

**MEETING MINUTES**  
**MASSACHUSETTS HISTORICAL COMMISSION**  
**March 13, 2024**

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

Chairman Rosenberry called the meeting to order at 1:04 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 announced that Commissioner Ashley Stolba will not be joining the meeting today. However, a letter was received from the Secretary of Housing and Economic Development that Helena Altsman has been temporarily designated her to join the meeting today. 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 14, 2024 meeting minutes. He called for a MOTION TO ACCEPT the minutes. A MOTION was made by Commissioner Friary and SECONDED by Commissioner Wheeler. 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 Ben Haley, National Register Director. Mr. Haley and Liz King presented the nominations with presentation slides. A copy of the slides is on file with these minutes.

The first nomination presented was for the **Columbus Avenue and Bragdon Street Historic District in Boston (Roxbury/Jamaica Plain)**. The applicant is Urban Edge with Epsilon Associates as preservation consultants who prepared the nomination. The nomination is being pursued as part of federal rehabilitation tax credit project.

The Columbus Avenue and Bragdon Street Historic District is a collection of ten early 20<sup>th</sup>-century masonry apartment buildings located in the Egleston Square section of Boston, which straddles the Roxbury and Jamaica Plain neighborhoods.

The district is situated on the west side of Columbus Avenue, a major north-south corridor, and is roughly bounded by Dimock Street to the north, Amory Street to the west, and West Walnut Park to the south. The district is located in a mixed-use area containing residential, commercial, and institutional buildings.

Commercial and residential development in what would become Egleston Square was initially slow to advance prior to Boston's annexation of Roxbury and West Roxbury in 1868 and 1874, respectively. These formerly independent and largely rural towns gained access to Boston's municipal public health and public works programs, promoting residential and commercial development. Egleston Square experienced its first wave of high-density residential development in the years that followed annexation. Characterized almost exclusively by frame single-family homes and three-story apartments, residential construction in the area continued into the late 19<sup>th</sup> century.

Formed with the purpose of constructing roadways and boulevards, the Boston Metropolitan Park Commission, established in 1893, was granted the authority to do so in 1894 and plans began for a series of projects across the city. Among the first projects started was the expansion of Columbus Avenue in 1895. The corridor was extended south from its original terminus near the railyards just south of Camden Street in the South End to Franklin Park, cutting through Egleston Square. Completed in 1895, the expanded Columbus Avenue carried below-ground sewers and two lanes of electrified streetcar service. The Columbus Avenue project was considered one of the most important completed by the Metropolitan Park Commission in the late 1890s, along with Commonwealth Avenue, Huntington Avenue, and Columbia Road. These main corridors were significant for their connection to downtown Boston and the Olmsted Park System, a continuous parkway system commonly referred to as the Emerald Necklace.

In 1898, the year that Columbus Avenue was completed, Bragdon Street was formally laid out and West Walnut Park to the south was expanded west to Amory Street. The following year, Amory Street was widened an extra ten feet between School and Bragdon streets. Speculative transit-oriented development of masonry apartment blocks followed, marking the second wave of residential development in the area. The first four buildings within the Columbus Avenue and Bragdon Street Historic District were constructed on the south side of Bragdon Street between 1901 and 1902.

From 1906 to 1909, another major project took place—the extension of the Washington Street Elevated line from Dudley Street to Forest Hills via Egleston

Square. The Egleston Square station was the only intermediate station located along the expanded line until 1912 and was conveniently located in close proximity to the Columbus Avenue and Bragdon Street Historic District. Apartment block construction continued in the district with six additional buildings constructed between 1911 and 1914.

The district is thus significant under Criterion A in the area of Community Planning & Development for its association with city-wide municipal and transportation-related improvements that prompted speculative residential development in Egleston Square and other sections of Roxbury and Jamaica Plain as they transitioned to streetcar suburbs at the turn of the 20<sup>th</sup> century.

The district is significant under Criterion C in the area of Architecture a representative group of early 20<sup>th</sup>-century masonry apartment buildings, a distinctive type of residential building from this period seen in Egleston Square and more broadly across the Columbus Avenue and Washington Street corridors and in areas in close proximity to Franklin Park. The district is locally significant as an expansive and well-preserved example of speculative apartment development in the turn-of-the-20<sup>th</sup>-century streetcar suburbs of Jamaica Plain and Roxbury following a series of local improvements including the establishment of Franklin Park and the extensions of Columbus Avenue and the Washington Street Elevated.

The district has the distinction of being the largest and most architecturally cohesive collection of exclusively masonry apartment buildings in Egleston Square, set apart from nearby residential streets characterized by frame single- and multi-family construction. All ten buildings within the district were designed in the Colonial Revival style and embody the characteristics distinctive to the resource type and the period of significance. They exhibit many original elements emblematic of the style, notably their brick exteriors and contrasting cast-stone details including quoins, belt courses, and decorative Colonial Revival entrances and lintels. The Columbus Avenue and Bragdon Street Historic District retains integrity of location, design, setting, materials, workmanship, feeling, and association, and is significant at the local level. The period of significance begins in 1901 with the construction of the earliest building within the district and ends in 1914, marking the construction of the last two completed buildings.

Within this proposed district, the Morris Weinstein Apartments I, the Morris Weinstein Apartments II, and the Morris Weinstein Apartments IV underwent certified rehabilitations. Completed in 2023, the rehabilitation of these buildings met the Secretary of the Interior's Standards for Rehabilitation and utilized state

and federal historic tax credits. Exterior work included masonry repointing and repair, and the in-kind replacement of ca. 1994 aluminum window sash. Interior stairwells, kitchens, and bathrooms were upgraded on an as-needed basis. Modifications to existing interior stairwell balustrades brought the buildings up to code while retaining existing historic fabric. Additionally, accessible units were introduced at the Morris Weinstein Apartments II. All of the existing units of affordable housing were retained, and the buildings continue to provide much needed quality, affordable housing in the Egleston Square section of Boston.

The next nomination presented was for the **Clinton Wire Cloth Company Historic District** in **Clinton**. The applicant is Liam's Crossing LLC 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 Clinton Wire Cloth Company Historic District is a collection of former industrial buildings located west of Hamilton Square (also known as Depot Square), a small park and plaza at the southwest corner of Main and Sterling streets, and north of Woodlawn Cemetery in Clinton, Massachusetts. The district encompasses 17 Romanesque Revival- or Italianate-style buildings and one granite retaining wall, all constructed between 1863 and 1919 for the Clinton Wire Cloth Company. The district is bounded on the south and east by 19th-century rail lines that were constructed or modified for the company. The surrounding area, particularly the civic and commercial center of Clinton at Depot Square, retains much of its 19th- and early 20th-century fabric and contributes to the integrity of the district's setting. The district as a whole continues to convey strong feeling and association with its 19<sup>th</sup>- and 20<sup>th</sup>-century industrial history.

