

## MEETING MINUTES

### MASSACHUSETTS HISTORICAL COMMISSION

June 12, 2019

Chairman Rosenberry called the meeting to order at 1:08 pm. On behalf of Secretary Galvin, he welcomed the Commissioners. Chairman Rosenberry next addressed the audience, thanking them for attending. 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 then turned to the first item on the agenda, **approval of the April 17, 2019 special 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.

Chairman 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 the Director of the National Register Program, Betsy Friedberg, who began the National Register presentations.

The first nomination presented was for the **North Acton Cemetery** in the **Town of Acton**. The applicant is the Town of Acton and Acton HC; staff of PAL were the preservation consultants who prepared the nomination; Gretchen Pineo from PAL will present the nomination. The North Acton Cemetery, also known as Forest Cemetery, is significant at the local level under Criterion A in the area of Exploration and Settlement as the earliest cemetery in Acton and at the local level under Criterion C in the area of Art as a well-preserved rural New England cemetery that contains examples of popular gravestone styles and iconography from the mid-eighteenth through the mid-twentieth centuries.

The cemetery meets Criteria Consideration D as it derives its primary significance through its association with the early history of Acton and its collection of gravestones located at the north end of town on the north side of the intersection of North Street and Carlisle Road.

The roughly rectangular cemetery is approximately 0.5 acres and contains 96 stones and approximately 113 burials. The site slopes upward from the southeast corner to the northwest corner, which levels out to a small plateau that drops off to the east and northeast. Surrounded by single-family suburban residences on the north and west sides.

The cemetery is surrounded by a low stone wall with granite gate posts, and a granite hitching post is just outside the eastern wall.

The majority of the stones in the cemetery are slate; a small number are marble or granite. Few graves are marked with footstones, and the inscriptions are generally on the east sides of the headstones, with the interments extending east. Three family plots at the south end of the cemetery are delineated by low granite curbing with sawn tops and rough-dressed sides. The majority of stones in the cemetery are from 1848 to 1900, with only seven between 1900 and 1948. The North Acton Cemetery has been closed to burials since the mid-twentieth century, but a small number of markers have been replaced.

The cemetery likely originated as the Heald family burial ground prior to 1735 – the first member of the Heald family in the area was John Heald, who immigrated to Concord from England in 1641. Twenty-

three members of the Heald family have gravestones in the North Acton Cemetery, but the cemetery likely contains additional unmarked Heald graves. Members of the Heald family and other residents of the north end of town continued to use the North Acton Cemetery even after the establishment of Woodlawn Cemetery in 1738 and the transfer of responsibility for the North Acton Cemetery to the town in 1750.

The grave markers in the cemetery demonstrate the evolution of beliefs surrounding death from the Colonial period through the Early Modern period (1915–1940).

The earliest marked gravestone in the cemetery is that of Mary Heald from 1758, on the right. It is a rectangular slate marker with a rounded tympanum flanked by rounded shoulders. The stone is carved with a teardrop-shaped abstract, or ornimorphic, face centered in the tympanum with deeply carved round eyes, a straight nose, and a straight mouth.

The most common image carved on gravestones in the North Acton Cemetery is the urn and willow, which came into use in the mid-eighteenth century and was the dominant motif in the late eighteenth and early nineteenth centuries. This motif consists of an incised urn, typically under an arch created by a weeping willow. Thirty-five stones in the cemetery are carved with an urn, a willow tree, or an urn and willow together.

A small number of the stones in the cemetery were carved by well-known stone carvers, such as the stone for Lucy Jonson carved by Lowell stone carver Benjamin Day in 1836. Stones carved by Day are identified either by his name carved on the bottom of the stone or by his hallmark, an oval encircled by a border of small triangles set in front of vertical pillars.

The next nomination presented was for the **Beverly Powder House in Beverly**. The applicant is the City of Beverly and Beverly Historic District Commission; Kathleen Kelly Broomer was the consultant who prepared the nomination and she will present the nomination. Ms. Friedberg noted that MHC staff received a letter of support from Mayor Michael P. Cahill.

The Beverly Powder House is located on the south face of Prospect Hill, also known as Powder House Hill, which overlooks at a distance Beverly's historic center village and mixed-use core oriented toward the harbor. Isolated in a pasture until the late 19<sup>th</sup> century, the Powder House is set back about 85 feet from Madison Avenue and surrounded by residential development dating from the 1890s onward. The houses now largely obscure views of the Powder House from surrounding streets, likely contributing to its preservation.

