

MEETING MINUTES
MASSACHUSETTS HISTORICAL COMMISSION

June 12, 2024

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

Commissioner Charles Sullivan will be sitting in for Chairman, John Rosenberry.

Commissioner Sullivan called the meeting to order at 1:11 pm. On behalf of Secretary Galvin, he welcomed the Commissioners. Commissioner Sullivan next addressed the visitors, thanking them for attending. For those individuals who may not have attended commission meetings in the past, Commissioner Sullivan explained the structure of the meeting and when in the process the visitors could address the commission.

The Commissioner turned to the first item on the agenda, the approval of March 13, 2024 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 motion CARRIED UNANIMOUSLY.

Commissioner Sullivan then turned to the next item on the agenda, the National Register nominations, and called for any recusals. Hearing none, he turned the meeting over to Ben Haley, National Register Director who presented the National Register nominations. Mr. Haley noted that six nominations would be presented, and three are part of tax-credit rehabilitation projects.

The first nomination presented was for the **Hyde Park High School in Boston (Hyde Park)**. The applicant is the Rogers School LLC with PAL as preservation consultant. Nomination is being pursued as part of federal rehabilitation tax credit project.

The Hyde Park High School, also known as the William Barton Rogers School, is significant under Criteria A and C at the local level in the areas of Education and Architecture. Under Criterion A, the building is significant as the first purpose-built high school in the Town of Hyde Park, which was annexed by the City of Boston in 1912, and for the integral role it played in the development of cooperative industrial education in Boston in the early 20th century. The building is also significant in the area of Education for its association with the desegregation of Boston's public school system and busing between 1974 and 1975, an important historical event in Boston and American history.

Under Criterion C, the building is significant as a well-preserved example of an early 20th-century, Classical Revival-style school building with compatible Classical Revival-style additions built in 1916–1918 and 1933, whose form embodies the evolution of government policies and philosophies on education during this period.

The Hyde Park High School has two discrete periods of significance. The first period of significance begins in 1902, when the building was constructed, and ends in 1933, when the second addition was completed. The second period of significance covers the years 1974 to 1975, when the Boston School District converted the Rogers School into the Hyde Park High School Annex as part of the city's plan to integrate its public school system through busing.

The former Hyde Park High School occupies a 1.69-acre, irregular-shaped parcel bounded to the north by Webster Street, to the east by private residential buildings, to the south by Everett Street, and to the west by Harvard Avenue.

The property is in the dense residential neighborhood of Hyde Park in southwest Boston. The south-facing building is set back, ranging from immediately adjacent to and approximately 60 feet from the sidewalks and roads to the north, south, and west, is on a slight hill, and occupies most of the parcel. The U-shaped building has a central asphalt courtyard.

In the early 19th century, present-day Hyde Park was agrarian and consisted of land in the towns of Dorchester, Milton, and Dedham. Hyde Park was incorporated as a town in 1868. That same year, citizens voted to establish a high school. In 1874, the town voted to relocate the high school students to the Everett School, which had been transferred from Dorchester to Hyde Park.

Hyde Park developed rapidly in the late 19th century. By 1900, the school's population reached 275 students and necessitated the construction of a purpose-built high school. In 1901, the school committee was authorized to construct a new high school. The Hyde Park High School opened on September 22, 1902, with a population of 320 students. Designed in the Classical Revival-style, the building contained 20 classrooms, a large two-story auditorium with a dressing area, a tiered lecture and recitation room, and administrative offices. At the end of the 1902–1903 school year, 38 students graduated, and 112 new students enrolled for the next year.

Enrollment at Hyde Park High School continued to expand during the first decade of the 20th century due to rapid population growth spurred simultaneously by the town's booming industrial economy and the draw of its suburban landscape and affordable, lower-density housing.

In November 1911, residents of Hyde Park and Boston voted overwhelmingly in favor of the annexation of the Town of Hyde Park by the City of Boston, a process that was completed the following year. Shortly after Boston annexed Hyde Park in 1912, the Boston Public Schools established an experimental cooperative industrial education program at the Hyde Park High School sometime between the end of 1912 and the beginning of 1913. The four-year program was the first of its kind in Boston and provided a mix of general high school classes, manual training and industrial education courses, and shop classes designed to prepare male students for employment in Hyde Park's metalworking industries. This experimental industrial education program enjoyed rapid success and soon became a permanent part of the school's curriculum, eventually prompting the Boston Public Schools to institute cooperative industrial education programs at six other general high schools by 1918, with a seventh added by 1926. It also quickly revealed the limitations of the school's existing facilities and resources and the need for an addition to accommodate it.

As early as October 1913, the Business Men's Association of Hyde Park began petitioning the Boston School Committee and Superintendent Franklin B. Dyer for an addition of room for the work of the cooperative industrial shop course. Planning for enlarging the school began in March 1915, when the Boston School Committee requested funding from the Schoolhouse Department for an addition. In addition to requiring space for the cooperative industrial education program, a rapidly growing student population necessitated the erection of an addition to school. Between 1913 and 1916, the number of students enrolled at the school grew by almost 70%. The addition housed dedicated shop space and classrooms for the industrial education program on the lower floors and additional classrooms on the upper floors.

Hyde Park had 23,913 residents by 1930, and, to alleviate crowded school conditions, the Schoolhouse Department built a large new high school about a half mile northeast of Webster Square and converted the school on Everett Street to an intermediate school. The old high school, the nominated property, was renamed the William Barton Rogers School after the founder of MIT. The Rogers School was subsequently enlarged with an addition in 1933. This addition contained eighteen rooms, three shops, a gymnasium, and a lunchroom.

The building is also significant under Criterion A in the area of Education for its association with the desegregation of Boston's public school system and busing between 1974 and 1975, an important historical event in Boston's history. When the Rogers School was converted from an intermediate school into the Hyde Park High School Annex in 1974 as part of Phase 1 of the court-mandated plan to integrate Boston's public schools through busing, it was the only intermediate school in Hyde Park, a predominantly white, working-class neighborhood. This contributed significantly to the opposition of Hyde Park parents and residents to busing, and students at the Rogers School participated in mass walk outs to protest busing and experienced racial violence during this period.

Due to declining enrollment, the school closed in 2015. It remained vacant until 2019, when rehabilitation started to convert the building into housing.