The district consists of nine distinct parcels on Sterling and Parker streets in the center of Clinton. The main mill complex occupies five parcels on the south side of Sterling Street and is bounded on the north by Sterling Street, on the east by the Springfield Terminal Railway's north-south right-of-way, on the south by the CSX Transportation's freight line between Clinton and Leominster, and on the west by Greeley Street. Three parcels are on the north side of Sterling Street on the east and west sides of its intersection with Parker Street. A discontinuous parcel is about one block north of the district at 89 Parker Street and contains a former foundry associated with and directly linked to the company at the intersection of Sterling and Parker streets via Boston & Maine Railroad spur lines. The area to the north,

west, and south is heavily developed with historic and modern houses and light industrial buildings. The area to the east and northeast is primarily commercial and civic properties.

The Clinton Wire Cloth Company Historic District meets Criterion A in the area of Industry with a local level of significance for its association with the industrial history of the town of Clinton. Founded in 1856 by brothers Horatio and Erastus Bigelow, the Clinton Wire Cloth Company introduced the power-driven automatic wire loom, which Erastus Bigelow invented and patented in 1857, to the United States and became the first company in the country to mass produce woven-metal-wire cloth. In 1838, the brothers founded the Clinton Company, a textile manufacturer, from which the town of Clinton takes its name. The successes of that company led to further industrial development including the founding of the Clinton Wire Cloth Company, which was the largest producer of woven-metal-wire products in the United States in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. During this period, the company introduced numerous improvements to wire cloth weaving technology, including the first shuttle loom designed for weaving fly screens and machinery for producing and drying painted wire cloth. During the 19<sup>th</sup> and early 20<sup>th</sup> centuries, the company was one of Clinton's three major industrial employers, along with the Lancaster Mills and the Bigelow Carpet Company, and was a driving force in local and regional industrial and commercial prosperity. Following a series of mergers with other wire-cloth and fabric manufacturers in 1919–1920, the company (operating as the Clinton-Wright Wire Cloth Company after the mergers) with over \$30 million in assets, became the second-largest steel and wire producer of its kind in the world. The period of significance for the Clinton Wire Cloth Company Historic District begins in 1863 with the construction of the earliest extant building in the complex and ends in 1958 when the company ceased production.

The Town of Clinton was incorporated in 1850 from the village of Clintonville in the town of Lancaster. Clintonville was the last village to separate from Lancaster, which once comprised the towns of Harvard, Stow, Bolton, Hudson, Marlborough, Leominster, Berlin, Sterling, and Boylston. The earliest known industry in Clinton was a grist mill established on South Meadow Brook in 1654, and small-scale cotton and textile manufacturing were introduced in the early 19<sup>th</sup> century. By the early to mid-19<sup>th</sup> century, several mill complexes operated in Clinton, most of which belonged to brothers Horatio and Erastus Bigelow. Erastus invented the first

power loom to weave coach lace and in 1838 partnered with his brother Horatio to establish the Clinton Company for the manufacture of coach lace products.

The Clinton Wire Cloth Company was founded in 1856 following Erastus Bigelow's successful invention of a power loom to produce wire cloth, which he patented in October 1857. The company was the United States' preeminent wire-cloth manufacturer in the 19<sup>th</sup> century and operated the first factory dedicated to its production. Under Erastus Bigelow, patent holder of the wire cloth power-loom, and general manager Charles H. Waters, the company grew from a small operation in a single workshop to a company that employed hundreds of Clinton residents and drove local industry during the late 1870s and early 1880s. As a result of the massive shift in the American wire cloth and fabric industry precipitated by the introduction of window screens and protective tariffs during this period, the company grew by a factor of nineteen. By 1891, the company employed between 400 and 500 people, manufactured over 50 million square feet of wire cloth products annually, had capital assets valued at over \$400,000, and claimed to be "the largest manufactory of woven wire goods in the world." At the time, the company's products encompassed a wide range of goods, including window screens, corn poppers, sieve bottoms, spark arrestors, fences, and wire mesh for architectural stucco.

Clinton and the company continued to grow rapidly in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Clinton's population rose from less than 300 in the 1830s to 11,500 in 1895 and 14,000 in 1930; roughly 10,000 of the residents were either employed by or related to those employed by the town's mills. Despite suffering a devastating fire in 1893, the company continued to operate and expanded its plants multiple times throughout the first half of the 20<sup>th</sup> century with the construction of new buildings. The company hired prominent Lowell-based engineer Charles Clifton Hedrick and Boston-based engineer Charles T. Main to design the buildings erected during this period. Both Hedrick and Main employed the Italianate style, and their buildings generally exhibit similar character-defining decorative elements. To accommodate the new buildings, the company purchased the Sibley property immediately east of the main manufacturing complex and eliminated Woodlawn Street between the railroad right of way and Sterling Street. As a compromise with the town, the company offered to assume all costs for a new road connecting Greeley Street (known before 1930 as Sibley Street) to Rigby Street on the south side of the railroad ROW, including construction of the Greeley Street Railroad Bridge in 1911.

On June 23, 1919, the Clinton-Wright Wire Cloth Company was incorporated with the merger of the Clinton Wire Cloth Company and George F. Wright's Wright Wire Company, which had facilities in Worcester and Palmer; the Morgan Spring Company of Worcester; and two subsidiary companies, the National Manufacturing Company and the Miller Wire Company, both of Worcester, which had merged in 1916. The Spencer Wire Company of Spencer and Worcester was added soon after the main merge. On January 12, 1920, George M. Thompson, president of the new company, announced its acquisition of the Wickwire Steel Company in Buffalo, New York. Following sales of bonds and preferred stocks, the new company, named Clinton-Wickwire, became the second-largest steel and wire producer of its kind in the world, after the American Steel and Wire Company based in Cleveland, Ohio.

During World War II, the Clinton-Wickwire Company produced heavy netting for airfields and many other wire products for the armed forces. In 1944, the company was bought by Colorado Fuel and Iron. The former complex in Clinton closed in 1958, and most of the buildings were sold to the Standard Signal and Sign Company or the Van Brode Milling Company. Van Brode, founded in 1941, was a breakfast cereal producer that had rented space in the complex since the early 1940s and bought the west portion (56 Sterling Street) in 1958.

From 2020 to 2023, the No. 9 Storage & Electric Welding Building was rehabilitated and adapted for residential use with 39 one-bedroom apartment units utilizing state and federal historic tax credits. The rehabilitation followed the Secretary of the Interior's Standards for Rehabilitation and retained the existing staircases, wood decking, and columns.

The next nomination presented was for the **Home for Aged People in Fall River**. The applicant is JNK Realty with Ryan LLC as preservation consultants who prepared the nomination. The nomination is being pursued as part of federal rehabilitation tax credit project.