Meeting Criteria A and C of the National Register at the local and state levels, Beverly Powder House has a period of significance from 1809 to 1969 – areas of significance are architecture, military, politics/government, and social history.

The only example of Federal-period municipal construction in Beverly, the Powder House is important for its associations with Beverly's militia in the early 19<sup>th</sup> century and the evolution of state and federal practices providing for the common defense in the early republic. Highly significant for its brick octagonal form, and the oldest octagonal building or structure currently identified in the statewide inventory, the Powder House, built in 1809, retains considerable historic integrity, displaying distinctive character-defining features of early 19<sup>th</sup>-century powder house design. Brick walls four Wythe's thick incorporate indirect air passages and ventilation holes for the windowless interior chamber. The air passages follow a circuitous path through the vertical sections of brick to prevent rain and snow from reaching the interior space, in addition to sparks that could have ignited the gun powder within.

Beneath the pitched wood-frame roof is a brick dome, two Wythe's thick. Thick masonry walls, the thinner masonry dome, and lack of a ceiling were design elements that helped ensure the force of an accidental explosion would be driven upwards through the roof without collapsing the walls.

Wood used for the door, interior wall liner, and floor helped keep the powder dry by minimizing dampness, and deterred sparks that could have been generated had a metal object, such as a metal container or shoe nail, come into contact with exposed brick or the granite foundation. Vertical shiplap boarding originally extended the full height of the interior walls, secured with wood pegs to horizontal "nailers" (wooden strips) embedded in the brick. Some liner boarding around the entry and fragments of nailers and boarding remain. The door retains its original wood frame with pegged mortise joints at the corners and evidence of original locking mechanisms.

The Powder House exterior was parged and possibly painted by the 1880s-1890s period, though it has not been determined whether the mortar-like parging is original. The same parging is seen on the interior brick dome. Sheet metal was applied to the outside of the door by 1897.

Prospect Hill was the third consecutive location for storage and safe-keeping of ammunition used by Beverly's militia, following the meetinghouse location (circled here on the left) and the training field, or common. In Massachusetts, under the Adjutant General of the Commonwealth, the Quartermaster General determined when and in what towns powder houses were necessary to supply local militias. Towns were responsible for supplying the land and completing the construction, which Beverly undertook on pasture land acquired from Nathan Dane, who was a retired Beverly attorney, representative and senator in the Massachusetts General Court, and delegate from Massachusetts to the third Continental Congress. The architect or builder has not been determined.

The Powder House stored gun powder, musket balls, flints, and tin or iron camp kettles, with the amounts determined, per state guidelines, by the size of Beverly's enrolled militia. The structure was decommissioned for military use in 1840, as the Commonwealth transitioned from a system of mandatory or enrolled local militias to volunteer militias, and ammunition storage at the local level shifted from powder houses to newly built armories.

The vacant and obsolete Powder House became a monument to Beverly's military past, attesting to the community's role in shaping the early republic. With the safety hazard eliminated, the surrounding area was developed for residences from the 1890s onward. Local historians and volunteers promoted the significance of the Powder House through the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, ensuring its preservation during the construction of the residential neighborhood on Prospect Hill. Cleaned, repaired, and painted with funding by the Beverly Historical Society in 1928, the Powder House was later recorded by the Historic American Buildings Survey in 1941.

The City of Beverly has identified the Powder House as a historic preservation priority in its Community Preservation Plan, commissioning a historic structures report and this National Register nomination in preparation for its restoration.

The next nomination presented was for the **Ascension-Caproni Historic District**, in **Boston**. The applicant is 1902 and 1904 Washington LLC, developers of those properties in the district; Epsilon Associates was preservation consultant for developer, and Brielly Allen of Epsilon will present the nomination.

The Ascension-Caproni Historic District is located in Boston's Lower Roxbury neighborhood at the border of neighboring South End. The district includes properties fronting the eastern side of Washington Street from Newcomb Street to the north and Melnea Cass Boulevard to the south, and extends east along Newcomb Street to include two additional properties which front Newcomb Street.