Between 2022 and 2024, the building was rehabilitated using state and federal historic tax credits. In accordance with the Secretary of the Interior's Standards, the project converted the school into a residential mixed-income rental development with approximately 74 housing units. Most units are affordable, all are age-restricted to 62 years and older, and, notably, specifically targeted to members of the LGBTQIA community.

The next nomination presented was for the **Historic Resources of Downtown Brockton Dating to the Height of the Shoe Industry, 1840-1946 Multiple Property Documentation Form and North Downtown Historic District in Brockton**. The applicant is 28 Petronelli LLC and the City of Brockton with Epsilon as the preservation consultant. Nomination and MPDF are being pursued as part of federal rehabilitation tax credit project.

For the purpose of the Multiple Property Nomination, “Downtown Brockton,” as outlined in black in the map displayed, encompasses the diverse urban core of the city of Brockton that was largely developed during a period of prosperity brought on by the local manufacture of shoes and related products from the mid-19th to mid-20th centuries. National Park Service and MHC staff determined that a single, large eligible district is not present due to extensive demolitions and new construction in the area studied. It was thus recommended that a Multiple Property Documentation Form, or MPDF, be prepared to develop historic contexts under which significant resources that retain integrity in Downtown Brockton could be nominated to the National Register individually or as part of a historic district.

Associated Historic Contexts

Four distinct historic contexts were identified during our study of Downtown Brockton. They are the following:

1. Brockton’s Shoe Industry;
2. Commercial Development in Downtown Brockton;
3. Residential Life in Downtown Brockton; and
4. Government Improvements and Infrastructure.

The period of significance for historic resources located within the boundaries of Downtown Brockton established for the Multiple Property Submission extends from 1840 to 1946. 1840 marks the approximate date when Brockton’s principal industry, footwear manufacturing, shifted from a focus on boots to shoes, setting off a period of prosperity and rapid growth, particularly in downtown. The end date of 1946 approximates the end of Brockton’s shoe industry-supported economic prosperity following World War II. Each of the four Associated Historic Contexts identified for Downtown Brockton are known to or have the potential to span the full length of the period of significance.

Brockton’s Shoe Industry

Today’s City of Brockton was originally an unsettled northern section of a large colonial-period settlement called Bridgewater. It was incorporated in 1783 as the North Parish of Bridgewater before separating as the town of North Bridgewater in 1821. At the heart of North Bridgewater developed the Centre Village, a mixed commercial, industrial, civic, and residential area centered along Main Street. This would eventually become Downtown Brockton.

Early industry in North Bridgewater was largely dominated by footwear manufacturing. Initially, boots were the dominant product but a shift toward shoes occurred in the 1840s as fashion trends evolved. This coincided with expanded railroad and steamship services, which provided wider product distribution. Supported by new technologies and machinery, the number of shoe manufacturers in North Bridgewater grew and by the mid-1860s it became the largest shoe-producing town in the nation. Many of the large shoe companies that would gain national recognition were founded in the 1870s, including those owned by W. L. Douglas, George E. Keith, Preston B. Keith, D. W. Field, and M. A. Packard. Industrial production remained strong through the first decade of the 20th century. The rise of European footwear manufacturing

beginning in the 1910s initiated the decline of Brockton's shoe industry. Additional competition came from domestic manufacturing centers in the American South and Midwest. Brockton's shoe industry saw a temporary boost during World War I as a result of military contracts, however by 1923 all Brockton footwear manufacturers were unionized and unable to lower wages to stay competitive. Exacerbated by the financial crisis of the Great Depression, the entire system spiraled rapidly, only briefly revived during World War II.

Commercial Development in Downtown Brockton

The success of the local shoe industry ushered in an era of prosperity, and Downtown Brockton emerged as the heart of commercial, civic, and public life in the city. The diversity of the businesses in Downtown Brockton exemplified its vibrancy and its important role in local and regional commerce. Grocery shops, apparel retailers, banks, restaurants, and other service industries were all found in Downtown Brockton. A high concentration of late-19th century commercial buildings are found along the Main/North Main Street corridor. Commercial development continued into the first half of the 20th century. Many offices, retail shops, and department store buildings from this period are extant, most of which are located on or immediately off of Main/North Main Street. The extant single-story commercial buildings located on the north side of Legion Parkway, a new commercial corridor laid out in 1923, emphasized the importance of street-level, auto-friendly commerce.

Residential Life in Downtown Brockton

As footwear factories opened and expanded during the second half of the 19th century, greater employment opportunities coincided with a population boom in Brockton. The population increased rapidly from about 6,500 in 1860 to over 13,000 in 1880. Residential development took hold across the periphery of the downtown, notably to the west of Main/North Main Street. Single-family cottages were the most common form of residential building constructed during the mid- to late-19th century. Brockton's population climbed from over 40,000 in 1900 to over 62,000 in 1915. In response to the sharp rise of working-class and middle-class populations, large multi-family residential buildings began to be constructed. An affordable and decent alternative to single-family homeownership, apartments had ample space, light, ventilation, and egress. Important to residential life in Downtown Brockton were places for community and civic engagement. Downtown Brockton's extant churches and affiliated buildings are telling of the area's population growth and diversity during the period of significance. Other non-residential resources associated with this context include those with ties to social organizations or clubs, few of which had their own facilities but rather congregated in dedicated meeting spaces in commercial buildings.

Government Improvements and Infrastructure

As Brockton emerged as a prosperous industrial city, there was a movement to establish distinct civic and social sites for public use. In 1863, Frederick Perkins donated a 1.34-acre parcel on the west side of North Main Street to the town for a public common today called Perkins Park. The

park served as the location for community celebrations, fairs, and other public events. Monuments installed in Perkins Park reflect its local social importance.

Downtown Brockton is home to a number of significant government buildings at all levels: local, state, county, and federal, and with various uses such as a fire station, city hall, public library, and county courthouse. Ranging in date from 1884 to 1913, these buildings represent Brockton's effort to create a physical municipal identity following its incorporation as a city in 1881, and signify its important role within Plymouth County.