The Home for Aged People is a Georgian Revival-style former elderly home located at 1168 Highland Avenue in Fall River. Constructed in 1898 and with a major addition in 1937, the building is situated on a picturesque 3 ½ -acre lot at the northwest corner of Highland Avenue and Florence Street.

The Home for Aged People meets Criterion A in the areas of Social History and Health/Medicine for its distinct place in the evolution of elderly care in Fall River. The Home was founded in 1891 as the city's first home for the aged; its 1898

building was the first purpose-built home for the aged in the city; it is Fall River's only home for the aged established in the 1895-1930 heyday of such institutions; and in its founding, services, evolution, and architecture, it embodies the distinctive characteristics such homes.

The Home for Aged People also meets Criterion C, Architecture, at the local level, as the city's only home for the aged constructed during the 1895-1930 period and it is an unusual but significant example in Fall River of a Georgian Revival institutional building. The Home was designed by Fall River architect Charles H. Farnham and was expanded in 1937 with a major addition by Maude Darling-Parlin, Fall River's first female architect.

The period of significance is 1898–1974, reflecting the Home's continuous operation from the date of construction through 50 years from the present, reflecting continued use as a home for the aged until recent years.

Homes for the aged were typically established by a religious group or social organization to provide a refuge for group members who were elderly, poor, and would otherwise end their lives in the poorhouse.

Fall River's Home for Aged People was established by the city's Protestant elite as an alternative to the city almshouse for Protestant residents who were elderly, white, poor, and deemed worthy. It was the city's only elderly home until the Jewish Home opened in 1926, followed by the Catholic Home in 1938.

The Home's 1898 building, housing roughly 26 residents, represented the highest aspirations for elder care, combining a domestic aesthetic in its form and interior—which included a parlor, library, dining room, and fireplaces with contemporary institutional features, seen in its modern kitchen, elevator, electric lights, fire apparatus, and phone system.

The 1937 addition near-doubled the building's size and capacity and added medical care with a four-bedroom infirmary. By the 1970s the home included nurse stations at each floor.

The Home for Aged People remained one of the city's leading elderly homes through the period of significance, as it evolved in step with the evolution of elder care.

Faced with a rapidly changing elder care market after 2000, the Home closed in 2018.



With the use of state and federal historic tax credits, between 2020 and s2022 the Home was rehabilitated into 34 apartments. Retaining its historic exterior and many historic interior features, the building is today known as The Residences at Adams House.

The next nomination presented was for the **Eastwood Cemetery in Lancaster.**

The applicant is the Town of Lancaster with the Public Archaeology Laboratory, Inc. as preservation consultants who prepared the nomination. The nomination was prepared with matching funding support from the Town of Lancaster and a MHC Survey & Planning grant.

The Eastwood Cemetery meets National Register Criteria A and C at the local level of significance. The cemetery meets Criterion A in the area of Community Planning and Development as the last, and largest, public cemetery established in Lancaster. The cemetery was developed by the Town of Lancaster in the late 19<sup>th</sup> century to provide ample burial space for residents well into the future. Planning for the Eastwood Cemetery began in 1872 and it was formally dedicated in 1876.

The cemetery meets Criterion C in the areas of Landscape Architecture and Art. Under Landscape Architecture, the cemetery is significant as an example of Lancaster native Horace W. S. Cleveland's cemetery designs and as the town's only designed rural (or garden) cemetery, and under Art for the monuments and memorials that with Cleveland's design form a cohesive cultural landscape despite some modifications after the period of significance. A significant portion of the gravestones and monuments from the period of significance respond to and are in keeping with the Romantic nature of the rural cemetery.

The property meets Criteria Consideration D as it derives its primary significance through its association with the history of Lancaster, its distinctive design by noted landscape architect Horace Cleveland, and the gravestones and memorials that complement the design of the cemetery.

The Eastwood Cemetery is near the village of South Lancaster in the towns of Lancaster and Bolton, both in Worcester County.

The roughly triangular cemetery is approximately 46 acres and contains more than 1,800 gravestones. It is located on the north side of Old Common/Wilder Road, and bounded by Sand Road and the former campus of the Lancaster Industrial School for Girls on the west, and wooded land to the north and east.

The site's sloping terrain rises from west to east. The grounds are grass with patches of moss, and scattered mature deciduous and coniferous trees create a shaded canopy over many of the gravestones. The cemetery contains a combination of individual burials and family plots. Older graves are in the southern part of the cemetery as well as the periphery on the north, west, and south, including in the forest, and later burials are largely in the center in a lawn-cemetery section laid out in the mid-20<sup>th</sup> century. Small, square granite Burial Plot Markers, flush with the ground or slightly elevated above ground level, demarcate the burial plots and have plot numbers engraved on the top face.

The cemetery's Circulation System consists of curvilinear asphalt-paved and dirt roads that radiate outward from the southwest entrance to encircle the entire cemetery and linear east-west roads that provide access to the burial plots aside from the mid-20<sup>th</sup> century section featuring long, straight roads. The Street Sign System, consisting of cast-aluminum horizontal signs affixed to metal posts, marks the roads. East-west roads are named after trees, and north-south and circumferential roads are named after their shapes, such as Crescent Road, or destinations, like Vista Road.

The burials include family plots with multiple burials and individual or joint burials marked by a single stone. Most of the graves are along main avenues through the cemetery. Gravestones are primarily marble or granite with smaller numbers of other materials, including slate, zinc, and cast concrete. Gravestone shapes include tablets with bases, slant markers, and ledger markers. Cemetery rules prohibit tombs or vaults, but there is one table monument. Unlike other cemeteries in Lancaster, Eastwood Cemetery has no gravestones executed by identified carvers, due largely to the advent of machine carving.

In 1872, the cemetery committee commissioned the noted Chicago landscape architect and Lancaster native Horace Cleveland to design the new cemetery. In 1854, Cleveland established his first landscape architecture practice with landscape architect and planner Robert Morris Copeland. The firm's most notable design, and Cleveland's first rural cemetery design was Sleepy Hollow Cemetery in Concord, Massachusetts in 1855. In 1869, Cleveland moved to Chicago and established his own landscape architecture firm. He went on to design numerous public parks, private landscapes, and cemeteries across the Midwest, and influenced the adoption of rural cemetery principles. He also wrote many landscape design and cemetery design guides and is credited with spreading the popularity of rural cemeteries across the Midwest.

During his career, Cleveland prepared 22 rural cemetery designs: eight in New England; one in Nova Scotia; and the rest in the Midwest. Seven of the eight New England cemeteries are in Massachusetts, and four of those are listed in the National Register. Cleveland's cemetery plans embodied his principle that a cemetery reflected the will of the citizens to have a beautiful, peaceful place to lay their loved ones to rest. Rural cemeteries were not only final resting places but also places of quiet reflection.

