

**MEETING MINUTES**  
**MASSACHUSETTS HISTORICAL COMMISSION**

**March 12, 2025**

The Commission meeting was held remotely in a Zoom meeting starting at 1:00 PM

Chairman Rosenberry called the meeting to order at 1:05 pm. On behalf of Secretary Galvin, he welcomed the Commissioners. Chairman Rosenberry next addressed the visitors, 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 visitors could address the commission. Chairman Rosenberry then took attendance to determine that a quorum was met.

The Chairman turned to the first item on the agenda, the approval of the February 12, 2025 meeting minutes. He called for a MOTION TO ACCEPT the minutes. A MOTION was made by Commissioner Friary and SECONDED by Commissioner DeWitt. Hearing no questions or comments from the commission, the Chairman called the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then turned to the next item on the agenda, the National Register Program, and called for any recusals. Hearing none, he turned the meeting over to Liz King who presented the nominations with presentation slides. A copy of the PowerPoint presentation is on file with these minutes.

The first nomination presented was for the **Attleboro Jewelry Historic District** in **Attleboro**. The applicant is 54 Union Street LLC with Epsilon Associates as preservation consultant who prepared the nomination. The nomination is being pursued as part of federal rehabilitation tax credit project.

The Attleboro Jewelry Industry Historic District is located in Attleboro, Bristol County, Massachusetts. The district encompasses the extant resources within Attleboro's historic "Jewelry District," an area on the periphery of the city center to the east of the former Boston & Providence Railroad line, today part of the MBTA's Providence/Stoughton commuter rail.

Concentrated along Union Street, the district features a collection of one-to-five-story brick, frame, and concrete industrial buildings and structures associated with the local jewelry industry, dating roughly from the mid-19th to the mid-20th centuries.

The Attleboro Jewelry Industry Historic District is locally significant under Criterion A in the area of Industry for its long association with Attleboro's dominant jewelry industry and as the largest concentration of extant industrial resources associated with jewelry manufacturing in the city. Centered along this section of Union Street, the hub of the local jewelry industry formed around the mid-19th century following the completion of the Boston & Providence Railroad. Within the district is a portion of the former Attleboro Steam Power Company, among the earliest factories involved in the manufacture of jewelry along Union Street.

### **Criterion A – Industry**

Other contributing resources in the district reflect the evolution and growth of the industry from the late 19th century through the end of the period of significance in 1975. Select examples were built prior to the great 1898 fire, which decimated the southernmost section of the district, while others were built in its aftermath. The diversity of their specific historical uses is also telling of this storied local industry, which encompassed not only the manufacture of finished jewelry products but ancillary manufacturing and metal refining. Several of the larger factories in the district housed multiple tenants throughout the period of significance, including some of Attleboro's most prominent and largest firms, such as J. M. Bates, Bates & Bacon, D. F. Briggs, and E. A. Robinson.

### **Criterion C – Architecture**

Historically the heart of the city's Jewelry District, the Attleboro Jewelry Industry Historic District satisfies Criterion C in the area of Architecture as the largest contiguous collection of extant industrial resources associated with the city's most important industry, jewelry manufacturing. Composed of eight contributing buildings, one previously listed building, and one contributing structure, the district is illustrative of the wide variety of resources historically associated with the manufacture of jewelry and ancillary processes such as refining.

Contributing resources in the district embody the distinctive characteristics of their types and periods. The most common building type in the district is the factory. Seven purpose-built factory buildings are contributing to the district and represent the diverse architecture of later 19th- and early 20th-century industrial architecture in Attleboro. Regardless of their size or materials, which include brick, wood, and concrete, the factories in the district share certain characteristics common to the type. They are typically utilitarian with minimal ornamentation, reflecting their original industrial use. Regularly fenestrated elevations provided the buildings' open interiors with ample light and ventilation. Long, open floor plans accommodated the straight run necessary for certain aspects of jewelry and ancillary manufacturing. Specific to the jewelry industry, vaults were incorporated into the design of these factories, providing owners and tenants with a secure place to store their valuable raw materials and finished products.

### **Integrity & Period of Significance**

Levels of architectural integrity vary, as modifications were made for continued industrial or other uses. However, the resources generally maintain their overall form, materials, and spatial relationships to one another without any major modern intrusions. With sufficient integrity of location, design, setting, materials, workmanship, feeling, and association, the district is significant at the local level. The period of significance begins ca. 1858 with the construction of the earliest contributing resource and ends in 1975, marking 50 years from the present and recognizing the district's ongoing use in the local jewelry industry and that industry's significance within Attleboro into the late 20th century. The end date of 1975 also coincides with the establishment of the Attleboro Area Industrial Museum, a museum incorporated as part of the city's bicentennial celebration to recognize the history and importance of the local jewelry industry. Since 1976, the Attleboro Area Industrial Museum has been located in the Attleboro Jewelry Refining Company Building at 42 Union Street.