In 1896, the City of Brockton undertook a large public works project to remove all of the city's grade railroad crossings at major street crossings. In doing so, Brockton was one of the first communities in Massachusetts to utilize the 1890 Massachusetts Grade Crossing Act. Furthermore, the elimination of 2.5 miles of grade crossing was one of the largest civic improvements in the state during the late 19th century. Several stone-arched viaducts built as part of the project remain at major street intersections in Downtown Brockton. The previously mentioned establishment of Legion Parkway in 1923 illustrates continued municipal improvements into the early 20th century.

Associated Property Types

The associated property types identified in Downtown Brockton are the following: commercial buildings, institutional buildings, industrial buildings, residential buildings, viaducts and bridges, parks and monuments, and historic districts. Associated individual resources and historic districts will be eligible under Criteria A and/or B in areas pertaining to the identified Associated Historic Contexts, and/or Criterion C for architectural significance. Eligible properties and districts can meet more than one criterion. Sufficient integrity is required. A higher level of integrity is necessary for individual resources than for those contributing to a historic district.

Commercial Buildings

The identified commercial building subtypes are single-story, multiple-story, mixed-use with residential, hotel, bank, and automotive garage. The category of commercial buildings is broadly defined to include all buildings whose primary historic function was related to trade or commerce, was a for-profit business, or was a professional service.

Design and form elements are similar among multiple-story and mixed-use with residential buildings. They feature ground-level storefronts with offices and/or residences above. The late-19th century and early 20th century examples are notable for their architectural ornamentation and represent a wide range of popular architectural styles including Panel Brick, Romanesque Revival, Renaissance Revival, Classical Revival, and Colonial Revival. Art Deco, Moderne, and Contemporary-style commercial buildings in Downtown Brockton date to the 1930s and 1940s. Single-story commercial buildings are dominated by their storefronts, and ornamentation is more restrained. Hotels in Downtown Brockton are three or four stories in height, and, unsurprisingly given their original use, exhibit the design and form elements of both the multiple-story and mixed-use with residential commercial buildings.

Banks in Downtown Brockton are two stories in height, however their overall massing varies greatly, ranging from a three-bay section of a city block to an entire city block. Nonetheless, a sense of monumentality is derived from ornate primary entrances, some of which feature columns.

The one automotive garage identified in the area is ca. 1912 Bradford Garage located at the rear of a 1912 mixed-use commercial and residential building on North Main Street, The Bradford. It is largely utilitarian but features an Art Deco-style stepped parapet.

Institutional Buildings

Institutional buildings in Downtown Brockton are divided into the following subtypes: government, religious, and community.

Regardless of use, they all possess a high level of ornamentation specific to their late-19th to early 20th century styles that include Gothic Revival, Romanesque Revival, Renaissance Revival, Second Empire, Colonial Revival, and Classical Revival. Some of these buildings are monumental and designed by notable architects.

The majority of religious buildings in Downtown Brockton are well-preserved masonry and frame churches. Dating from between 1850 and the early 20th century, a wide variety of styles are represented including Italianate, Queen Anne, Gothic Revival, Romanesque Revival, Colonial Revival, and Neo Gothic Revival. Also within this subtype is a Classical Revival-style brick rectory.

The community buildings date from the late 19th century to the mid-20th century. The earliest is frame while the others are of brick. Styles represented in this subtype include Classical Revival, Romanesque Revival, Art Deco, and Moderne.

Industrial buildings in Downtown Brockton are organized into three subtypes: factory, warehouse, and power house.

Most identified resources of this property type are one- to four-story brick factories with sections dating from 1880 to the mid-20th century. Not all industrial buildings have discernible architectural styles and are typically utilitarian in appearance; however, styles such as Panel Brick, Romanesque Revival, and Art Deco are present.

Residential Buildings

Residential buildings fall into the following two subtypes: single-family houses and multiple-family apartments. The vast majority of residential buildings in Downtown Brockton were constructed in the last quarter of the 19th century as single-family frame dwellings with side hall plans. They are generally uniform in form and massing, rising 2½ stories to a gable roof. The earliest of these buildings have Italianate elements, but others are Victorian Eclectic or Queen Anne in style. Few residential buildings in Downtown Brockton depart from this recipe but they tend to be more notable, high-style masonry or frame dwellings designed in the Queen Anne or

Second Empire styles. Less common in Downtown Brockton are apartment buildings. Identified examples date from the early 20th century and include two Classical Revival-style blocks, The Leland, 162 Warren Avenue, a three-story frame building, and Elmcourt, 31 West Elm Street, a four-story brick block.

Viaducts and Bridges & Parks and Monuments

Downtown Brockton features seven single-span, rusticated stone-arch viaducts built in 1896 as part of an extensive public works project. They may be eligible as part of a larger historic district along the MBTA right-of-way that encompasses all of the extant viaducts in Brockton constructed as part of that project.

Within Downtown Brockton is one city-owned park, the 1863 Perkins Park. It features two monuments, the 1894 Woman's Christian Temperance Union Drinking Fountain and the 1907 Soldier's Monument.

Historic Districts & Summary

Due to the substantial areas of vacant and underutilized land, and building disrepair, a large historic district encompassing the entirety of Downtown Brockton is not possible; however, smaller potential historic districts within Downtown Brockton exist. Four potential districts have been identified based on research and fieldwork. Downtown Brockton developed as a diverse urban hub, and as such, historic districts should reflect this diversity in their property types.

In summary, four historic districts and thirteen individual resources have been identified as potentially eligible for National Register listing through the MPDF with local significance related to one or more of the Associated Historic Contexts.

North Downtown

A nomination for the North Downtown Historic District has been submitted for review along with the MPDF.

The North Downtown Historic District encompasses slightly more than 23 acres in the northern section of Downtown Brockton. The primary north-south corridor running through the district is North Main Street / Main Street from Linden Street to the north down to Legion Parkway to the south. The district extends east from the Main Street corridor roughly halfway to Montello Street along portions of Court and Franklin streets and Petronelli Way (formerly Ward Street). West from Main Street, the district extends along portions of Spring, Pleasant, and Green streets to Warren Avenue. The district consists of 62 resources, 46 of which are contributing (43 buildings, two objects, and one site), and three buildings previously listed on the National Register. Within the district's boundaries are thirteen noncontributing buildings and nine vacant lots.