Although more reserved in design than many of his other works, the Eastwood Cemetery is an excellent representation of the design principles incorporated into rural cemeteries and used by Cleveland. Most of Lancaster's cemeteries are small, with informal lanes or paths and gravestone arrangements; predominantly slate or marble gravestones; and successional-growth forest around and sometimes within the site. In contrast, the much larger Eastwood Cemetery has a defined pastoral landscape, marked with stands of trees and ornamental plantings formally laid out plots with prohibitions against types of interments and prescribed setbacks for grave markers. Other portions of the cemetery—especially the northern half—is dense forest.

The plots and individual markers and monuments dating to the period of significance—in their forms, styles, and placement within plots and the broader cemetery—are integrated into and complement the designed cultural landscape.

Large family monuments, often surrounded by smaller individual stones, mark many graves in the cemetery. Most family plots have central marble or granite family markers that list multiple family members or the family's surname. Some also have smaller individual markers for each person surrounding the family marker. Retaining walls or fences are prohibited, but low markers delineate the bounds of some family plots.

The Burton Family Monument is an example of a more ornate family plot in the cemetery. Four square granite posts delineate each corner of the plot, two square granite posts with stylized Bs carved in the face mark the center "entrance" to the plot, and three relatively unadorned rectangular blocks act as a low threshold. The plot has a large, central pedestal monument composed of red granite resting on a rectangular base and topped with a carved urn. The individual monuments are low, tablet-style red granite markers.

The White Family Monument is organized in a similar fashion, but the individual monuments are low arched tablets with chamfered sides. The Lewis Family Plot also matches this pattern, but the individual monuments are low slant markers. A number of plots feature markers, often slate, in the form of 18<sup>th</sup>- and early 19<sup>th</sup>-century New England gravestones with tympanums, with varying degrees of ornament.

The cemetery retains integrity of setting, location, materials, workmanship, design, feeling, and association. Its original location and setting in Lancaster and Bolton, near South Lancaster and the Lancaster Industrial School for Girls with woodlands to the north and east, contribute to the overall feeling and association. The landscape design, although somewhat altered by additional roads, the construction of a modern building near the west edge of the property, and a vegetation dump near the workshop, retains sufficient integrity to convey its significance as one of only two cemeteries in the Commonwealth designed solely by Horace Cleveland. Gravestones in the cemetery retain their original workmanship, materials, and design. Gravestones placed before about 1950 are arranged in large family plots along curvilinear roads and are set back from the roadway. Some gravestones placed after about 1950 are in smaller individual plots along straight roads.

The next nomination presented was for the **Old Common Burial Ground in Lancaster**. The applicant is the Town of Lancaster with the Public Archaeology Laboratory, Inc. as preservation consultants who prepared the nomination. The nomination was prepared with matching funding support from the Town of Lancaster and a MHC Survey & Planning grant.

The Old Common Burial Ground, also known as the Old Common Cemetery, is significant at the local level under Criterion A in the area of Exploration/Settlement for its association with the resettlement of Lancaster in the early eighteenth century after the town's destruction in King Philip's War and an additional conflict in 1704. The cemetery is also significant at the local level under Criterion C in the area of Art for its collection of distinctive gravestone styles and iconography from the early eighteenth century through the mid-19<sup>th</sup> century, many of which were executed by well-known local carvers.

The cemetery meets Criteria Consideration D as it derives its primary significance through its association with the early history of Lancaster and its collection of gravestones. The cemetery is in the south end of town.

The cemetery is approximately 1.18 acres and contains approximately 300 stones marking about 260 burials. The cemetery is on the north side of Old Common Road and bounded by private, wooded land on the north, east, and west. The cemetery is bounded by a dry-laid stone wall along the south boundary. A cart path extends north from a gate near the southeast end of the wall, marked by granite posts and a wrought-iron fence.

The Old Common Burial Ground is on a site that slopes upward from the southwest corner along Old Common Road to a level topography that characterizes most of the cemetery. Gravestones are arranged in tight rows running northwest–southeast with informal grass paths between them. Older stones erected in the 18<sup>th</sup> to early 19<sup>th</sup> centuries primarily occupy the northern and eastern portions of the cemetery. A handful of family burial plots with boundary walls and posts are scattered across the cemetery. The grounds are grass with patches of moss, and there is no formal landscaping within the cemetery. Scattered mature deciduous and coniferous trees bound the cemetery and create a shaded canopy over gravestones near the perimeter. Some stones in the cemetery are broken or dislodged, and many have biological growth, such as lichen, on them. The root systems of mature trees have caused some stones to become dislodged from the ground or shift on their bases, and some trees have grown around stones.

A row of three tombs is at the southwest end of the cemetery, built into the sloping terrain. All three have earthen tops, masonry walls, and steel doors in the south faces. Initially constructed for private burials, the West Tomb was used as the cemetery's receiving tomb in the early 20<sup>th</sup> century.

The cemetery encompasses the graves of many early settlers of the new town center of Lancaster and their descendants, including the Wilder and Houghton families. Several veterans of the American Revolution and later wars are buried in the cemetery, including Major Joseph Hillier Sr. and Captain Timothy Whiting.

Gravestones in the cemetery demonstrate the continuum of iconography and epitaphs in the cemetery starting in the early 18<sup>th</sup> century, some of which were executed by locally prominent stone carvers.

The earliest headstones in New England were simple boulders or slabs, rarely with lettering or ornamentation. By the 1650s, headstones were simple boulders or upright slabs with plain, crudely carved lettering, such as that for Josiah

Whetcombsen. By the 1660s in less rural regions and the early 1700s in more rural regions, fully dressed slate markers with the traditional tripartite division into a central panel and flanking slender wings with flat or rounded tops became common.

By the early 1700s, gravestone iconography began to follow a progression demonstrated in cemeteries across the region that responded to changing views of death and how the deceased were memorialized in the United States. Throughout the 18<sup>th</sup> and into the early 19<sup>th</sup> centuries, abstract soul effigies, death's heads and winged death's heads, and humanized soul effigies began to appear on gravestones, which were predominantly slate and had rounded tympanums and often rounded shoulders.

A shift in iconography from soul effigies to the urn and willow accompanied the transition from locational to commemorative inscriptions. The urn and willow remained the dominant motif throughout New England in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. It consists of a weeping willow, an ancient symbol of mourning, and an urn like those used to hold ashes.

Markers with abstract faces in Middlesex and Worcester counties are frequently attributed to Jonathan Worster and his son Moses. These stones typically incorporate an abstract soul effigy with a round-topped head, a pointed chin with round eye sockets, and a thin line for a nose that extends from between the eyes to a rectangular mouth.