The approximately five-acre district is a small well-preserved collection of late 19<sup>th</sup> and early 20<sup>th</sup> century institutional, commercial, and residential brick buildings. Most of the buildings are constructed of brick and range from three to five floors. The district meets Criterion A as a collection of buildings representing the development phases of Lower Roxbury between 1850 and 1930, a transitional time when the neighborhood was redirecting from a majority commercial area to a more residential focus. The district also meets Criterion C for its collection of architecturally significant institutional, commercial and residential buildings in Italianate, Gothic Revival, and Colonial Revival styles designed by local architects.

Despite some modern alterations and modifications the buildings retain their integrity of location, design, setting, materials, workmanship, feeling, and association and are significant at the local level. The period of significance for the district is from 1858 to 1969.

The district contains two significant buildings associated with the Pietro Caproni & Brother Plaster Casting Company, a plaster-casting company internationally known for its plaster castings of sculptures. These buildings are the company's four-story Colonial Revival showroom and catalogue offices located at 1914-1920 Washington Street and the four-story Colonial Revival studios and shipping rooms at 8 Newcomb Street.

The district features two buildings associated with the Emmanuel (Episcopal) Church and the evolution of the neighborhood's religious community. The Gothic Revival Church of the Ascension; located at 1906 Washington Street was constructed as a mission chapel in 1892. In 1905 the four-story Colonial Revival Emmanuel House at 11 Newcomb Street was constructed for use as a neighborhood settlement home.

Along Washington Street the district contains multiple commercial and retail buildings showcasing the area's transition from residential to commercial use. By the 1930s the area was a center for the retail furniture trade in Boston. Frederick T. Matthew's Furniture was located in the Albert Stone House; a three-story Italianate style row house at 1902 Washington Street.

The Striberg's Furniture Company was located within the four-story Colonial Revival style building at 1938-1940 Washington Street, and Goodman's Furniture Store in the two-story Classical Revival style building at 1960 Washington Street.

The Lower Roxbury area, stretching from the South End to Dudley Street, developed as a mixed industrial and residential area. Large amounts of mill-worker row houses were built near the factories of Roxbury. Single and double houses, mixed-use commercial and tenement buildings were constructed on the larger thoroughfares while worker housing were built on the secondary streets.

Washington Street south of Massachusetts Avenue saw an increase in construction of commercial buildings in the second half of the 19<sup>th</sup> century.

During the 1950s and 1960s much of the surrounding housing blocks were demolished as part of various urban renewal projects. Between 1971 and 1978 the residential block across Washington Street from the district, bound by Lenox Street, Shawmut Avenue, Melnea Cass Boulevard and Washington Street was redeveloped as Ramsey Park, a Boston City park.

In 2017 the attached row houses--the Albert Stone House at 1902 Washington Street and the Samuel C. Capen House at 1904 Washington Street--underwent state and federal tax advantage rehabilitations. The rehabilitations included masonry repairs, installation of new windows, and the creation of a total of nine-residential units between the two buildings. The original mansard roofs, previously removed, were reconstructed based on historic images. The rehabilitation projects meet the Secretary of the Interior's Standards. In addition, the neighboring Emmanuel Memorial House was rehabilitated in 2016 for residential use. The rehabilitation included masonry repairs, installation of new windows replicating existing, and the creation of 14 residential units.

The National Register nomination for the Ascension-Caproni Historic District was prepared on behalf of 11 Newcomb Street LLC, the developers of Albert Stone House at 1902 Washington Street and the Samuel C. Capen House at 1904 Washington Street, as part of their pursuit of state and federal historic tax credits for the project.

The next nomination presented was for the **Cataumet Schoolhouse** in the **Town of Bourne**. The applicant is the Cataumet Schoolhouse Preservation Group and the town of Bourne, which owns the property; Wendy Frontiero, preservation consultant, prepared the nomination for the preservation group. Wendy will present the nomination.

The Cataumet Schoolhouse is located at 1200 County Road. It stands in the village of Cataumet, and the southernmost of Bourne's seven villages. This nomination was commissioned and funded by the Cataumet Schoolhouse Preservation Group, which was formed in 1999 to preserve the building; to increase knowledge of the history of the schoolhouse, the village, and the town; and to promote educational, cultural, and recreational programs and activities for the benefit of the community.

The Cataumet Schoolhouse is significant on the local level under criterion A for its role in the educational history of Bourne from the time of its construction in 1894 to its closure as a public school in 1930, and for its cultural role as a community center from 1934 to 1960. Architecturally, the Schoolhouse meets criterion C as a classic, extraordinarily well-preserved example of one-room schoolhouse design.