Commerce

Satisfying Criterion A in the area of Commerce, the district contains many of Downtown Brockton's historic commercial buildings, many of which are located along the Main Street/North Main Street corridor. These resources are illustrative of Downtown Brockton's role as an important local commercial hub during the period of significance, featuring a rich collection of offices, retail shops, department stores, and banks.

The earliest extant commercial building in the district is the Enterprise Building, built in 1887 and named for its original primary tenant, the *Brockton Enterprise*. In addition to printing, the building that year housed a bakery, meeting hall, a restaurant, and clothing and candy manufacturers. The attached 1889 Field's Block, initially housed a restaurant and fruit dealer on the first floor, a grocer, tailor, and offices on the second floor, a meeting hall on the third floor, and a pool hall on the fourth floor. Occupying a prominent location within the district, the 1897 Times Building, housed the *Brockton Times*, a local newspaper founded in 1895, as well as offices and retail.

North Downtown Historic District features one of Downtown Brockton's four banks, the 1890 Brockton Savings Bank Building, telling of the economic growth seen locally at the end of the 19th century. The bank was incorporated in 1881 by Brockton shoe manufacturer George E. Keith, and remained in the building until 1992.

The district's collection of early 20th-century commercial buildings includes the only four extant mixed-use residential-commercial buildings in Downtown Brockton. These include The Bixby, the Blanchard Block, The Bradford, and The Pleasant Block.

Architecture

The district is significant under Criterion C in the area of Architecture as a diverse collection of resources that embody the characteristics distinctive to the various resource types within the period of significance. The district displays a wide range of styles and building types, illustrating the evolution of the city's downtown from the late 19th century into the mid-20th century. Among the contributing buildings in the district are commercial, institutional, residential, and industrial buildings, many of which were previously featured in the MPDF presentation. The district blends high-style and vernacular architecture, and buildings range in scale and massing. Architectural styles range greatly due to the nearly century-long period of significance, however most common in commercial and institutional buildings are revival styles including Romanesque Revival, Renaissance Revival, Colonial Revival, and Classical Revival. The Italianate and Queen Anne styles are typical of single-family dwellings. The district also features Perkins Park and the monuments therein.

Level of Significance and Integrity

The district's period of significance begins in 1850, marking the construction date of the oldest extant contributing resource, while the end date of 1940 marks the construction of the last contributing resource to be built. The district is significant at the local level. Despite less sympathetic modifications to some buildings, the district as a whole retains sufficient integrity and features many well-preserved and notable resources within Downtown Brockton. One example is the 1911 Saint Patrick's Total Abstinence Society Building at 28 Petronelli Way. Originally a community center, this building was converted to residential use as part of a certified historic rehabilitation project completed in 2023.

The next nomination presented was for the **Central Churchill Historic District in Holyoke**. The applicant is Voces de Esperanza LLC with Epsilon as preservation consultant. Nomination is being pursued as part of a federal rehabilitation tax credit project.

The Central Churchill Historic District is located in the City of Holyoke in Hampden County. The nearly eight-acre district is situated in the heart of Holyoke's Churchill neighborhood, south of downtown, and is roughly bounded by Chestnut, Franklin, High, and Sargeant streets. The district extends north of Sargeant Street to include part of the block between Chestnut and Maple streets and contains four parcels west of Chestnut Street and east of Elm Street. The district also captures three parcels immediately south of Franklin Street. Sloping upward from east to west, the district contains the public street and allies laid out in a grid. The district consists of 30 contributing and four noncontributing buildings, as well as one vacant parcel. The contributing buildings in the district date to between 1876 and 1929. These construction dates mark the beginning and end of the period of significance.

Criterion A – Social History

The Central Churchill Historic District is significant under Criterion A in the category of Social History for its association with Holyoke's immigrant working-class population during the period of significance. Holyoke's Churchill neighborhood—originally Church Hill—developed in the late 19th century as a southern expansion of what became the city's downtown. While many streets had already been platted by 1870, the neighborhood that would become Churchill remained undeveloped until 1876 when construction began on Sacred Heart Church. An affiliated rectory was built on the site in ca. 1878, and the church complex continued to grow into the early 20th century. Sacred Heart is locally significant for its role as the catalyst for what would develop as a predominantly working-class, Irish-Catholic neighborhood.

Other nationalities represented in the district during the period of significance include French-Canadian, German, English, and Scottish. Like the Irish, these groups came to Holyoke in large numbers to work in the many factories and mills established by the late 19th century. Paper and textiles dominated the local industry, and manufacturing was centered along a series of canals just a few blocks south of Churchill. The district's second church, the Lutheran German Reformed Church, was built in 1894. It was attended primarily by the neighborhood's German residents. Following the loss of Holyoke's First Lutheran Church to a fire in 1899, the German Reformed Church was the only Lutheran church in Holyoke.

Further satisfying Criterion A, many of the apartment buildings were developed by French-Canadian or Irish immigrants or first-generation Americans from the neighborhood, documenting the district's importance to these ethnic communities and the opportunity for upward mobility available to some during Churchill's development. An example is the LaLiberte Brothers, a Holyoke-based construction company comprised of brothers, Joseph Darius LaLiberte and Arthur LaLiberte. The French-Canadian brothers were born in Québec before arriving in Holyoke where they worked in construction and real estate development. Their works in the district include their eponymous 1899 apartment building, and the Alba, the latter being the location of Arthur's office.

Criterion C – Architecture

Satisfying Criterion C, buildings in the district are well-preserved, representative examples of late-19th and early 20th construction that embody the distinctive characteristics of their type. The majority of contributing buildings in the district are masonry apartment buildings, few containing ground-level commercial space. They were designed in styles popular in residential architecture from the period of significance, including Victorian Eclectic, Queen Anne, Classical Revival, and Colonial Revival, and thus feature design elements emblematic of these styles. The district's early 20th century residential garages are small and utilitarian, typical of their type and period.

Institutional resources include the aforementioned churches and rectory, and a recreational facility. Although differing in scale and level of ornamentation, both churches display many quintessential Late Gothic Revival architectural elements. Other architecturally notable resources in the district include a Second Empire-style rectory and a Classical Revival-style recreation building.