### **Certified Rehabilitation**

This nomination was prepared in support of the rehabilitation of the now-attached Ingraham and Varrieur Buildings at 54 Union Street / 12 Dunham Street. The present connector between the two buildings was constructed as part of a certified

rehabilitation project undertaken between 2021 and 2024 that utilized state and federal historic tax credits. Work completed as part of the project met the Secretary of the Interior's Standards for Rehabilitation and preserved the factory complex's industrial character. Original materials such as exterior masonry and windows were retained and repaired to the greatest extent possible; historically appropriate replacements were made as needed. The presently connected buildings now function as a single apartment building containing 43 housing units.

The next nomination presented was for the **South End District 2025 Boundary Increase in Boston**. The applicant is Inquilinos Boricuas en Acción IBA with the Public Archaeology Laboratory, Inc. as preservation consultant who prepared the nomination. The nomination is being pursued as part of federal rehabilitation tax credit project.

The district boundary increase is on the east side of West Brookline Street in Boston's South End neighborhood and consists of eight buildings across one acre. The 1973 South End Historic District boundary was drawn to exclude areas targeted for demolition as part of urban renewal undertakings. The urban renewal area encompassing the subject properties, known as "Parcel 19," was ultimately spared through community action.

The South End District 2025 Boundary Increase is eligible for listing under Criterion A in the area of Community Planning and Development, and Criterion C in the area of Architecture at the local level, as an expansion of the South End National Register Historic District, which was originally listed in 1973. The group of properties encompassed by the boundary increase is significant under Criterion A for its association with the development of Boston's South End neighborhood beginning in the middle of the 19th century.

The properties are significant under Criterion C as well-preserved architectural examples of mid- to late 19th-century Greek Revival and Italianate-style brick rowhouses, a late 19th-century Italianate-style residential hotel, a late 19th-century Colonial Revival-style mixed-use apartment block, and a prominent early 20th-century Beaux Arts-style municipal building. Together, they are a continuation of the style and form that define the architectural character of the South End District

listed in 1973, and they contribute to the broader story of the South End's transformation from a fashionable, upper- and middle-class residential district in the mid-19th century to a crowded working class and immigrant tenement district in the early 20th century.

The period of significance for the boundary increase district begins in 1847 with the construction of the first buildings in the area, and ends in 1930 in conformance with the period of significance of the South End District as amended in 1983.

### **75–83 West Brookline Street Rowhouses**

The four rowhouses at 75–83 West Brookline Street—the Edward A. Raymond Houses I, II, and III and the John Nagle House—were constructed as a single block in 1847. The buildings, all of which exhibit the Greek Revival style, share party walls and similar architectural details, including a side-hall plan. The single-family rowhouses were constructed during the early development period of Boston's South End, which was largely driven by speculative construction. They were occupied by a mix of owners and renters, most of whom were from Ireland or the Canadian Maritimes.

### **Hotel Sun**

The Hotel Sun, built in 1878, is the most ornamented residential building in the Boundary Increase. The building is a six-story, Italianate-style building at the northern corner at the intersection of West Brookline Street and Shawmut Avenue. Architectural details include pedimented parapets on the southeast elevation, one of which is ornamented with a recessed brick cross, and another that has a raised brick arch with a brownstone keystone. The Hotel Sun had five apartments above the first-story commercial space which were home to five households with a variety of occupations, including wool merchant and suspenders manufacturer.

### **The Sanford**

The Sanford at 1511–1525 Washington Street, built in 1889, is a Colonial Revival-style building occupying the north corner of Washington and West Brookline streets, adjacent to Blackstone Square. Like the Hotel Sun, it was built as a mixed-use property, with cast-iron storefronts on the first story and apartments above. The

Sanford was among the earliest apartment blocks constructed along the Washington Street corridor, and encompassed five storefronts and 20 apartments.

### **John J. Williams Municipal Building**

The John J. Williams Municipal Building, 63–71 West Brookline Street (now the Blackstone Community Center), is the most prominent building within the boundary increase. The ornate, Beaux Arts-style building constructed in 1922 occupies the east corner of the intersection of West Brookline Street and Shawmut Avenue, and faces Blackstone Square on the opposite side of West Brookline Street.

The construction of the building was a result of the South End's reputation as a crowded tenement district by the early 1920s. The City of Boston purchased numerous buildings along Shawmut Avenue ca. 1917 in an effort to rehabilitate the residential buildings and improve the quality of life for the residents. The Williams municipal building was once such effort, providing space for the South End branch of the Boston Public Library. The library also provided afterschool programming for children in the neighborhood.

### **South End Urban Renewal Area**

By 1955, the South End was a target of urban renewal planning by the Boston Redevelopment Authority (or the BRA). Referred to as "Parcel 19," the area encompassed by the South End District 2025 Boundary Expansion was targeted for clearance to construct new housing north of Shawmut Avenue. The Williams building was slated for demolition to make way for an elementary school, and the space between it and the Sanford was targeted for elderly housing. The Hotel Sun and the Sanford appeared to have been slated for rehabilitation. In 1968, the Emergency Tenants Council of Parcel 19, Inc. successfully worked with the BRA to design and implement their own resident-led redevelopment plan, which resulted in the construction of the Villa Victoria housing area and the preservation of the rowhouses in the district, now owned by Casas Borinquen. Today the area is revitalizing, with planned rehabilitations in the area to continue to make this part of the South End livable.