James Wilder was a descendant of the early Lancaster settler Thomas Wilder Sr. across his three decades of work, he carved a small body of stones in the Lancaster-Sterling area of Massachusetts, where his workshop was located. During his time as a carver, he produced about 100 stones, the bulk of which date to the 1770s; by the 1780s, his production dropped significantly due to ill health and personal tragedy. His stones were often carved from dark, iron-stained slate quarried in Lancaster and Harvard. They depict winged soul effigies with bold faces, detailed hair, and open startling eyes. The lettering he used is also distinct and high quality.

Paul Colburn, a highly influential carver in the Worcester County region of Massachusetts, was born in Hollis, New Hampshire, and moved to Sterling, Massachusetts, in 1787. At least four other carvers in the area were related to or studied under Colburn, and their work is almost indistinguishable from his.

Stonecutters from the Lamson family were some of the earliest and most important stone carvers in colonial Massachusetts. Lamson stones are considered to have some of the most interesting and beautiful carvings in New England from colonial times. The Lamson family lived in the Malden and Charlestown area. Stones by the family are found along the eastern seaboard from Nova Scotia to Charleston, South Carolina.

The Old Common Burial Ground retains integrity of setting, location, materials, workmanship, design, feeling, and association. Its location on the north side of Old Common Road and its setting in a rural area surrounded by successional-growth forest are intact, although the road has been widened and paved with asphalt. Some stones have toppled or need maintenance, but they retain their original workmanship, materials, and design.

The next nomination presented was for the **J.R. Torrey Razor Co. and J.R. Torrey & Co. Manufacturing Facility**. The applicant is the Stamp Factory Lofts LLC 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 J. R. Torrey Razor Co. and J. R. Torrey & Co. Manufacturing Facility at 128 Chandler Street is a historic factory building at the southeast corner of the intersection of Chandler and Piedmont streets. Neighboring buildings at 124 Chandler Street and 126 Chandler Street were historically owned by and associated with the J. R. Torrey Razor Co. and J. R. Torrey & Co. Manufacturing Facility, but 124 Chandler Street has been demolished and 126 Chandler Street has been extensively remodeled and lacks integrity.

The building occupies a rectangular lot. The site is generally level and slopes gently down to the southeast toward Jaques Avenue. An asphalt-paved driveway runs along the east property boundary and provides access from Chandler Street to an asphalt-paved parking area east and south of the ca. 1902 rear addition.

The J. R. Torrey Razor Company and J. R. Torrey & Co. Manufacturing Facility is significant under Criteria A and C at the local level in the areas of Industry and Architecture. Originally constructed in 1882 and expanded ca. 1902, the building is significant under Criterion A for its association with Worcester's late 19<sup>th</sup>- and

early 20<sup>th</sup>-century industrial boom and its connection to the Torrey companies, two nationally successful companies. J. R. Torrey & Co., a manufacturer of razor strops, was established by Joseph R. Torrey in Worcester around 1858. In 1880, Torrey founded the Torrey Razor Co. with Joseph Turner for the manufacturing of straight razors. The companies were prominent within the razor manufacturing business, and for many years the Torrey Razor Co. had the largest factory exclusively dedicated to the manufacturing of straight razors in the United States.

The building is also eligible under Criterion C as an excellent surviving example of a long, narrow, multi-story industrial loft building with simple Italianate-style influences that embodies the distinctive characteristics of late 19<sup>th</sup>-century industrial construction. The property's period of significance begins in 1882, when the two Torrey companies constructed their new facility at 128 Chandler Street. The company experienced enormous success for many years and expanded the building at 128 Chandler Street around 1902. As the market for safety razors grew, the market for straight razors declined, and so did the company's fortunes. The period of significance ends in 1946, when the company sold 128 Chandler Street to the Warren & Bigelow Electric Co. This date marks a significant departure in use for the building, which had been constructed for and operated exclusively as the two Torrey companies' manufacturing facility for approximately 50 years. This date also corresponds with the end of World War II, a time when industrial activity throughout Worcester suffered.

Through the early 19<sup>th</sup> century, Worcester County was primarily a farming region, with landowners relying on their own production for their household goods. Larger mills were not constructed in Worcester until the early 1800s, the first being fulling mills followed closely by clothier's shops and carding machines. The Blackstone Canal connecting Providence to Worcester was completed in 1828, and the Boston to Worcester Railroad was completed in 1835. By the 1830s and 1840s, several large mills and factories had been constructed in Worcester. By the 1850s, the city had become a hub within the regional rail system. This provided the city access to raw materials and markets and transformed the city into an industrial powerhouse.

Worcester developed as a major steel and metal manufacturing center during the mid- to late 19<sup>th</sup> century. By 1890, Worcester had become a "nationally known center of the metal and machine trades", with metal trades and machinery accounting for approximately 40% of the city's famously diverse industrial output in the late 19<sup>th</sup> and early 20<sup>th</sup> century. While wire manufacturing was preeminent among Worcester's metal industries during this period, the prominence and



economic importance of metal and machinery manufacturing in the city presumably ensured a steady and affordable supply of the raw materials and equipment required to produce cutlery, including razors, and led to the establishment of at least six razor manufacturing firms in the city during this period. Among these firms, the J. R. Torrey Razor Company appears to have been in a league of its own, achieving national prominence as the largest manufacturer devoted to the production of straight razors in the United States. The company, which relocated from Southbridge Street to the nominated property in 1882, expanded rapidly in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and erected a large brick addition to its factory at 128 Chandler Street, roughly doubling the size of the building, between 1896 and 1910.

Worcester peaked as a manufacturing center in the early 20th century. In 1915, 56 percent of employed men worked in manufacturing. Although Worcester's manufacturing sector continued to grow during the first decades of the 20th century, most of the industrial development after 1915 consisted of the expansion of existing facilities, with little in the way of new industrial development. The Torrey Razor Company appears to have remained a dominant force in the American razor industry throughout the 1910s. Charles G. Washburn noted in the book *Industrial Worcester*, published in 1917, that the Torrey Razor Company was the only factory exclusively dedicated to the manufacturing of razors in the United States. Between 1919 and 1920, the *American Cutler*, a monthly publication devoted to the cutlery industry, described the Torrey Razor Company as "one of the leading makers of highest-grade razors in the world," and *The Boston Globe* referred to it as "the largest concern in the [United States] devoted exclusively to making razors."

Beginning in 1920, the Torrey Razor Company experienced several significant changes. The company reduced its scale of production in the 1920s and liquidated its real estate holdings as a result of declining sales due largely to the rise of safety razors. Based on phone directory records, it appears that both Torrey companies primarily operated out of 128 Chandler Street by 1926 and rented space at the adjacent 126 Chandler Street factory to the Peck Shoe Company. By 1932, they had started renting a portion of the subject building to other companies, including Bancroft Print Publishers. 128 Chandler Street remained with the Torrey Razor Company until 1946, when it was sold to the Warren & Bigelow Electric Company. However, the razor company continued leasing space in the factory. The

Torrey family bought out the Turner family the following year. Sales continued to slow, and the Torrey Razor Company closed its regular operations in 1952.