The Cataumet Schoolhouse rises 1 ½ stories from a pink granite block foundation to a front gable roof with pronounced gable returns and a modest but stylish belfry. Walls are sheathed in wood shingles with flat wood corner boards and molded fascia boards. The symmetrical facade contains girls' and boys' entrances on the outer bays, protected by modest shed-roofed hoods with decoratively sawn brackets. The three large windows on each of the side elevations have 6/6 double hung sash, each topped by a pair of small modillion blocks supporting a small flared hood.

The interior of the Cataumet Schoolhouse survives virtually unchanged, with its original pine flooring and wainscoting, chalkboards, picture molding, heavily molded door and window trim, five-panel wood doors, and an arched niche behind the teacher's desk.

The Cataumet area of Bourne was first settled in the late 17th century, with intermittent linear development along County Road through the 19th century. The neighborhood was largely agricultural, but residents were also significantly employed in coastal trade and the whaling industry out of nearby New Bedford. The arrival of the railroad in 1872 brought a substantial summer resort industry that transformed the Cataumet landscape, most notably with a variety of new residential development.

Built in 1894, the Cataumet Schoolhouse is the second school building on this site, replacing an 1864 structure that was moved down the road and re-purposed as a barn. The present building is the penultimate of Bourne's one-room schoolhouses; the last such school building also survives and was listed in the National Register in 2013. Reflecting changes in educational practice and school consolidation in the late 19th and early 20th centuries, the Cataumet School housed grades one through eight for its first ten years; grades one through six for the next two decades; and grades one through four in its last five years, before it closed in 1930.

The Schoolhouse was built by James H. West, a local carpenter. The design may be attributable to Moses C. Waterhouse, a carpenter and builder and member of the school committee, who is identified as the architect of the very similar and nearly contemporaneous Bournedale Village School in 1897.

The Cataumet Schoolhouse served between 19 and 30 students annually, with 14 different women serving as school teacher. The student body is distinguished by a small but remarkable number of minority students representing the Native American community, African-Americans, and Portuguese immigrants, who contributed to the diverse ethnic and religious character of Bourne's population in the late 19th and early 20th centuries.

After the school closed, the building was used as a community center from 1934 to 1960, hosting social and civic group meetings, religious congregations who were in the process of building new churches, plays, parties, and dances. The Cataumet Community Association maintained the schoolhouse in this period and installed its first electric lights (1934) and plumbing (1947). In 1940, the Community Association and a local Girl Scout troop sponsored the construction of a public tennis court in the front yard of the schoolhouse.

The Cataumet Schoolhouse was used for school department storage from 1960 to 1999. Since that time, the property has been in the care of the Cataumet Schoolhouse Preservation Group, a non-profit organization that hosts a lively schedule of school groups, lectures, and community events.

The Cataumet Schoolhouse is an iconic and rare example of one-room schoolhouse design in Massachusetts. The Cataumet Schoolhouse Preservation Group has carefully preserved its character-defining architectural features and has maintained the property as an active part of the community.

It is hoped that listing in the National Register will increase appreciation of this important property, and make new sources of income available for the building's maintenance and preservation.

The next nomination presented was for the **Oakham Center Historic District**, in the **Town of Oakham**. The applicant is the Oakham Historic Commission; Jenn Doherty, preservation consultant, prepared the nomination and will present the nomination.

The Oakham Center Historic District is located in Oakham, an exurb of Worcester northwest of the city. The proposed district includes 31 properties, four of which are vacant lots. There are 44 total historic resources, 39 of which are contributing to the significance of the district. The period of significance ranges from the late 18<sup>th</sup> century to 1969, fifty years before the present. The district is significant at the local level for its architecture and how it reflects larger patterns in our nation's history.

Oakham was incorporated in 1775. The community was primarily agricultural, with a dispersed settlement pattern of farmsteads spread throughout town. In 1770 William Hunter of New Braintree sold 3 acres of land to the residents of Oakham. This included the meetinghouse site and other surrounding land, which is known today as the common.

Although, the Sixth Massachusetts Turnpike, chartered in 1799, was laid out north of Oakham Center, the small village grew during the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. No 17<sup>th</sup> or early 18<sup>th</sup> century buildings are extant at Oakham Center. The earliest is Davis-Peter Foley House, ca. 1780.