Integrity & Level of Significance

The district is locally significant as a rare extant concentration of residential and institutional buildings in an area that has been broadly affected by demolition and redevelopment. Much of the Churchill neighborhood—and Holyoke in general—has seen considerable demolition, redevelopment, and loss of historic fabric. Despite modifications, typically window and door replacement, the district as a whole retains integrity. A recently rehabilitated building in the district is the 1913 LaFrance Block. The building's 29 units of affordable housing were preserved as part of a historically sensitive rehabilitation project completed in 2022 that utilized historic tax credits.

The next nomination presented was for the **North Burial Ground in Lancaster**. The applicant is the Town of Lancaster with PAL as preservation consultant. Nomination is being funded in part through S&P grant.

The North Burial Ground was established by the Town of Lancaster in 1800 at an existing burial ground as the primary cemetery for the north part of the town. The roughly 1½-acre site is located on the north side of Old Union Turnpike, with modern residential development to the northwest and U.S. Army Reserve Fort Devens land to the northeast, east, and south.

Mature trees bound and occupy the parcel, and woods immediately surrounds the site on three sides. It contains regular rows of tablet-type grave markers that run in a north–south direction with markers facing west.

The cemetery contains approximately 150 gravestones, with the earliest dating to 1799. Individual stones mark most of the burials, and a handful of family gravestones marking multiple burials. Most are slate or marble, with a small number of granite markers from the 20th century. Most gravestones are in good condition, but some are broken, worn, or damaged to the point of illegibility.

A dry-laid stone wall runs along the south boundary of the cemetery and curves north along the west boundary. Stone gateposts mark the entrance and the cart path through the cemetery. The stone wall and gateposts were improvements made by the Town in 1877.

The North Burial Ground meets National Register Criterion A at the local level of significance in the area of Social History as a public burial ground established by the Town in 1800 to accommodate the dispersed population of north Lancaster. As the burial place for multiple generations of families that inhabited north Lancaster in the 18th and 19th centuries, the North Burial Ground is also a rare surviving resource associated with the dispersed agricultural community that once inhabited this area of the town.

The property meets Criteria Consideration D, as it derives its primary significance through its association with the development of north Lancaster at the turn of the 19th century. The period of significance begins in 1800 with establishment by the Town and ends in 1877, when the last major improvements made to the grounds were documented.

While New England’s colonial villages are often characterized as nucleated settlements, the dispersed village was also a common settlement pattern. This form best suited inhabitants’ agricultural practices, allowing enough acreage to support livestock and grain production.

New England settlement expansion was typically achieved through the creation and separation of new communities from established ones. As outlying areas became more populated, residents might petition for the construction of a new meetinghouse within their vicinity or, with enough petitioners, the formation of a new town.

Lancaster underwent several such divisions in the 18th century. As its population grew, multiple requests for new meetinghouses, precincts, and municipalities were made; in the 1730s and 1740s, present-day Harvard, Bolton, and Leominster all separated from Lancaster and incorporated as separate towns.

In 1767, residents of north Lancaster made a similar request for “the North part of the town to be set off as a Parish,” but their petition was dismissed, likely because of the area’s small population.

By the end of the 18th century, New England's primarily agricultural economies broadened to include more commercial and industrial endeavors concentrated around the meetinghouse. Lancaster's North, Center, and South villages became hubs for commercial activity, while the north part of town remained dispersed, comprised of families raising cattle and sheep and cultivating grains. Without their own meetinghouse, the north part of Lancaster never developed into a center-village settlement, and any commercial or industrial enterprises in the area, including sawmills, brickyards, and small-scale manufacturing, remained dispersed.

Through the 18th century, the Old Settlers' Burying Ground and Old Common Burial Ground served as Lancaster's primary cemeteries. The Middle Cemetery was established in 1798 to accommodate the town's rapid population growth.

On the map, these are the three cemeteries circled in blue to the south; all are over four miles from the site of the North Burial Ground, circled in red. To the far north is the Shirley Shaker Cemetery, which served the Shaker community.

At a town meeting in 1800, a committee was formed "to consider the expediency of appropriating a certain piece of land at the north part of the town, where a number of persons are buried, for the purpose of a burying field." On behalf of the town, the committee acquired a parcel on which they established the North Burial Ground as a town cemetery.

As stated, the land comprising the North Burial Ground had already been used for burials before 1800. Unmarked burials may be present in the southeast part of the site, which has never been laid out for new burials. The earliest grave marker is for Anna Thomas, who died in 1799, a year before the cemetery was established. These earlier burials also may have been the impetus for establishing a formal cemetery at this site.

As intended, many families that settled in north Lancaster are interred in the North Burial Ground.

The cemetery contains graves for 24 members of the Farwell family; the earliest is Sarah Farwell (d. 1809) buried alongside her husband, Leonard Farwell. Their son, Levi, is also interred here.

At least nineteen interments are associated with the Sanderson family, most notably a row of fourteen markers.

Twenty-seven members of the Willard family are also interred here. The earliest burial is that of Sarah Willard (d. 1803), who is buried with her husband, William.

The North Burial Ground is significant as a rare extant resource associated with Lancaster's 18th- and 19th-century dispersed settlement. Although the settlement pattern was spread across north Lancaster, the vast majority of the houses, mills, institutional buildings, and other constructed resources that belonged to and served members of this community no longer survive. The construction of Route 2 as well as the Fort Devens training range complex may have resulted in the loss of some of these resources.

Lancaster's complete inventory of historic resources indicates that only two buildings associated with the settlement survive: the Elisha Sanderson House (ca. 1795) at the north town boundary, and the Brick Tavern (ca. 1804), just west of the burial ground. The cemetery is thus one of the only extant resources associated with this dispersed community.

The cemetery remained the primary burial ground for families in the north part of the town, and those families remained invested in its upkeep through at least 1877, when the granite gateposts and stone retaining wall were installed.

By the early 20th century, most plots in the burial ground had been purchased and burials slowed significantly. The cemetery is maintained by the Town of Lancaster but is no longer in active use; the last interment was in 1973.

The final nomination presented was for the **Marcel Breuer House and Studio in Wellfleet**. The applicant is Cape Cod Modern House Trust with Ginny Adams as preservation consultant. Nomination received one letter of support from CCMHT.

The Marcel Breuer House and Studio is significant at the national level under Criterion B in the area of Architecture for its unique state of preservation and enduring association with the life and work of Hungarian-born, internationally renowned Modern designer and architect Marcel Breuer during his productive life.