In 2019–2021, J. R. Torrey Razor Co. and J. R. Torrey & Co. Manufacturing Facility was converted to residential reuse with the financial assistance of state and federal historic tax credits. The certified rehabilitation followed the Secretary of the Interior's *Standards for Rehabilitation* and retained the aforementioned significant features. The building retains integrity of location, design, setting, materials, workmanship, feeling, and association.

Chairman Rosenberry called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Columbus Avenue and Bragdon Street Historic District in Boston (Roxbury/Jamaica Plain)** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner DeWitt 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 **Clinton Wire Cloth Company Historic District in Clinton** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Ceccacci and SECONDED by Commissioner M. Wilson. 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 **Home for Aged People in Fall River** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner DeWitt 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.

Chairman Rosenberry called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Eastwood Cemetery in Lancaster** be forwarded to the National Park Service for final review. A MOTION was made by

Commissioner McDowell and SECONDED by Commissioner Ceccacci. 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 **Old Common Burial Ground in Lancaster** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Heidemann and SECONDED by Commissioner Pride. The Chairman called for questions or comments from the commission. The Chairman recognized Commissioner Friary who commented on the importance of this early burial ground, but noted that he was skeptical about some of the dates would encourage the submitters of the nomination to be more certain of the dates. While 1706 may be the date that the cemetery opened he doubts that is the date of the granite posts or the cast iron fences, and as we know the dates of death listed on the monuments are very often not the dates that the monuments were carved. He endorses the nomination, but would like to see more care on the dates. The Chairman thanked Commissioner Friary for his remarks. Hearing no other comments from the commission, 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 **J.R. Torrey Razor Co. and J.R. Torrey & Co. Manufacturing Facility in Worcester** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Pride and SECONDED by Commissioner Heidemann. The Chairman called for questions or comments from the commission. The Chairman recognized Commissioner Ceccacci who noted the photo prints on the copies received were in several instances reversed or upside down and in some cases the caption identified from the wrong direction of the view depicted. Ms. King noted these were errors that must have happened when she compiled the files sent to the commissioners, and Mr. Haley said staff will review and make any final corrections before the nomination is forwarded to the Park Service. The Chairman thanked Commissioner Ceccacci for her remarks. 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.

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, first calling for any recusals. The Chairman recognized Commissioner Ceccacci who will recuse herself from voting on the Ransom C. and Mary L. Taylor Estate Local Historic District in Worcester. He then turned the meeting over to Jennifer Doherty, Local Government Programs Coordinator. Ms. Doherty presented the study reports with a PowerPoint presentation. A copy of the presentation is on file with these minutes.

Ms. Doherty first presented the **Apollos Field House in Boston (Charlestown)**. The petition for this landmark designation was accepted by the Boston Landmarks Commission on August 10, 2021, with an amended petition submitted January 17, 2024.

The house is located at 30 Union Street in Charlestown.

While there are no designated properties in the immediate vicinity of the Field House, there are a number in the wider Charlestown neighborhood. To the southeast is the Town Hill Historic District, listed in the National Register of Historic Places in 1973. The district includes five properties with preservation restrictions.

To the east is the Charlestown Savings Bank, designated a local landmark in 1978. Further east is the Bunker Hill Monument, designated a National Historic Landmark in 1961, a Massachusetts Landmark in 1966, and part of a larger National Register district encompassing the monument's neighborhood listed in 1987. Further southeast is the Charlestown Navy Yard, which the commission reviewed in February, a portion of which is a National Historic Landmark and all of which is listed in the National Register.

The neighborhood around the Field House is a dense urban residential area with layers of buildings dating from the 19<sup>th</sup> century through the present day. Across the street from the Field House are single-family houses from the 19<sup>th</sup> century, while to the east are low-rise mid-20th century apartments owned by the Boston Housing Authority. To the west of the house is a park, playground, and ice rink.

The Field House is a well-preserved example of an early 19<sup>th</sup> century Federal style brick ender. Constructed between 1813 and 1815, the house is a single pile deep, three stories tall, and is distinguished by its brick end walls with integral chimneys. A one-and-a-half story ell projects from the rear northeast corner of the building.

The house retains its historic wood clapboards on the façade and rear elevation, while the windows are wood replacement sash.

Inside, the house retains a great deal of its Federal-period finish, including blocks of wood arranged into a faux stone pattern in the entry hall.

Interior and exterior investigation has shown several alterations to the house. Differences in the brick coursing on the ends suggests that the house was raised from two to three stories. Historic photographs also show that the center windows on the second and third floors have likely been altered from Palladian windows, which would have been in keeping with the historic Federal style of the house.

Historically the design of the Apollos Field House has been attributed to early American architect Asher Benjamin, as the Field House is similar to a plate in his *The Country Builder's Assistant*. However title work for the landmark study report revealed an 1813 builder's lien to Charlestown house wright and carpenter William Wiley, suggesting the house is his work. But in a twist, Apollos Field defaulted on his lien and other mortgages on the property, and in 1815 it was acquired by Asher Benjamin as he moved away from architecture work into real estate.

Following Field and Benjamin's ownership, the family of Rev. Walter Balfour and Mary Devens Balfour owned the property through the end of the 19<sup>th</sup> century, and it was likely they who undertook extensive renovations to the house, such as the addition of the third floor. Mary Devens Balfour was the paternal aunt of Charles Devens, Jr., who is believed to have been born in the house. Devens had a long political and military career, serving in the Army in the Civil War, as an associate justice of the Commonwealth's Supreme Judicial Court, and as Attorney General under President Rutherford B. Hayes. Fort Devens was later named for him.

The house continued in residential use through the 20<sup>th</sup> century, with various alterations made, such as the removal of the central tripartite windows on the second and third floors, the replacement of the slate roof with asphalt shingles, the removal of tracery from the entry door sidelights, and the construction of a new rear ell.

In June of 2021, the owners of the abutting property to the north on Lawrence Street, also an early 19<sup>th</sup> century brick-ender, submitted an application to demolish that building. In response, neighbors filed a petition with the BLC to designate that house and the Field House as a small, two-building Architectural Conservation District.

When the neighboring house was ultimately demolished in June of 2022, a new petition was submitted to designate the Field House as an individual landmark, and the subject study report was prepared. While there is no immediate threat to the Field House, the demolition of the neighboring house was part of an ongoing pattern in Charlestown of the demolition and replacement of its historic 19<sup>th</sup> century residential buildings.

Because it is a well-preserved example of an early 19<sup>th</sup> century Federal style brick ender, and its design by local house wright and carpenter William Wiley, BLC staff recommends that the Apollos Field House be designated as a Boston Landmark.