The next nomination presented was for the **Mother Brook Lower Mill Pond Historic District in Dedham**. The applicant is Dedham Historical Commission with the Public Archaeology Laboratory, Inc. as preservation consultant who prepared the nomination. One letter of objection was received from the co-owners of 305 High Street. No reason was given for the objection.

The district is in the northeast corner of Dedham, slightly west of the boundary with the Hyde Park neighborhood of Boston.

The irregularly shaped district is approximately 15 acres and encompasses 12 contributing resources, including the ca. 1664 mill pond and associated mill privileges, and 2 non-contributing resources.

### **Mother Brook Mill Pond**

The Mother Brook Lower Mill Pond Historic District is significant under Criterion A in the area of Industry as a collection of industrial buildings and workers housing associated with the industrial development of East Dedham and the many ethnic groups who lived and worked in the area from the early 19th century to the mid-20th century. Its period of significance begins ca. 1664 with the construction of the Lower Mill Pond and ends in 1930 to correspond with the decline of textile manufacturing in the district.

The focal resource of the district is the Mother Brook Lower Mill Pond, which provided water to power factories at the first and second mill privileges on Mother Brook. Mother Brook and its associated mill pond were constructed ca. 1664 to provide water power between the Neponset and Charles rivers.

### **Colburn Street and Maverick Street Dams**

The mill pond is impounded by dams on either end. The Colburn Street dam, constructed ca. 1850, and its associated canal form the east end of the impoundment, and the Maverick Street dam, constructed in 1807 and altered in 1955, forms the west end of the impoundment. Maverick Street runs along the top of the dam, and the Colburn Street end is crossed by the non-contributing Bussey Street Bridge, built in 1976.

### **Maverick Woolen Mill/Merchants Woolen Company Mill**

The Maverick Woolen Mill/Merchants Woolen Company Mill No. 2, constructed ca. 1855, is a restrained Greek Revival-style, red-brick building with a one-story shed-roof addition. The mill building, the only remaining industrial building associated with the Merchants Woolen Company on the second mill privilege, was used for mule spinning, storage, and machine and carpenter shops. It was accessed by a wooden bridge in the location of the present-day Bussey Street Bridge. Employees of the Maverick Woolen Company lived in tenement housing along Colburn, Bussey, and High streets.

### **Dedham Finishing Company/Boston Envelope Company**

The Dedham Finishing Company/Boston Envelope Company mill on the first mill privilege is a Classical- and Colonial Revival-style brick building constructed in 1920–1934 and altered by 1955. The north block of the mill and the office were built in 1920, and the south block of the mill was built in 1934, replacing an 1884 mill constructed by the Maverick Woolen Company in the same location. Several smaller additions have been constructed on the east side of the mill complex. The Dedham Finishing Company dyed, starched, and finished material from 1917 until 1932, when it folded due to the Depression. The new mill building was called “the last word in daylight factory construction” and included a dining room that could accommodate 70 people and was fully air conditioned. During World War II, the mill produced envelopes used to mail ration books to New England residents, draft board envelopes, and confidential mail envelopes, among other things.

### **Colburn Street Boarding Houses**

Three wood-frame boarding houses constructed on Colburn Street by the Maverick and Merchants woolen companies are extant on the north side of the street. They are generally astylistic or have very restrained Greek Revival-style ornamentation. They are a combination of two- and four-unit buildings with side-gable or hip roofs and wood or vinyl siding. Initially constructed to house single men and women employed in the mills, the buildings have been converted into apartments or multi-family houses.



### **High Street Boarding Houses**

Three wood-frame houses are west of the first mill privilege, facing onto High Street. Two were constructed by the Dedham and Maverick Woolen Mills; the third, the Mary C. Hannon Rental House, appears to have been built as a storage building that was later converted into tenements. Like the Colburn Street boarding houses, they were initially constructed to house single men and women employed in the mills and are now multi-family residences.

### **Bussey Street Bridge**

Since the end of the period of significance in 1930, industrial development in Dedham has primarily occurred along major interstate highways on the outskirts of the town. The Town of Dedham made several improvements within the district in the last quarter of the 20th century and in the opening decades of the 21st century. These include the 1976 construction of the current Bussey Street Bridge over Mother Brook, the 2014 creation of a public greenspace (Mill Park) south of Colburn Street with views of the pond and former mill privileges; and the 2017 rehabilitation of the Colburn Street Dam. As a result of the changes in overall development patterns and the Town's investment in the area, the Mother Brook Lower Mill Pond District remains largely intact and preserves a snapshot of Dedham's early industrial history.

