest in a local historic district to protect their property. Mr. Skelly said that MHC staff recommends acknowledging receipt of the Lincoln Historic District Expansion Preliminary Study Report and providing the following advisory recommendations and comments: The Massachusetts Historical Commission encourages the town of Lincoln to expand the **Lincoln Historic District**.

The chair called for a MOTION to acknowledge receipt of the Preliminary Study Report for the **Thaddeus Frost House Local Historic District in Belmont**, and to provide the advisory comments that the Massachusetts Historical Commission encourages the town of Belmont to establish the Thaddeus Frost House Local Historic District. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Fiori. The chairman called for any questions or comments from the commission. Hearing none, he called for comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

The chair called for a MOTION to acknowledge receipt of the Preliminary Study Report for the **Brown's Wood Historic District in Lincoln** and to provide the advisory comments that the Massachusetts Historical Commission encourages the town of Lincoln to establish the Brown's Wood Historic District. A MOTION was made by Commissioner Avenia and SECONDED by Commissioner Sullivan. The chairman called for any questions or comments from the commission. Hearing none, he called for comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

The chair called for a MOTION to acknowledge receipt of the Preliminary Study Report for the **Lincoln Historic District Expansion in Lincoln** and to provide the advisory comments that the Massachusetts Historical Commission encourages the town of Lincoln to establish the Lincoln Historic District Expansion. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Crissman. The chairman called for any questions or comments from the commission. Hearing none, he called for comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chair Rosenberry turned to the next item on the agenda, the presentation of the **FY18 Survey & Planning Grant pre-applications**. He first called for recusals. The Chairman then recognized the Director of the Preservation Planning Division, Michael Steinitz. Mr. Steinitz noted that the commissioners had before them a spreadsheet with the subcommittee's recommendations. A copy of this spreadsheet is on file with these minutes. Mr. Steinitz next thanked the Survey and Planning Subcommittee

commissioners DeWitt, McDowell, and Friary for meeting with staff before the commission meeting to review the pre-applications for the FY18 grant round.

The MHC passes through a portion of its annual federal budget to eligible applicants through matching grants from its Survey & Planning Grants program. Projects that receive grant funding include, for example, historic properties surveys, National Register nominations, and development of design guidelines, professional staff support, and other eligible projects. MHC is required to pass through 10 percent of its annual federal funding to Certified Local Governments (CLGs), of which there are presently 25 in Massachusetts. For FY18, the 10 percent pass through requirement is anticipated to be \$92,000.

Where funding has been available, the Survey & Planning grant program has also been open to qualified applicants who are not CLGs, but for FY18 the program was only opened to the 25 Certified Local Governments. We anticipate being able to make a total award between \$92,000 and \$100,000. The application process involves two steps: the submission of pre-applications in December, followed by the selection and invitation for full applications in February, with grant awards to be voted on by the Commission at its March meeting.

For FY18, MHC received 13 pre-applications totaling \$215,500 in requests from 11 CLGs. Two of the applicants – Salem and Brookline submitted multiple applications.

The pre-applications included 8 historic properties survey projects, 2 of which also had National Register components. The proposals for planning projects include 3 projects to update design guidelines for local historic districts and 1 to review and updated an existing demolition delay by-law. There was also a proposal for a historic cemetery master plan, and one for a building reuse study.

Mr. Steinitz reminded the commission that the full applications that they vote to invite today will be due on February 5th. The commission will vote the grant awards at its March 14th meeting.

Mr. Steinitz then turned the meeting over to Commissioner DeWitt, who gave the following summary of the subcommittee's findings. Commissioner DeWitt reported that the Survey and Planning Grants subcommittee reviewed closely with the staff the pre-applications submitted, and that the subcommittee members agree with the staff's recommendations for inviting full applications from the proposed Certified Local Government projects.