The House and Studio is significant at the state level under Criteria A and C for associations with the development of innovatively designed and experimental, seasonal recreational residences in pristine pond and coastal settings; the cultivation of a progressive and dynamic social and creative network; and the dissemination of Modern Movement principles, architecture, and design on Outer Cape Cod during the mid-20th century.

The House and Studio meet the requirements for listing under National Register Criteria A, B, and C in the areas of Social History and Architecture as laid out in the Mid-Twentieth-Century Modern Residential Architecture on Outer Cape Cod, 1929–1979, Multiple Property Submission historic context and Property Type F.1 Box, as defined in the Outer Cape Cod MPS.

The period of significance begins in 1949 when the house was completed and occupied by Marcel Breuer and ends in 1976 when Breuer retired from full-time architectural practice.

The Marcel Breuer House and Studio are located at the high point of a 4.2-acre secluded and wooded lot surrounded by four ponds, off Black Pond Road in Wellfleet, MA.

The House and Studio is an L-plan arrangement of two connected wood-frame buildings: the 1949 house on the south and the 1962 studio with connecting deck and 1967 apartment addition on the north. The studio, deck, and apartment are designed and constructed in the same manner and with the same materials as the house, thus appearing as a continuous building complex. A small utility shed and a stairway to the pond built in 1949 are also on the property.

The house and studio as they appeared in 1970 are little altered today. The house on the right and the studio with apartment addition on the left are seminal examples of the long house box prototype that Breuer developed in the 1940s and built for himself and others. It was one of four housing types he developed from his Bauhaus training, teaching there and at the Harvard Graduate School of Design, and his experience as a furniture designer and architect. In 1949, he had recently moved to New Canaan, CT, opened his own office in New York City, and the Museum of Modern Art was exhibiting his House in the Museum Garden. The box type and Breuer's designs were widely influential. The functional and efficient design of the raised floating box prioritized the permeability of inside and outside spaces, and integration into the landscape. This house used readily available materials such as dimensional lumber, marine plywood exterior cladding, and fiberboard interior walls.

The house and studio present an enclosed public approach that opens up on the private side toward the ponds. In 1962, Breuer replaced the original small entrance porch on the north side of the house with an attached platform deck and a studio.

The house is raised on narrow wood posts with a masonry chimney base and set within the existing wooded landscape. It is oriented toward the ponds on the south and east with ribbon window strips. A major feature is the south projecting semi-cantilevered screen porch that hovers over the landscape.

The interior plan divides public and private spaces. A galley kitchen set off from the living/dining area by a shelf partition wall separates the two sections. A fireplace stands at the east end of the living/dining area. The Breuer-designed furnishings use cinder blocks, wood, and slate including tables and couches, plus some examples of his tubular steel chairs. The kitchen wall is painted the "Breuer blue" signature accent color. Breuer later added the oak floors and birch plywood ceilings.

The box layout of the Breuer-designed studio and the apartment addition has the porch integrated into the footprint on the east elevation and accessed by sliding full-height glass doors. Each space has a smaller version of the house fireplace.

The Marcel Breuer House and Studio retains outstanding integrity. The buildings and landscape have been little altered since the 1970s. The property is owned by Marcel and Constance Breuer's son. The non-profit Cape Cod Modern House Trust is actively seeking to purchase the property, restore it, and maintain it and the related archival collection as an educational center. The Trust has restored and maintains four Mid-Twentieth-Century Modern Houses in Wellfleet under long-term leases with the National Park Service.

This concluded the presentation of the June National Register nominations. Commissioner Sullivan thanked Mr. Haley and then he noted again that there were no recusals.

Commissioner Sullivan called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Hyde Park High School in Boston (Hyde Park)** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner DeWitt and

SECONDED by Commissioner McDowell. The Commissioner 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.

Commissioner Sullivan called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Historic Resources of Downtown Brockton Dating to the Height of the Shoe Industry, 1840-1946 Multiple Property Documentation Form in Brockton** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Ceccacci and SECONDED by Commissioner Wilson. Commissioner Sullivan called for questions or comments from the public. Commissioner Sullivan recognized Rob May, Director of Planning and Economic Development for City of Brockton. He stated that he was please and proud to be here in front of commission for consideration as a National Register district. He noted that the City has working on the project on and off for twelve years and is happy to see it at this point and that he hoped for the commission's support. He thanked the MHC for their assistance. Mr. Sullivan thanked Mr. May. The Commissioner called for any other questions or comments from the public. Ted Carmen, President of Concord Square Planning and Development, noted that his company recently finished rehabilitation of two historic buildings in downtown Brockton, 93 Center St and 28 Petronelli Way, both converted to apartments, the latter featured in the presentation. He noted that the historic district designation is critical for financing the projects and he/his company supports the effort and expressed his support in general for the efforts underway in Brockton related to historic preservation. In response to this, Commissioner Sullivan mentioned the MHC Preservation Award program and suggested he talk to MHC staff about it. The Commissioner then called for any other questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **North Downtown Historic District in Brockton** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner Pride and SECONDED by Commissioner Friary. The Commissioner 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.

Commissioner Sullivan called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Central Churchill Historic District in Holyoke** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner McDowell and SECONDED by Commissioner DeWitt. The Commissioner 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.

Commissioner Sullivan called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **North 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 DeWitt. The Commissioner called for questions or comments from the commission. Hearing none, he called for questions or comments from the public. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

The chairman called for a MOTION TO ACCEPT the MHC staff recommendation that the nomination for the **Marcel Breuer House and Studio in Wellfleet** be forwarded to the National Park Service for final review. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Friary. The Commissioner 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, and Commissioner Sullivan then turned to the next item on the agenda, the **Local Historic District Preliminary Study Reports**, first calling for any recusals. Hearing none, he turned the meeting over to Jennifer Doherty, Local Government Programs Coordinator. Ms. Doherty presented the study reports with presentation slides. A copy of the slides is on file with these minutes.

Old Firehouse Museum Local Historic District, South Hadley

Ms. Doherty first presented the **Old Firehouse Museum Local Historic District in South Hadley**. The Town of South Hadley is proposing their first local historic district, which would protect the Town-owned Old Firehouse Museum and neighboring common.