The next nomination presented was for the **Academy Street Educational Historic District** in **Fitchburg**. The applicant is NewVue Communities with the Public Archaeology Laboratory, Inc. as preservation consultants who prepared the nomination. The nomination is being pursued as part of federal rehabilitation tax credit project.

The Academy Street Educational Historic District occupies 9.2 acres bounded by Academy Street to the south, Elm Street to the west, High Street to the east, Pleasant Street to the north, and Spring Street to the east. The district is located north of the city's commercial downtown.

The Academy Street Educational Historic District is significant at the local level under Criterion A in the area of Community Planning and Development and Criterion C in the area of Architecture. The district is significant as a concentration

of resources associated with the development of Fitchburg's modern school system. Additional resources, such as the Fitchburg City Stable and the Wallace Way Stairs represent the city's investment in this district as an important civic center. The district's resources possess high artistic value as excellent examples of the Second Empire, Victorian Eclectic, and Classical Revival styles. The district's period of significance begins in 1869 with the construction of the Academy Street School and ends in 1936 with the construction of the Fitchburg High School.

### **Academy Street School**

Fitchburg's earliest school buildings were constructed on Academy Street in the 1830s. Between the 1840s and 1860s, the city grew significantly as a result of industrial development and increased immigration. The city began to develop new schools to accommodate the growing population. In 1869, the Second Empire-style Academy Street School was designed by local architect H. M. Francis for use as a new high school. By 1890, the Academy Street School was severely overcrowded. In 1893, H. M. Francis designed a new Fitchburg High School building, which does not survive, to the east. In 1896, the Academy Street School became an annex to the new Fitchburg High School building.

### **Fitchburg City Stable**

The Fitchburg City Stable building was constructed to the west of the Academy Street School ca. 1886. It is the only non-educational building in the district and represents the city's consolidation of services in the Academy Street area. The Victorian Eclectic building is stylistically cohesive with the surrounding school buildings and may have been designed by H. M. Francis.

### **Wallace Way Stairs**

In 1902, a local philanthropist Rodney Wallace donated funds to construct the Wallace Way Stairs directly south of the new high school. Designed by H. M. Francis, the stairs historically connected a public library to the high school and provided easier access to the surrounding neighborhood.

### **Lowe Playground**

In 1906, a local industrialist Arthur H. Lowe donated a 3.24-acre parcel northwest of the Academy Street School for the creation of the Lowe Playground. The city

added recreational equipment and playing fields, which were also publicly accessible. The playground was a new resource type at this time, and the success of the Lowe Playground encouraged the construction of additional playgrounds in Fitchburg. By this time, the city maintained a variety of resource types all anchored on Academy Street.

### **B. F. Brown Junior High School**

By 1920, the Fitchburg's schools were crowded with more than 5,300 students. In response, the city commissioned Joseph Daniel Lelands & Company to construct the Classical Revival-style B. F. Brown Junior High School. The building was considered modern for its time and included a gymnasium, library, and an auditorium and dedicated classrooms for arts and sciences.

### **Fitchburg High School Fire**

In December 1934, a fire destroyed the Fitchburg High School building. Over 1,000 displaced students were temporarily transferred to the B. F. Brown School building.

### **New Fitchburg High School**

The extant Fitchburg High School was completed two years later on the footprint of the former school, with funds from the Public Works Administration. The building was designed by the Boston firm of Coolidge, Shepley, Bulfinch, and Abbott, and the Wallace Way Stairs was incorporated into the design of the new building. The new Fitchburg High School was the last school building constructed in the Academy Street area. Most of the district's resources were in use until the early 2000s, representing the city's long commitment to the resources of this district.

### **HTC Project**

The Academy Street School, the B. F. Brown Junior High School, and the Fitchburg City Stable buildings were recently rehabilitated by NewVue Communities with the support of state and federal historic tax credits. The Project created approximately 60 units of mixed-income housing and artist live/work spaces. Construction will be completed this month.

That concluded the National Register presentations.

Chairman Rosenberry then called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Attleboro Jewelry Industry Historic District** in **Attleboro** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Friary. 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.

Chairman Rosenberry called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **South End District 2025 Boundary Increase** in **Boston** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner McCurdy and SECONDED by Commissioner Sullivan. The Chairman called for questions or comments from the commission. Hearing none, he called for questions or comments from the public. The Chairman recognized Jason Dulong, Facilities Director for IBA, the non-profit that owns the building in the proposed South End Boundary Increase. He expressed his appreciation of the Commission's consideration of the expansion of the district that will assist with the funding of the project. It will help the residents in the 36 current units as well as the addition of 5 new units. The Chairman called for any further 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 **Mother Brook Lower Mill Pond Historic District** in **Dedham** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner M. Wilson. The Chairman called for questions or comments from the commission. The Chairman recognized Commissioner DeWitt who said he commends the town for nominating this mill pond, because we are losing many of them these days, and it's important to maintain our historic water power mill resources. They are important, and seem at this point to be too readily dismissed. The Chairman called for any further 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 **Academy Street Educational**

**Historic District in Fitchburg** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Kish and SECONDED by Commissioner Heidemann. 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.