In 1824, Oakham's post office was moved from the turnpike south to Oakham Center, marking the real start of development at the center. Constructed on the site of an earlier meetinghouse, the congregational church was moved, reoriented, and updated in the Greek Revival style later in 19<sup>th</sup> century.

Oakham's increasing population in the second quarter of the 19<sup>th</sup> century led to the construction of several Greek Revival-style end houses, including the Morton-Dea Allen House and Hunter-Hill House.

Oakham Center experienced a period of rapid growth in the mid-19<sup>th</sup> century, with the town's population peaking at 1,137 residents in 1850. This map dates to 1856, showing Oakham Center at the height of its development. While the community was primarily agricultural, small commercial operations at Oakham Center included a blacksmith, cheese factory, stores, and carriage shop.

Oakham Center also includes an 1843 town pound, to hold stray farm animals. This was one of four pounds in Oakham, and is the only one remaining.

The late 19<sup>th</sup> century saw Oakham's population decline, hitting a low of 519 residents in 1905. Oakham Center was never served by a railroad, and many industrial concerns located elsewhere, with easy access to railroad transportation. Only limited commercial and industrial enterprises were located at Oakham Center.

Even with the population decline, new public buildings were constructed in the late 19<sup>th</sup> century. These included Memorial Hall, which served as a memorial to Oakham's Civil War veterans. The building included a meeting hall, school rooms, and town offices.

The Fobes Memorial Library was constructed in 1908 as the first purpose-built library building in Oakham. It was established with a bequest from the locally prominent Fobes family and is an architect-designed Romanesque building, a rare style to find in Oakham.

A major fire in 1908 destroyed the Park View Inn, along the west side of common, and other nearby buildings. The Inn was not rebuilt, leaving the community without a significant local landmark.

With the decline in population at the beginning of the 20<sup>th</sup> century, there was little development at Oakham Center through the middle of the 20<sup>th</sup> century. Most commercial and industrial buildings closed, with the exception of a post office and general store. This house on Maple Street is one of three houses constructed in the 20<sup>th</sup> century at Oakham Center.

As in many other Massachusetts communities, the late 20<sup>th</sup> century saw the development of the common as a location for memorials to prominent causes, such as the war memorial, a plaque dedicated to a local veteran, and the bicentennial oak marker.

Overall Oakham Center retains a high degree of integrity and significance as a rural farming village that developed primarily in the early and mid-19<sup>th</sup> century.

The next nomination presented was for the **Duprey Building**, located at **16 Norwich St., in Worcester**. The applicant is the Wallachia LLC, developer of the Duprey Building; VHB was the preservation consultant for the developer and Nicole Benjamin-Ma of VHB will present the nomination.

The Duprey Building is a six-story masonry commercial building constructed in 1926. It is in downtown Worcester, approximately 1½ blocks north of Worcester Common and Worcester City Hall, sited mid-block on the west side of Norwich Street. The blocks surrounding the Common are densely developed with commercial buildings, some of which have been renovated for use as mixed-use residential and commercial.

The Duprey Building possesses significance at the local level under Criterion A in the area of Commerce and Criterion C for Architecture. Under Criterion A, the building was constructed during a period of rebounding economic prosperity in Worcester by Philip H. Duprey, one of the city's most prolific early 20th-century real estate developers and co-founder of the Worcester Lunch Car Company. Under Criterion C, the building is an intact example of commercial architecture designed in the formal Classical Revival style of the 1920s, as it retains most of its significant exterior and interior elements. The building was designed by Worcester architect Jasper Rustigian and is the only known downtown office building designed by him.

Throughout its nearly 300-year history, Worcester has been subject to periods of economic peaks and valleys. Manufacturing booms associated with the Blackstone Canal, the Civil War, and World War I resulted in the city becoming one of New England's biggest manufacturing centers, with mass construction of dense multi-family housing for the influx of immigrant and worker populations. A lull after World War I ended in the mid-1920s, when several of the earlier nineteenth century buildings immediate to Main Street were replaced with large office buildings and skyscrapers of ten or more stories.