The proposed district would protect three Town-owned parcels on North Main Street near the Connecticut River in the village of South Hadley Falls.

The only designated resources in the immediate area are those included in the South Hadley Canal Historic District, listed in the National Register of Historic Places in 1992. Across the Connecticut River in Holyoke are the Holyoke Canal System, listed in the National Register in 1980, and Prospect Park, listed in 2004. South Hadley does not currently have any local historic districts.

The Old Firehouse is in a village setting of mixed commercial, institutional, and residential buildings. Other buildings on North Main Street include a large early 20th century apartment building, smaller two-family houses, a church, and a Masonic Lodge.

Constructed in 1889, the Old Firehouse Museum is notable as a Shingle Style fire station. It was designed by architect John Kirkpatrick and built by George Richards and Burritt Judd.

The main body of the station is two stories tall with a hipped roof. The first floor is of brick and has two bay doors for fire apparatus. The wood framed second story features a pent roof of patterned shingles separating it from the lower brick story. The roof is slate. A hose-drying tower rises an additional three stories above the main body of the building. The upper two stories are clad in shingles with paired segmental-arched openings at the top of the tower. Horse stables originally located to the left of the station have since been demolished.

A one-story flat-roofed brick structure projects from the southeast corner of the building. Historic maps identify this as a jail used by the town's police force.

In 1888, the growing town of South Hadley voted to build and outfit its first fire station, at a cost of \$5500 for both the building and equipment. The result was the Old Firehouse Museum, located near several mill and industrial complexes in South Hadley Falls. The building was also a community space, serving as a polling place, meeting hall, theater, and graduation site.

The small open lot to the right of the station was historically used to dry equipment and is included in the proposed district boundaries. The green space to the left of the station was dedicated in honor of Fred M. Smith. An active local citizen, Smith was the leader of the Republican Party in South Hadley, a member of the School Committee, Town Treasurer, Water Commissioner, Master of the Mount Holyoke Chapter of Masons, Town Moderator, and served in the Massachusetts Legislature. A boulder and plaque honoring Smith were placed by the Town in 1930, two years after his death. A small granite bench in the northwest corner of the parcel was dedicated to Smith by the Kiwanis Club of Holyoke, of which he was president.

The building served as the community's only fire station until 1974, when a new station was constructed further north, reflecting the changing settlement patterns of the community. The South Hadley Historical Society, taking advantage of the interest in local history around the bicentennial, opened a new museum dedicated to the town's history in the building in 1976. While the Town continues to own and maintain the building, the South Hadley Historical Society operates the museum today, which includes artifacts from South Hadley's early history, information about the canal system along the Connecticut River, and even one of the original engines that operated out of the fire house.

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

The Massachusetts Historical Commission encourages the Town of South Hadley to establish the Old Firehouse Museum Local Historic District.

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

Ms. Doherty then presented Updates to the Commission.

Since this commission reviews local historic districts and local landmarks early in the designation process, Ms. Doherty noted that she thought it might be nice to start providing updates on what happens after our meeting. These local historic districts and local landmarks have already been presented to and voted on by the commission. As a reminder, any proposed local historic district or local landmark must go through a local legislative process, town meeting or city council, before it is established.

In Boston, the Boston Landmarks Commission recently completed the local landmark designation process for the Blue Cross Blue Shield Building and the Hutchinson Building. This commission reviewed these proposals in December 2023 and February 2024, respectively.

Next, Ms. Doherty noted that she had presented the James Putnam Jr. House to the commission in September of 2022. The owner of this First Period house, a neighboring assisted living facility, sought to demolish it for additional parking space. The house was placed under a one-year demolition delay by the Danvers Preservation Commission. The Danvers Historic District Commission then pursued local historic district designation. Both commissions also worked with the owner during the delay period to find alternatives to demolition. As the local historic district process played out, the owner was able to subdivide off a small lot with the house on it. The house was designated a local historic district and sold to a new owner, who undertook a full rehabilitation of the house. It is currently on the market for \$1.25 million.

Finally, last month Needham's annual town meeting approved the town's first local historic district. This district will protect the 18th century Jonathan Kingsbury House, which the commission reviewed in November of 2023.

Commissioner Sullivan thanked Ms. Doherty, and called for a MOTION TO ACCEPT the MHC staff recommendations on the Preliminary Study Report for the **Old Firehouse Museum Local Historic District** in **South Hadley**. A MOTION was made by Commissioner Ceccacci and SECONDED by Commissioner Pride. The commissioner 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.

Commissioner Sullivan then turned to the next item on the agenda, the **Massachusetts Preservation Project Fund (MPPF) Grants, Round 30**.

Commissioner Sullivan first called for any recusals. Commissioner Ceccacci recused herself from the discussion and voting on the Damon Memorial Building -Gale Free Library in the Town of Holden. Commissioner Sullivan recused himself from the discussion and voting on the Nathaniel West Carriage House in the City of Salem. The Commissioner, then turned the meeting over to Paul Holtz, Co-Director of the Grants project, a copy of which is on file with these minutes. He thanked Commissioners DeWitt, McDowell and Mark Wilson for serving on the MPPF grants subcommittee prior to the meeting. Mr. Holtz distributed a spreadsheet with information on each recommendation. He then gave an overview of MPPF Round 30, saying that MHC received 40 total applications: 16 for development projects; 5 for pre-development projects and 0 for Acquisitions; 10 applications were from municipalities, and 11 from nonprofits. Mr. Holtz said MHC staff recommended 21 projects for MPPF grants. He then gave a short presentation on each of the recommended projects. Commissioner McDowell provided a brief summary of the MPPF grants subcommittee meeting. He noted that the subcommittee are in approved of the list before the commission, and recommends that the commission approve MHC staff recommendations for the selection of the 21 projects for MPPF awards.

Commissioner Sullivan thanked Mr. Holtz, and then began the voting process as follows:

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,000** to the **Faulkner Homestead** in **Acton**. A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner Wilson.