MHC staff recommends acknowledging receipt of the Landmark Study Report for the Apollos Field House and providing the following advisory recommendations and comments:

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

Ms. Doherty then presented the **Ransom C. and Mary L. Taylor Estate Local Historic District in Worcester**. The City of Worcester is proposing to establish its first single-property local historic district, to protect the Ransom C. and Mary L. Taylor Estate, which is currently under demolition delay.

The proposed district would protect a single property at 36 Butler Street in the city's Quinsigamond neighborhood.

Worcester's existing local historic districts are in the center city core area, northwest of the Taylor House. The Taylor House itself was listed individually in the National Register in 1980. Other designated properties include the Christina Nelson Three-Decker to the south, listed in 1990; the Blackstone Canal to the east, listed in 1995; and a portion of the Holy Cross College campus to the northwest, listed in 1980.

Butler Street is a short, dead-end, residential street rising up a hill from busy McKeon Road. Houses are a range of late 19<sup>th</sup> and 20<sup>th</sup> century forms and styles, although most have seen maintenance alterations such as vinyl siding and windows. The area includes typical Worcester multi-family forms such as two families and three-deckers. The Taylor House sits on a notably large lot for the area, with a large asphalt parking lot to the west of the house.

The Taylor Estate was built around 1858. It is speculated that the house was designed by local architect Elbridge Boyden, as details on the building match other known commissions of his, but no concrete evidence has been found linking Boyden to the building.

The house is a two-story side gable Italianate style house with a three bay façade. The centered entry is highlighted by a two-story cross gable with a Palladian window in the second story. The entry is protected by an enclosed porch which matches two shallow porches on the side elevations. A Porte Cochère projects from the west porch, likely added when the house was converted to a funeral home in the early 20<sup>th</sup> century. A two-story ell projects from the center of the rear of the building. The house is now covered in aluminum siding but retains several Italianate features, such as brackets and modillions at the eaves and corner pilasters with a recessed center panel.

The house sits well back from the street with a large asphalt parking lot to the west. In the rear is a small early 20<sup>th</sup> century concrete block garage.

Ransom C. Taylor was born in New Hampshire but moved to Northbridge with his family in 1833. There his father operated a retail meat business focused on byproducts such as neatsfoot oil, glue, and tallow. In 1851, Taylor married Sutton native Mary Louisa Chase, and the couple moved to Quinsigamond Village the following year where Taylor established a tripe business. It was the first major industry in the village outside of a wire factory. Throughout the 1850s Taylor acquired nearly 75 acres of land in the area. Notably, while in an era before zoning deeds would usually ban “noxious uses” on properties such as slaughterhouses and the manufacture of tallow, Taylor’s deeds specifically allowed for the production of tripe. However changes in the neighborhood in the 1870s brought about a cease and desist letter from the City and a lawsuit from a neighbor. Taylor was also heavily involved in real estate and financed the construction of several buildings that still stand in Worcester’s downtown.

The Taylor’s large landholdings were sold out of the family in the 1910s, with a plan drawn up to demolish the house and subdivide the area. But the house was not demolished, and in 1916 was acquired by Oscar Lindquist, a Swedish-born undertaker. Lindquist’s Swedish nativity was indicative of the changing demographics of Quinsigamond Village, where in the late 19<sup>th</sup> and early 20<sup>th</sup> century a large Swedish community developed. While Lindquist may have arranged funerals out of the Taylor Estate, the funerals themselves were held

elsewhere until the 1930s, when Sanborn maps shows the addition of the Porte Cochère and marks the property as an undertaker's business.

The descendants of Oscar Lindquist continued to use the house as a funeral home into the early 2020s.

The owner of the Taylor Estate applied to demolish the property in 2023, and a one-year demolition delay began on July 7, 2023. The following month, local non-profit Preservation Worcester named the building to their 2023 Most Endangered list.

The owner who applied to demolish the building sold it to a new owner in January of 2024. The new owner is open to preserving the building, but is also interested in redeveloping the large lot. They have been in discussions with the Worcester Historical Commission about relocating the building on the lot to allow for development.

MHC staff recommends acknowledging receipt of the Preliminary Study Report for the Ransom C. and Mary L. Taylor Estate Local Historic District and providing the following advisory recommendations and comments:

The Massachusetts Historical Commission encourages the City of Worcester to establish the Ransom C. and Mary L. Taylor 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 **Apollos Fiend House in Boston (Charlestown)**. A MOTION was made by Commissioner McCurdy and SECONDED by Commissioner Friary. 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.

At this point Commissioner Ceccacci left the meeting.

Chairman Rosenberry then called for a MOTION TO ACCEPT the MHC staff recommendations on the Preliminary Study Report for the **Ransom C. and Mary L. Taylor Estate Local Historic District in Worcester**. A MOTION was made



by Commissioner DeWitt and SECONDED by Commissioner Heidemann. The Chairman called for questions or comments from the commission.

The Chairman recognized Commissioner McCurdy who asked would this process save the building from demolition. The Chairman said that it certainly puts it on the right track. The Chairman recognized Ms. Doherty who said that when a building is designated to the local historic district the local historic commission has to review all proposed changes to the exterior of the property visible from a public way. If demolition is one of the proposed changes, then once the local historic district is established, if the owner is looking for a demolition permit, they would need the approval of the commission, and the commission could choose to deny their approval. So the owner would not be able to obtain the demolition permit. The Chairman called for any further comments from the commission. Hearing none, he called for comments from the public.

The Chairman recognized Mr. Joshua Lee Smith, Attorney of the property owner of 36 Butler Street who said that his client, the owner and developer of the site, is looking to develop the site, and that he has a draft plan that he has been discussing with city officials and reviewing the zoning approvals that would be required. He said his client is in fact very interested in seeing that the existing building is preserved. However, in order to allow for and accommodate the proposed new development, which would include new ground-up construction of townhouse style units on the property, the historic building would need to be relocated either on the site or off the site entirely. He stated that his client's first option and choice would be to have the building relocated on the site, moving the building a few feet as opposed to possibly hundreds of feet off site. He stated that they have a plan and are working with a civil designer and an architect, as well as city officials in terms of siting, and with Michelle Johnstone, city preservation planner regarding this. The current proposal from the city is to create a local historic district that would include the entirety of the parcel. Mr. Lee noted that his client only wants the historic building to be included in any local historic district. Mr. Lee said his client would much rather not have the entire parcel subject to and encumbered by a local historic district, as that would mean that any modifications, any new ground-up construction such as his new townhouses, would be subject to the local historical commission regulations, and he did not think this is the intent of the city or the commission. He and his client have been in talks with Ms. Johnstone and other city officials as to how mechanically and logistically the site could accommodate that sequence, having the new development approved and constructed, while the historic building is relocated and a local historic district established that would exclude the new development portion. He is not sure if there is a clear cut answer

to that, but that is what his client is seeking in order to proceed with his development and have the historic building preserved. The Chairman thanked Mr. Smith for his comments and noted this part of a conversation should take place outside of the format of this meeting. The chair noted that Mr. Lee's comments are well taken and will be recorded in the meeting minutes. The Chairman called for any other questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED with ten in favor and three nay (Commissioners McDowell, Pride, and H. Wilson).