In 1922, the property contained a row of two-story, wood-frame, light-industrial paint and carpentry shops; however, in 1924 the property was sold to Philip H. Duprey, who filed plans by Jasper Rustigian for his six-story office building. Once constructed, Duprey kept offices for his various enterprises on the sixth floor until at least 1952, and Jasper Rustigian and G. Adolph Johnson's architectural offices were located in the building for a short time. Although the building changed hands in the 1940s and 1960s, it remained well-tenanted into the 1980s, especially popular with financial and insurance businesses, law offices, and medical offices. Other businesses in the building over the years included the Worcester Secretarial Phone Exchange (1948), and two radio stations (1988). The building was foreclosed on in 2002, after which it was generally vacant.

Philip H. Duprey (1878–1966) was born in Oakdale, a village of West Boylston, Massachusetts, to Canadian-immigrant parents, but he lived most of his life in Worcester. In 1906, Duprey and his partner, Grenville Stoddard, founded The Worcester Lunch Car and Carriage Manufacturing Company that

produced dining cars. Duprey remained the president of the company for 55 years, until it closed in 1961. Duprey was one of Worcester's most prominent real estate developers, and is best known for his residential developments in the Hillcroft and Indian Lake Park neighborhoods, which were laid out in the 1910s. His career also included financial interests, including an early stint as an appraiser for the Worcester Mechanic Savings Bank, for which he later served as one of its board of directors; president of the People's Loan Association; and a representative of the Home Owners Loan Association. Many of Duprey's business concerns were housed on the top floor of the Duprey Building after its construction, including the administrative offices for the Worcester Lunch Car and Carriage Manufacturing Company.

The exterior of the Duprey Building exhibits many characteristics of the Classical Revival style, which gained popularity in the late 19th and early 20th centuries. Classical Revival architecture in downtown Worcester is primarily high-style in nature and used extensively by financial institutions and businesses, as well as for public buildings, constructed during this period. A number of Classical Revival features remain. Most notable on the exterior is the full-width storefront, featuring a brass door surround which is shown here with a portion of the cornice, decorated with pilasters, finials, swags, festoons, and rosettes; recessed panels with festoon embellishments, and a stepped parapet features decorative swags and "DUPREY" in capital letters. The storefront was altered in the 1960s, which reconfigured and separated the band of display windows, installing hollow limestone pilasters between them.

The interior vestibule, lobby, and staircase are well-preserved. Patterned terrazzo tile flooring, walls with a marble dado beneath paneled plaster, marble Corinthian pilasters, an original brass mailbox, and brass-framed doors capped by transoms greet visitors upon entering. A staircase with marble treads and risers and a railing with a Greek key design leads to the upper floors, which retain patterned terrazzo tile corridor floors, original corridor doors, window trim, and even the marble former restroom stall walls.

Jasper Rustigian (1882–1965) was born in Harpoot, Armenia, and moved to the United States in 1891, at nine years old, with his family. He spent nearly his entire career in Worcester, first apprenticing under the Worcester firm of Fuller & Delano Co., a firm best known for the Worcester National Guard Armory, at the turn of the 20th century. Rustigian had a productive career in Worcester, especially in the 1920s when he first started his architectural practice. Although he worked on independent commissions, he was associated with G. Adolph Johnson. They established an office in the Duprey Building after its construction, but moved to an office building (not extant) at 22 Elm Street, Worcester by the late 1930s. He worked with Johnson for 40 years and taught draftsmanship and estimating for 20 years at the Worcester Boys' Trade High School, which became part of the Worcester Vocational High School. Rustigian was also associated with the Worcester School Building Program, which was administered from 1923–1932, designing several school additions as well as new schools. Rustigian and Duprey first worked together in 1924, when the architect designed an addition for the manufacturing office of the Worcester Lunch Car and Carriage Manufacturing Company.

From 2017-2018, the Duprey Building underwent an extensive renovation of the exterior and interior of the building. The project included the renovation of the exterior of the building, including a new storefront, the installation of a second entrance, and masonry restoration; alterations to the first-floor commercial space, including the removal of mid-20th-century partition; and alterations to floors two through six to accommodate five four-bedroom apartments (one per floor), which involved the installation of new walls, kitchens, and bathrooms. As part of the renovation, the current owner, Wallachia LLC, has sought state and federal Historic Rehabilitation Tax Credits.