This concluded the National Register portion of the agenda.

Chairman Rosenberry then turned to the next item on the agenda, the Local Historic District Preliminary Study Reports. The chairman first called for any recusals. Hearing none, he turned the meeting over to the Director of the Preservation Planning Division, Michael Steinitz.

Mr. Steinitz presented the study reports with a PowerPoint presentation. A copy of the presentation is on file with these minutes.

### **Isabella H. Fox House – Barbara A Carroll House, Boston**

Mr. Steinitz first presented the **Isabella H. Fox House – Barbara A. Carroll House in Boston**. The City of Boston is proposing to landmark the Isabella H. Fox – Barbara A. Carroll House. The petition for this landmark was presented by a Landmarks Commissioner and accepted last year. The petition for landmarking is supported by the property owner, who is also credited as contributing to the Study Report.

The Fox-Carroll House is located at 318 Metropolitan Avenue in Roslindale, directly contiguous to Hyde Park's Clarendon Hills neighborhood. The Fox-Carroll House was documented as part of a Boston Landmarks Commission neighborhood historic properties survey in 1980, but there are relatively few other inventoried and no designated historic properties in the immediate area (blue dots). The nearest designated property is Mount Hope Cemetery, located over  $\frac{3}{4}$  of a mile to the northeast, listed in the National Register in 2009.

The Fox-Carroll House is located on the southeast corner of the intersection of Metropolitan Avenue and Maynard Street. The lot is notably larger than the surrounding parcels, and the building itself, although reduced from its original size, is still larger and more architecturally elaborate than its neighbors. The surrounding residential neighborhood is characterized by relatively modest single

and multi-family, wood-frame buildings dating from the late 19<sup>th</sup> to the mid-20<sup>th</sup> century.

The Fox-Carroll House was built in 1899, and is a fine example the popular Queen Anne-Colonial Revival style, designed by architect James Murray. It combines the asymmetrical massing, wrap-around porch, and window detailing of the Queen Anne style with the Doric columns and triangular pedimented portico characteristic of the Colonial Revival. It is prominently sited on a raised corner lot, and it is by far the most architecturally distinguished residence in its immediate neighborhood. Classical architectural references include the decorative Doric glyph-and-metope frieze above the main entry with its paneled door and  $\frac{3}{4}$  sidelights, the frieze being repeated over the triple-window located above the entry on the second story.

The interior is remarkably intact including the interior entry hall, with its brick and wood paneled fireplace, ceiling beams, paneled pocket doors, and grand staircase. The front parlor retains its moldings and framings, and the dining room retains its arched colonnade and fireplace with decorative tiles and mirror. These interior spaces and features as well as original features in the second floor bedrooms, office, hallway and bathroom are all proposed to be protected under the landmark designation.

The building was designed by the Scottish-born architect James Murray, a resident of Roslindale who designed many single and multi-family residences in the developing neighborhoods of Roxbury, Roslindale, Jamaica Plain and other suburban towns. He is perhaps best known for the Roslindale Congregational Church of 1894, individually listed in the National Register in 1991.

The most unusual historic architectural aspect of the building was its alteration in 1943, when under the ownership of a realty trust the building was more-or-less cut in half, with the east portion removed and relocated to the north and converted to a separate residence on a subdivided portion of the lot, where it remains at 44 Maynard Street.

The primary historic associations of the property are with its first two owner occupants, the locally prominent Fox and Carroll families. The house was built for Isabella and Patrick Albert Fox. Patrick Albert Fox was a retired newspaper advertising manager for the Boston Post and the Boston Journal, and then worked for newspapers in New York before returning to Boston. Francis Carroll was Boston attorney and ally of Mayor John F “Honey Fitz” Fitzgerald, serving in a

number of appointed roles, including Fire Safety Commissioner. But perhaps the most prominent person associated with the Fox-Carroll House was the Carroll's daughter Blanche Hamilton Fox, a mezzo soprano who toured as international opera star, who appeared as Blanco Volpini (Little White Fox) in Europe and throughout America.

Because of its association with two prominent local families, the Foxes and the Carrolls, including its association with international opera star Blanche Hamilton Fox, and as a fine, prominently sited example of Queen Anne-Colonial Revival architecture, notable for its unusually well-preserved interior elements, and as a case study in architectural alteration, BLC staff recommends that the Isabella H. Fox-Barbara A. Carroll House be designated as a Boston Landmark.

MHC staff recommends acknowledging receipt of the Landmark Study Report for the Isabella H. Fox House – Barbara A. Carroll House and providing the following advisory recommendations and comments:

The Massachusetts Historical Commission concurs with the recommendations of the Boston Landmarks Commission staff.

#### **Historic District 4, Sharon**

Mr. Steinitz then presented the **Historic District 4 in Sharon**. The Town of Sharon is proposing to designate its fourth local historic district, Sharon Historic District 4. The district would protect a single, two-acre property with two buildings the William R. Mann House and an associated barn located at 228 East Street in Sharon. The proposed district is located about a mile to the east of Sharon's historic commercial institutional center, where two of the existing local historic districts are located. The town's third local historic district, the 18<sup>th</sup> century Cobb's Tavern, also a single property district, is located about a mile and a half to the north.