Chair Rosenberry called for a MOTION to invite a full application from the **Boston Landmarks Commission** for the **Roxbury Survey Update Phase III / National Register nomination for Malcom X House** in the amount of \$33,500. The motion was MOVED by Commissioner Sullivan and SECONDED by Commissioner Field. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry called for a MOTION to invite a full application from the **Brookline Department of Planning & Community Development** for the **Greater Aspinwall Hill Survey Update Phase II** in the amount of \$20,000. The motion was MOVED by Commissioner McDowell and SECONDED by Commissioner DeWitt. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry called for a MOTION to invite a full application from the **Brookline Department of Planning & Community Development** for the **Demolition By-Law Rewrite and Local Historic District Design Guidelines Update** in the amount of \$15,000. The motion was MOVED by Commissioner Avenia and SECONDED by Commissioner McDowell. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry called for a MOTION to invite a full application from the **Easton Historical Commission** for the **Easton Historic Resources Survey Update** in the amount of \$15,000. The motion was MOVED by Commissioner DeWitt and SECONDED by Commissioner Friary. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry called for a MOTION to invite a full application from the **Framingham Historic Districts Commission** for the **South Framingham Historic Resources Survey-Phase I** in the amount of \$10,000. The motion was MOVED by Commissioner Field and SECONDED by Commissioner Kish. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry called for a MOTION to invite a full application from the **Marblehead Historical Commission** for the **Reed's Hill Neighborhood Historic Properties Survey** in the amount of \$15,000. The motion was MOVED by Commissioner DeWitt and SECONDED by Commissioner Avenia. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry called for a MOTION to invite a full application from the **Medford Historical Commission** for the **Wellington Neighborhood Historic Resources Survey** in the amount of \$15,000. The motion was MOVED by Commissioner Sullivan and SECONDED by Commissioner DeWitt. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry for a MOTION to invite a full application from the **Methuen Office of Community Development** for the **Searles-Tenney-Nevins Historic District Design Guidelines Update** in the amount of \$10,000. The motion was MOVED by Commissioner McDowell and SECONDED by Commissioner Pride. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chair Rosenberry called for a motion to invite a full application from the **Salem Department of Planning & Community Development** for the **South Salem Neighborhood Cultural Resources Survey** in the amount of \$11,500. The motion was

MOVED by Commissioner Friary and SECONDED by Commissioner DeWitt. There being no discussion, the motion CARRIED UNANIMOUSLY.

This concluded the voting. The Chair turned to the next item on the agenda, the **Executive Director's report**. Executive Director Brona Simon began by providing the Commissioners with the Commission Meeting Schedule for 2018. The dates of the 2018 meetings will be posted on MHC's website beginning January 2<sup>nd</sup>.

Ms. Simon then stated that the preservation awards program will be placed back on its regular schedule, so that the award ceremony will be in May 2018 during Preservation Month. She noted that the posters at last year's preservation awards the ceremony on November 2, 2017 have been posted on MHC's website.

She then updated the commissioners on the schedule for Round 24 of the MPPF grant program, indicating that the application forms are available in hardcopy and on MHC's website, which also includes the schedule of workshops for people who are interested in applying for a grant. Applications for the MPPF are due on March 23, 2018.

Ms. Simon passed around the final version of the updated "Historic Places for Historic Parties," which is now available for sale at MHC's bookstore.

Ms. Simon then reported on Personnel, by introducing Ben Haley the newly hired National Register Assistant.

Ms. Simon announced that another federal budget continuing resolution has been passed for two more weeks to keep the federal government opened till December 22, 2017 because congress has not yet decided on a comprehensive federal budget. She noted that MHC is not affected by any federal government shutdown because of MHC's state budget allocation and federal carry-forward from prior years.

Ms. Simon mentioned the federal historic rehabilitation tax program is being taken up in the Congressional Conference deliberating the tax reform bill. The House eliminated the federal historic rehabilitation tax program, but the Senate version of the tax reform bill has a semblance of the federal tax credit program in it. Advocates for historic rehabilitation tax credits are lobbying to the conference committee members in support of the Senate version. The Senate version would allow developers to be awarded a 20% tax credit for historic rehabilitation, but the tax credit would be prorated over a five-year period, that is, they would have to take 4% of the tax credit each year for five years. The Senate version would completely eliminate the 10% tax credit that could be used to rehabilitate a historic building built before 1936 that is not listed in the National Register for an adaptive reuse is not residential.

This completed the Executive Director's report.

Chair Rosenberry called for a MOTION to adjourn. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Friary. The meeting adjourned at 2:26 p.m.

COMMISSIONERS PRESENT

John Rosenberry  
Charles Sullivan  
Caitlin Emery Avenia  
Dennis DeWitt  
Cy Field  
Donald Friary  
Michael McDowell  
Anne Pride  
Jim Crissman  
Patrice Kish  
Dennis Fiori

STAFF PRESENT

Brona Simon  
Betsy Friedberg  
Chris Skelly  
Michael Steinitz  
Peter Stott  
Nancy Maida  
Andrew Miller  
Karen Davis  
Ben Haley

A TRUE COPY ATTEST

Respectfully submitted,  
Shirley Brown