Commissioner Ceccacci returned to the meeting.

Chairman Rosenberry turned to the next item on the agenda, the presentation of the **FY24 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 M. Wilson for reviewing the FY24 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. It is a 50/50 matching reimbursement grant program. It is a 2 step application process. From pre-applications submitted in November, at its December meeting the Commission voted to invite 13 projects to submit full applications. Eleven of the 13 invited projects submitted full applications.

Under the requirements of our federal funding agreement with the National Park Service, MHC must pass through a minimum of 10% of its annual 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 FY24 grant round. Of the 11 full applications received, 5 are from CLGs and 6 from non-CLGs. The total request for the 11 projects was for \$219,000.

The 11 projects include 8 communitywide or targeted surveys, 1 survey plan, 1 National Register nomination, and 1 preservation and management plan.

Based on its review of the proposed projects, staff has made recommendations to the sub-committee on awards. Mr. Steinitz then turned to Commissioner Wilson who presented the subcommittee report and findings.

Commissioner Wilson began by thanking the MHC staff for all their work in reviewing the applications. As noted there were 11 full-applications from the 13 that were invited to submit, but in the process Nantucket decided to focus on an existing project, and the staff was notified by Westborough that they were unable to proceed at this time. Out of the 11 projects there are 8 survey projects, 1 survey plan, 1 management preservation plan, and 1 National Register nomination. He said many of the applications are from communities who are building on earlier work, such as completing their surveys. Three applications are from first time applicant communities. Of note is that Manchester-by-the-Sea in the process of submitting their application went from being a non-CLG community to recently being certified as a Certified Local Government. All applicants have their matches in place for the grant awards. Most pending awards are further requested amount of funding. Two in the final pool had their requested amounts reduced slightly. There are still fewer consultants, and that continues to be an issue to find consultants to undertake work on these projects. The number of proposed CLG projects does meet the required 10 percent pass through requirement. So the subcommittee recommends inviting full slate of applications for approval as indicated on the list that the Commission has before it. With that Commissioner Wilson concluded his report.

Chairman Rosenberry thanked Commissioner Wilson, 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 \$38,000 to the **Boston Landmarks Commission** for the **East Boston Survey Update Phase II**. A MOTION was made by Commissioner McDowell 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 \$15,000 to the **Manchester-by-the-Sea Historical Commission** for the **Town-wide Historic Properties Survey, Target Area 1**. A MOTION was made by Commissioner Wheeler 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 \$17,500 to the **City of Newton** for the **Newton Architectural Survey ca. 1940-1975**. A MOTION was made by Commissioner DeWitt 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 \$26,000 to the **City of Salem** for the **Fort Lee Preservation and Management Plan**. A MOTION was made by Commissioner Friary and SECONDED by Commissioner Wheeler. 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 \$20,000 to the **City of Worcester** for the **Worcester Historical Survey of Environmental Justice Neighborhoods**. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner McDowell. 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 \$20,000 to the **Abington Historical Commission** to the **Abington Historic Properties Survey Update**. A MOTION was made by Commissioner Friary 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 **Holliston Historical Commission** for the **Village Commercial District Historical Resources Inventory**. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner M. Wilson. 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 **Town of Ipswich** for the **Ipswich Survey Master Plan**. A MOTION was made by Commissioner McCurdy and SECONDED by Commissioner Friary. 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 **Lunenburg Historical Commission** for the **Lunenburg Historic Properties Survey**. A MOTION was made by Commissioner Ceccacci and SECONDED by Commissioner Wheeler. 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 \$10,000 to the **New Braintree Historical Commission** for the **New Braintree Town Center National Register Nomination**. A MOTION was made by Commissioner M. Wilson 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 \$20,000 to the **Whitman Historic Commission** for the **Whitman Inventory of Historical Resources – Phase 2**. A MOTION was made by Commissioner Friary and SECONDED by Commissioner Wheeler. 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 giving an update on the MHC's budget. For the state budget for FY2025 that starts July 1<sup>st</sup> the governor has recommended a 3.8 percent increase to MHC's budget which would be about \$40,000, and for a total budget of \$1,067,051, which gets closer to making the required match to the National Park Service. Survey & Planning grant projects have been used as part of the match, so this increase would provide more flexibility in terms of budgeting. The Federal budget is still under a continuing resolution for the current federal fiscal year FY24 which started last October at level funding from the prior year. The House has passed a minibus spending bill that includes level funding for the SHPOs compared to FY23.

Ms. Simon next followed up on Commissioner McDowell's question from the last commission meeting regarding the local historic district preliminary study reports, asking why MHC staff can't acknowledge receipt, particularly as the report may not come up on the MHC commission meeting agenda until after the local government vote. She stated that she went back to the previous discussion as reflected in the October 2022 commission meeting minutes. MHC legal counsel

had advised that there's a need for the full commission to acknowledge the receipt of the study report and make recommendations in order to make MHC's role very clear that under Chapter 40C and the special acts of certain municipalities like the City of Boston, MHC has no approval or veto power over the study report. The commission can only accept the report, reject the report or make recommendations. The laws make it clear that the decision lies in the local government, and is not in the MHC's jurisdiction.

Commissioner McDowell asked whether the commission could pass a motion through our legal counsel to at least give staff the ability to acknowledge receipt ahead of the meeting. If the answer is no under our counsel's advice, the report of acknowledgment will be kept the same, and we'll continue to do it the way we are. Ms. Simon responded that the general counsel felt strongly that the commission needed to acknowledge receipt in order to make recommendations.

Finally, Ms. Simon announced to the Commissioners that the next Commission meeting is April 10<sup>th</sup>, and there will be no meeting in May. We will be looking for volunteers for the MPPF subcommittee that will meet before the June 12<sup>th</sup> meeting when the full Commission will vote on MPPF grant awards. 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 DeWitt and SECONDED by Commissioner Friary. The meeting adjourned at 2:53 pm.

#### Commissioners Present

John Rosenberry

Dennis DeWitt

Michael McDowell

Susan Ceccacci

Donald Friary

Mark Wilson

Derek Heidemann

Heather Wilson

Helena Fruscio Altsman

Anne Pride

Kellie Carter Jackson

Ryan Wheeler

James McCurdy

Staff Present

Brona Simon

Jennifer Doherty

Michael Steinitz

Ben Haley

Elizabeth Sherva

Joshua Dorin

Peter Stott

Paul Holtz

Nancy Alexson

Shari Perry-Wallace

Liz King

Robin Forham

A TRUE COPY ATTEST

Respectfully submitted,

Shirley Brown