This concluded the presentation of the June National Register nominations. Chairman Rosenberry thanked the presenters and Ms. Friedberg. He asked whether any commissioners needed to recuse themselves from voting on any of the nomination. There were no recusals. The chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **North Acton Cemetery** in the **Town of Acton** be forwarded to the National Park Service for final review. A MOTION

was made by Commissioner Pride and SECONDED by Commissioner DeWitt. The Chairman 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 chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Beverly Powder House** in **Beverly** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Avenia and SECONDED by Commissioner Field. Chairman Rosenberry called for questions or comments from the commission. He recognized Commissioner Friary, who said that this is a very strong application for the National Register and he recognizes the City of Beverly for preserving the building, although it needs some work; it is a very handsome building. He was pleased with the Beverly Historical Society for the archival materials that supported the nomination and the consultant for putting the excellent nomination together. The chairman called for any other questions or comments from the commission. Hearing none, he called for questions or comments from the public. He recognized Emily Hutchings, from the City of Beverly Planning Department, who emphasized the city of Beverly's enthusiasm for the nomination. It is a part of the intent to fully restore the building; there is partial funding from the Community Preservation Committee. She expressed the support of the city's Preservation Commission for the nomination. Chairman Rosenberry asked for further questions or 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 **Ascension-Caproni Historic District** in **Boston** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Kleespies and SECONDED by Commissioner Wilson. 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 chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Cataumet School** in the **Town of Bourne** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Wilson 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 chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Oakham Center Historic District** in the **Town of Oakham** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Sullivan. The chairman called for any questions or comments from the commission. The chairman recognized Commissioner DeWitt, who asked about one odd-shaped lot labelled 175—what is it? Ms. Friedberg said it's just a very long lot. The Chairman called for any other questions or comments from the commission. He recognized Commissioner Friary, who said after reading the application he was distressed to see how much was lost in Oakham Center--the two buildings demolished in 2000 by the town--and also with the vinyl siding, the replacement windows, the artificial muntins. With all the losses, he asked what is the compelling reason to put this district on the National Register. Ms. Friedberg said staff felt, and agreed with the request of the Oakham Historical Commission, that there was a sense of place here, and definitely an eligible district that met the criteria for listing in the National Register, that had significance conveyed through the resources that survived, despite absence of the two buildings that were lost recently and others that were lost over time. We have had many districts nominated that have undergone changes, including installation of vinyl siding, installation of new windows. Enough of the character of the buildings together, as a whole, remains that they can convey their significance. Listing the district will bring attention to the importance of the area, so that moving forward, although it will not

compel owners to care for their historic buildings, it heightens the recognition of the significance of the area. The chairman called for any other 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 chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Duprey Building in Worcester** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Kleespies and SECONDED by Commissioner McDowell. 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.

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, the **Massachusetts Preservation Project Fund (MPPF) Grants, Round 25.**

The chairman first called for any recusals. Commissioner Sullivan said he would recuse himself for discussion and voting on **Josiah Quincy House (Historic New England) in Quincy.**

The chairman then recognized Paul Holtz, Co-Director of the Grants Division. Mr. Holtz distributed a spreadsheet with information on each recommended project, a copy of which is on file with these minutes. He thanked Commissioners DeWitt, Kleespies, and McDowell for serving as the grants subcommittee prior to the meeting. He then gave an overview of MPPF Round 25, saying that MHC received 29 total applications: 21 for development projects; 8 for pre-development projects; 13 applications were from municipalities, and 16 from nonprofits and 0 Acquisitions. Mr. Holtz said MHC staff recommended 21 projects for MPPF grants. He then gave a short presentation on each of the recommended projects. Commissioner DeWitt provided a brief summary of the MPPF grants subcommittee meeting.

Chairman Rosenberry thanked Mr. Holtz, and then began the voting process as follows:

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$31,000** to the **Faulkner Homestead in Acton.** A MOTION TO ACCEPT was made by Commissioner Avenia and SECONDED by Commissioner Kleespies. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$18,400** to the **East Attleboro Academy in Attleboro.** A MOTION TO ACCEPT was made by Commissioner Kish and SECONDED by Commissioner Friary. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$55,000** to the **Beverly Powder House in Beverly.** A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Fenway Studios Building** in **Boston** (Fenway). A MOTION TO ACCEPT was made by Commissioner Field and SECONDED by Commissioner Friary. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to **Abbotsford** in **Boston** (Roxbury). A MOTION TO ACCEPT was made by Commissioner Kleespies and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$20,000** to **Farwell Mansion** in **Boston** (South End). A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner Field. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$23,000** to the **Gen. Sylvanus Thayer Birthplace** in **Braintree**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner Avenia. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,000** to the **Gilbertville Congregational Church and Chapel** in **Hardwick**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$55,000** to the **Holyoke City Hall** in **Holyoke**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner Wilson. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$55,000** to the **Fort Sewell** in **Marblehead**. A MOTION TO ACCEPT was made by Commissioner Field and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to **Oliver Mill Park** in **Middleborough**. A MOTION TO ACCEPT was made by Commissioner Kish and SECONDED by Commissioner Avenia. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to **Rural Cemetery** in **New Bedford**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Kleespies. The chairman called for

questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$55,000** to **Charles Lamed Memorial Library** in **Oxford**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner Avenia. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$7,500** to the **Phillipston Town Hall** in **Phillipston**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Cosco. The chairman called for questions or comments from the commission. Hearing none, the chairman moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,100** to the **Herman Melville House Barn-Arrowhead** in **Pittsfield**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner Kleespies. The chairman called for questions or comments from the commission. Hearing none, the chairman moved the motion. The motion CARRIED UNANIMOUSLY.

At this point in the meeting, Commissioner Sullivan recused himself and left the room. Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Josiah Quincy House** in **Quincy**. A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner Friary. The chairman called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED with one recusal and eleven in favor. Commissioner Sullivan returned back into the room.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$55,000** to the **Immaculate Conception Rectory-Society for Cultural and Historic Preservation** in **Revere**. A MOTION TO ACCEPT was made by Commissioner Kleespies and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, the chairman moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$15,000** to the **Hamilton Hall** in **Salem**. A MOTION TO ACCEPT was made by Commissioner Avenia and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, the chairman moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Grace Baptist Church** in **Somerville**. A MOTION TO ACCEPT was made by Commissioner Sullivan and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, the chairman moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$20,000** to the **Ware Town Hall** in **Ware**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner Avenia. The chairman called for questions or comments from the commission. Hearing none, the chairman moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,000** to the **Webster Municipal Building** in **Webster**. A MOTION TO ACCEPT was made by Commissioner Field and SECONDED by Commissioner Wilson. The chairman called for questions or comments from the commission. Hearing none, the chairman moved the motion. The motion CARRIED UNANIMOUSLY.

This concluded the voting, and Chairman Rosenberry turned to the next item on the agenda, the **Executive Director's Report**. Executive Director Brona Simon began by giving an update on the Draft National Register Regulations. She reported that over 3300 comments were submitted to the National Park Service and only 5 were in support of the draft regulations. Ms. Simon thanked the Commissioners for sending in their letters of concern. She then said that the Park Service has begun a government to government consultation with federally recognized tribes by holding two consultation meetings with any federally recognized tribe that have an interest in the subject. Ms. Simon stated that Congress included language in the FY20 House Interior Appropriations Committee's bill urging the Park Service to withdraw the proposed changes and to consult with the stakeholders

Ms. Simon then reported on Personnel, by introducing Joshua Dorin the newly hired Architectural Intern and Annemarie Gundel, the new GIS Data Manager,

Ms. Simon announced there are no Commission meetings in July and August and that the next meeting will be on September 11.

This completed the Executive Director's report.

Hearing no further discussion, the chairman called for a MOTION to adjourn. A MOTION was made by Commissioner Friary and SECONDED by Commissioner DeWitt. The meeting adjourned at 2:35 pm.

Commissioners Present

JOHN ROSENBERRY  
CHARLES SULLIVAN  
DENNIS DEWITT  
DONALD FRIARY  
CAITLIN EMERY AVENIA  
MARK WILSON  
MICHAEL MCDOWELL  
JONATHAN COSCO  
PATRICE KISH  
GAVIN KLEPIES  
ANNE PRIDE  
CY FIELD

Staff Present

BRONA SIMON  
BEN HALEY  
ROSS DEKLE  
BETSY FRIEDBERG  
PAUL HOLTZ  
NANCY MAIDA  
MICHAEL STEINITZ

PETER STOTT  
TRACEY FORTIER  
ELIZABETH SHERVA  
SHIRLEY BROWN  
CHRIS SKELLY  
KAREN DAVIS  
ANNEMARIE GUNDEL  
JOSHUA DORIN  
NADIA WASKI  
SHARI PERRY-WALLACE

A TRUE COPY ATTEST

Respectfully submitted,  
Shirley Brown