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

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$15,000** to the **Quaker Meeting House** in the **Town of Adams**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Friary. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Church of the Covenant** in **Boston (Back Bay)**. A MOTION TO ACCEPT was made by Commissioner Friary and SECONDED by Commissioner Pride. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Charles Paine House** in **Boston (Beacon Hill)**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Wilson. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Eliot Congregational Church** in **Boston (Roxbury)**. A MOTION TO ACCEPT was made by Commissioner Friary and SECONDED by Commissioner McDowell. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **All Saints Church** in **Brookline**. A MOTION TO ACCEPT was made by Commissioner Wheeler and SECONDED by Commissioner Ceccacci. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Northside School** in the **Town of Charlton**. A MOTION TO ACCEPT was made by Commissioner Wilson and SECONDED by Commissioner DeWitt. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,000** to the **Athenaeum Hall** in the **City of Framingham**. A MOTION TO ACCEPT was made by Commissioner Heidemann and SECONDED by Commissioner Pride. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

At this point Commissioner Ceccacci recused herself from the discussion and voting on the Damon Memorial Building – Gale Free Library in the Town of Holden.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$70,000** to the **Damon Memorial Building – Gale Free Library** in the **Town of Holden**. A MOTION TO ACCEPT was made by Commissioner McCurdy and SECONDED by Commissioner McDowell. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

At this point Commissioner Ceccacci returned to the meeting.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$75,000** to the **Pine Grove Cemetery – Rhodes Memorial Chapel** in the **City of Lynn**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Pride. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **New Bedford Trinitarian Church** in New Bedford. A MOTION TO ACCEPT was made by Commissioner Ceccacci and SECONDED by Commissioner Friary. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$75,000** to the **North Adams Public Library- Blackinton Mansion** in the **City of North Adams**. A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner Wilson. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$70,000** to the **East Otis Schoolhouse** in the **Town of Otis**. A MOTION TO ACCEPT was made by Commissioner McDowell and SECONDED by Commissioner H. Wilson. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Duxbury Pier Light** in **Plymouth**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Heidemann. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

At this point Commissioner Sullivan recused himself from the discussion and voting on the Nathaniel West Carriage House in Salem.

At this point Commissioner DeWitt chaired the meeting.

Commissioner DeWitt called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Nathaniel West Carriage House in Salem**. A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner Ceccacci. Commissioner DeWitt called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

At this point Commissioner Sullivan returned to the meeting.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$70,000** to the **Salem Old Town Hall in Salem**. A MOTION TO ACCEPT was made by Commissioner Friary and SECONDED by Commissioner Heidemann. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,000** to the **Southbridge Town Hall in the Town of Southbridge**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner McDowell. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$30,000** to the **Taunton Public Library in Taunton**. A MOTION TO ACCEPT was made by Commissioner Pride and SECONDED by Commissioner Friary. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Church of the Unity in Winchendon**. A MOTION TO ACCEPT was made by Commissioner Ceccacci and SECONDED by Commissioner McCurdy. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$5,000** to the **Sanborn House (Aigremont) in Winchester**. A MOTION TO ACCEPT was made by Commissioner DeWitt and SECONDED by Commissioner Wilson. The commissioner called for questions or comments from the commission. Hearing none, he moved the motion. The motion CARRIED UNANIMOUSLY.

Commissioner Sullivan called for a MOTION to accept the MHC staff recommendation to award an MPPF grant in the amount of **\$50,000** to the **Salisbury Mansion in Worcester**. A MOTION TO ACCEPT was made by Commissioner Heidemann and SECONDED by Commissioner

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

This concluded the voting. Commissioner Sullivan then turned to the next item on the agenda, the **Executive Director's Report**. He then turned the floor over to Brona Simon, Executive Director.

Ms. Simon began by reporting on two legislative initiatives bills that are moving through the State House. The two bills are on the way to the Senate. The first bill is the Housing Bond Bill that has a section that would do two things for our State Historic Rehabilitation Tax Credit Program. She noted that this is a pilot Program, that initially was supposed to last for only five years, but continued to get extended. The Bond Bill would extend the program until December 31, 2030, and would increase the annual cap of tax credit awards from \$55 million a year to \$110 million a year, which will help significantly because the demand for Historic Rehabilitation Tax Credits has increased from year to year in popularity. The second bill is the Economic Development Bill, which is also a capital bond bill, and the House version has proposed an increase for the Mass Preservation Projects fund for \$8 million in the capital account. The funding will distributed to MHC by the Office of Administration and Finance who decides how much MHC can spend every year. She explained that the bills will go to the Senate for review, then to the Conference Committee, then go for votes, then go to the Governor for enactment. Commissioner Sullivan recognized Commissioner Pride who asked Ms. Simon to send information on the bill to the Commissioners who they can contact their State Senate concerning her remarks. Ms. Simon agreed with Commissioner Pride and will send out the information.

Next Ms. Simon congratulated Commissioner Sullivan on his upcoming award from Preservation Massachusetts. The award ceremony is June 28th at the State House for any Commissioners who would like to attend.

Ms. Simon announced that former Commissioner Len Tucker had passed away at the age of 96. Commissioner Tucker was the Director of the Massachusetts Historical Society, which he represented on the Commission.

Ms. Simon then announced that there are no Commission meetings in July and August and that the next meeting will be on September 11th. She then wished the Commissioners a great summer and she looks forward to seeing everyone in September.

This completed the Executive Director's report.

Commissioner Sullivan then called for any other new business, Hearing none, he called for a MOTION to adjourn. A MOTION was made by Commissioner DeWitt and SECONDED by Commissioner Friary. The MOTION CARRIED, and the meeting adjourned at 3:07pm

Commissioners Present

CHARLES SULLIVAN
DENNIS DEWITT

SUSAN CECCACCI
MARK WILSON
MICHAEL MCDOWELL
DEREK HEIDEMANN
ANNE PRIDE
HEATHER WILSON
DONALD FRIARY
KELLIE CARTER JACKSON
JAMES MCCURDY
ASHLEY STOLBA
RYAN WHEELER

Staff Present

BRONA SIMON
NANCY ALEXSON
PETER STOTT
PAUL HOLTZ
BEN HALEY
ROSS DEKLE
MICHAEL STEINITZ
JENNIFER DOHERTY
SHARI PERRY-WALLACE
ELIZABETH SHERVA
JOSH DORIN
LIZ KING

A TRUE COPY ATTEST

Respectfully submitted,

Shirley Brown