The Mann House is located at the corner of East Street and Manns Hill Road. The immediate neighborhood is characterized by suburban single-family residences, with lot sized generally 1 acre or less. Nearby by Manns Hill Road, but not contiguous with the Mann House, are a group of 4 buildings constructed in 1831 as housing for workers at the Mann Cotton Mill.

The Mann House, constructed ca. 1875, is a well-preserved example of Second Empire style architecture in Sharon, retaining its many characteristic details. The two story main block has a symmetrical façade with three story central tower and a

projecting entry portico. A one story connector links the main block to a secondary block, also in the Second Empire style, with a Mansard roof, and a five-bay symmetrical façade. The secondary block is connected to a gable-front barn/garage. To the southwest of the House is a free standing gable front New England bank barn. The house itself retains the original bathrooms, copper-lined bathtub, and gravity water tank. The original owner is reported to have imported state of the art plumbing features that he encountered in Europe for installation in his new home.

The first Mann Cotton Mill in Sharon was constructed by George Harvey Mann in 1831. That mill burned in 1840, and a new mill was built specializing in cotton duck, and the business was taken over by the sons, William R and George R Mann, who expanded operations and continued until 1900, when the demand for cotton duck had declined. The mill itself was destroyed by fire in 1919. After the death of William Mann the Mann house was acquired by the Eaton family who owned it from 1913 to 1981, when it was purchased by the current owner.

Following the demolition of two properties across the street - an historic home and an older home- for the construction of two much larger, modern buildings, the long-time owner of 228 East Street approached the Sharon Historical Commission and Historic District Commission to see if there was more that he could do to protect his property from future development or demolition. Historic District 4 would be the first new local historic district in Sharon in 21 years.

MHC staff recommends acknowledging receipt of the Preliminary Study Report for Historic District 4 and providing the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the Town of Sharon to establish Historic District 4.

The Massachusetts Historical Commission encourages the protection of additional significant historic resources through a larger district or additional local historic districts.

### **Birnie-Taylor-Lay Local Historic District, Springfield**

Mr. Steinitz then presented the **Birnie-Taylor-Lay Local Historic District in Springfield**. The City of Springfield is proposing to establish the Birnie-Taylor-Lay Blocks Local Historic District. This would be the City's 24th local historic



district. The District would protect three buildings at 68-70, 76, and 84-88 Byers Street northeast of downtown Springfield.

The three buildings are located within a boundary increase to the Quadrangle – Mattoon Street National Register Historic District that took place in 2000. To the southeast is the original Quadrangle-Mattoon Street Historic District, established as a local historic district in 1972, and listed in the National Register in 1974. To the south is the Lower Maple Street Local Historic District. Across Byers Street the three buildings face the historic cast iron perimeter fence and the grounds of the Springfield Armory National Historic Site. On Byers Street itself, the Thurston Munson Local Historic District is a single-building local historic district at 60 Byers Street, designated in 2019. Three other buildings north and south of the proposed district on Byers Street are protected by perpetual preservation restrictions.

The south side of Byers Street today includes a number of 4 story masonry apartment blocks from the late 19<sup>th</sup> and early 20<sup>th</sup> century, interspersed with some earlier, ornate wood frame and masonry multi-family buildings. The eastern end of the street is anchored by the massive Federal Land Bank of Springfield, built in 1924. This 2008 aerial photo shows the immediate surrounds of the proposed district, facing the Springfield Armory grounds across the street. At the top – south - is the then newly built Springfield Federal Courthouse.

The three buildings that make up the proposed Birnie-Taylor-Lay Blocks district represent different periods and styles of architecture. Together the 3 buildings reflect the historic transition of Byers Street from single and two-family houses to multi-family apartment residences. **68-70 Byers Street** is a brick Second Empire style double-house built in 1871-72 as an investment property for William Birnie, a Scottish immigrant mason and Springfield building contractor. For much of its early history the building was occupied by Ebenezer Steadman, a candy manufacturing foreman, and by Ella Smith a department store clerk, and William Smith, employed at the Wason Car Company, manufacturers of railroad cars and streetcars. Architects were the firm of Jason Perkins and Eugene Gardner, who were responsible for a number of substantial residential, commercial and institutional buildings in Springfield. The 2-1/2 story building features segmental arch window and door openings, sandstone window sills, and a diagonally laid brick course with a recessed cross pattern under the denticulated cornice.

**76 Byers Street** was built in 1895 as an 8-unit apartment building owned by Frederick R. Taylor, a Springfield manufacturer who built a number of residential buildings in the city. It was the first large apartment building on Byers Street, and housed clerical and retail employees of downtown Springfield businesses. From 1926 to 1937 it operated as the Anchorage Rooming House. In 1937 it was remodeled back to apartments, with a new stucco and brick Spanish Colonial façade designed by Springfield architect H.L. Sprague. Residents again were predominantly employed by downtown businesses.

**84-88 Byers Street** was built in 1925 as a 27 unit apartment building by William Lay, Inc. Architects of the U-shaped, brick Classical Revival building were the firm of Heustis & Heustis. Architectural features include cast concrete belt courses and keystones topping round arches over the first story windows and jack arches in the upper stories. A heavy metal cornice with brackets, modillions and a paneled entablature cap the building.

The three buildings were rehabilitated in 2003 for affordable housing. They were again rehabilitated in 2023 to continue as affordable housing, using Community Preservation Act funds. The establishment of a Local Historic District to be administered by the Springfield Historical Commission is a requirement of the CPA grant funding to protect the public investment in the preservation of these architecturally and historically significant buildings.

MHC staff recommends acknowledging receipt of the Preliminary Study Report for the Birnie-Taylor-Lay Blocks Local Historic District and providing the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the City of Springfield to establish the Birnie-Taylor-Lay Blocks Local Historic District.

The Massachusetts Historical Commission encourages the protection of additional significant historic resources through a larger district or additional local historic districts.

Chairman Rosenberry then called for a MOTION TO ACCEPT the MHC staff recommendations on the Preliminary Study Report for the **Isabella H. Fox House – Barbara A. Carroll House in Boston**. A MOTION was made by Commissioner Friary and SECONDED by Commissioner DeWitt. The chairman called for questions or comments from the commission. Hearing none, the Chair then called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION TO ACCEPT the MHC staff recommendations on the Preliminary Study Report for the **Historic District 4 in Sharon**. A MOTION was made by Commissioner M. Wilson and SECONDED by Commissioner Ceccacci. The chairman called for questions or comments from the commission. Hearing none, the Chair then called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION TO ACCEPT the MHC staff recommendations on the Preliminary Study Report for the **Birnie-Taylor-Lay Blocks Historic District in Springfield**. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Ceccacci. The chairman called for questions or comments from the commission. Hearing none, the Chair then called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Chairman Rosenberry turned to the next item on the agenda, the presentation of the **FY25 Survey & Planning Grant Awards**. The chairman first called for any recusals. Hearing none, he turned the meeting over to the Director of the Preservation Planning Division, Michael Steinitz.

Mr. Steinitz thanked the sub-committee of commissioners Dewitt, McDowell and Wheeler for reviewing the FY25 Survey & Planning grant project applications and meeting with the MHC staff to review the full applications this morning. MHC annually awards grants through the Survey and Planning Grant Program, which is its means of providing funding for preservation planning projects in communities in Massachusetts, including such projects as historic properties surveys, National Register nominations, planning studies and reports, preservation planning staff support, and other sorts of planning and public education activities. While it has generally been is a 50/50 matching reimbursement grant program. For FY25 MHC increased its match for Certified Local Government applicants to 60/40. It is a 2 step application process. From pre-applications submitted in November, at its December meeting the Commission voted to invite 10 projects to submit full applications. In addition MHC invited all CLGs to submit full applications at a 60/40 match. The 10 invited projects – 4 CLGs and 6 non CLGs submitted full applications. No additional CLGs submitted applications.

Under the requirements of our federal funding agreement with the National Park Service, MHC must pass through a minimum of 10% of its federal funding award

to Certified Local Governments, which it does through this grant program. There are presently 30 Massachusetts municipalities that participate in the National Park Service's CLG program, and the required 10% pass through for this grant round is anticipated to be approximately \$116,000. Whenever its budget allows, MHC additionally opens the Survey & Planning grant program to eligible non-CLG applicants, as we have with this FY25 grant round. The total request for the 10 projects was for \$268,500.

The 10 projects include 6 communitywide or targeted surveys, 2 communitywide preservation plan, 1 multi-town planning project, and 1 National Register nomination. Based on its review of the proposed projects, staff has made recommendations to the sub-committee on awards.

Mr. Steinitz then turned the meeting over to Commissioner McDowell, who gave the following summary of the subcommittee's findings. Commissioner McDowell reported that the Survey and Planning Grants subcommittee reviewed closely with the staff the full applications submitted, and that the subcommittee members agreed with the staff's recommendations for awarding grants to all of the 10 proposed projects. The target of granting at least \$116,000 to CLG projects was met as we are recommending a pass through of \$123,400. That only was accomplished with the adjusted 60/40 match for CLGs – that's why that change was significant. The total recommended awards of \$250,900 is in line with what the Commission has done in the past. Finally, he said he is always hoping to see more CLG applications, as only 4 of the 30 CLGs applied in this round.

Chairman Rosenberry thanked Commissioner McDowell, Mr. Steinitz, and the members of the subcommittee, and then began the voting process for awarding CLG projects, calling for a MOTION to award a Survey and Planning grant in the amount of \$54,400 to the **Boston Landmarks Commission** for the **East Boston Neighborhood Survey Update Phase III and Roslindale Squares & Streets Survey**. A MOTION was made by Commissioner Sullivan and SECONDED by Commissioner DeWitt. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry next called for a MOTION to award a Survey and Planning grant in the amount of \$30,000 to the **Marblehead Historic Commission** for the **Marblehead Old and Historic District Survey Update**. A MOTION was made by Commissioner McCurdy and SECONDED by Commissioner Ceccacci. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION to award a Survey and Planning grant in the amount of \$24,000 to the **Medford Historic Commission** for the **West Medford Neighborhood Survey Phase 2**. A MOTION was made by Commissioner M. Wilson and SECONDED by Commissioner Dewitt. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION to award a Survey and Planning grant in the amount of \$15,000 to the **City of Methuen** for the **Searles Estate Historic District National Register Nomination**. A MOTION was made by Commissioner Friary and SECONDED by Commissioner DeWitt. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry, turning to the Non-CLG projects, then called for a MOTION to award a Survey and Planning grant in the amount of \$12,500 to the **Buckland Historical Commission** to the **Survey of Historic Structures in Upper Buckland**. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner Friary. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION to award a Survey and Planning grant in the amount of \$30,000 to the **Chelsea Historic Commission** for the **Citywide Historic Preservation Plan**. A MOTION was made by Commissioner Sullivan and SECONDED by Commissioner Heidemann. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION to award a Survey and Planning grant in the amount of \$45,000 to the **Metropolitan Area Planning Council** for the **Rightsizing Zoning Analysis for 17 Metro Boston Communities**. A MOTION was made by Commissioner Friary and SECONDED by Commissioner Kish. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION to accept the MHC staff recommendation to award a Survey and Planning grant in the amount of \$12,500 to the **Historic Salem, Inc.** for the **Greater Endicott Street Neighborhood Survey**. A MOTION was made by Commissioner Friary and SECONDED by Commissioner Kish. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION to award a Survey and Planning grant in the amount of \$15,000 to the **South Hadley Historic Commission** for the **Community Wide Historic Preservation Plan**. A MOTION was made by

Commissioner McDowell and SECONDED by Commissioner Ceccacci. There being no discussion, the motion CARRIED UNANIMOUSLY.

Chairman Rosenberry then called for a MOTION to award a Survey and Planning grant in the amount of \$12,500 to the **Winchester Historic Commission** for the **Comprehensive West Side Neighborhood Survey**. A MOTION was made by Commissioner Sullivan and SECONDED by Commissioner DeWitt. There being no discussion, the motion CARRIED UNANIMOUSLY.

This concluded the voting. Chairman Rosenberry then turned to the next item on the agenda, the **Executive Director's Report**. He then recognized Brona Simon, Executive Director.

Ms. Simon began by reporting that at the Federal level the new administration is examining grant and administrative programs to meet their goals. The National Park Services grant programs that come out of the Historic Preservation Fund are being scrutinized by the new administration. So far the only award category that has been approved is the HPF apportionments to the State Historic Preservation Offices. That's a relief for MHC and other SHPO offices around the country. But on the other hand, the other grant programs that the National Park Service awards such as Save America's Treasures, grants for Underrepresented Communities, grants for Historically Black Colleges and Universities, Revolution 250th Anniversary grants, and the HER grants, all are still under study and their future is unknown.

Ms. Simon next noted that right now that the actual amount of funding from the Historic Preservation Fund to SHPO's in the current fiscal year FY25 is unknown. The Federal budget is still under a continuing resolution at level funding from the prior year, but that resolution will expire March 14<sup>th</sup>.

Finally, Ms. Simon announced to the Commissioners that the next Commission meeting is April 9<sup>th</sup>, and would like to ask the Chair if the meeting would continue to be virtual or not.

The Chair noted that he had previously reported that there was language in the supplemental budget to extend the remote meeting provisions beyond the current date of March 31, 2025. The supplemental budget has passed without an extension. As for now remote meetings do end on March 31<sup>st</sup> with the legislature having 20 days to act to extend, which was done in the past. The Chair said we are waiting to see if a separate bill to extend the use of remote meetings will be passed. He will keep the Commissioners posted as the next meeting approaches.

That concluded the Executive Director's report.

The Chairman then called for any new business. Hearing none, the chairman called for a motion to adjourn. A MOTION was made by Commissioner Friary and SECONDED by Commissioner DeWitt. The meeting adjourned at 2:18 pm.

Commissioners Present

John Rosenberry

Dennis DeWitt

Michael McDowell

Donald Friary

Mark Wilson

Derek Heidemann

Ryan Wheeler

James McCurdy

Patrice Kish

Charles Sullivan

Susan Ceccacci

Staff Present

Brona Simon

Michael Steinitz

Ben Haley

Peter Stott

Paul Holtz

Nancy Alexson

Joshua Dorin

Shari Perry-Wallace

Liz King

Robin Forham

A TRUE COPY ATTEST

Respectfully submitted,

Shirley Brown