

# **Final Study Report**

April 4, 2023

*Proposed*

**Elm Park Neighborhood**

**Local Historic District**



The City of  
**WORCESTER**  
*Historical Commission*

**Prepared by the City of Worcester Division of Planning & Regulatory Services  
on behalf of the Worcester Historical Commission**



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## **SUMMARY SHEET**

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### ***Study Committee Members – Worcester Historical Commission***

The study committee was comprised of the members of the Worcester Historical Commission, which serves as Worcester’s Local Historic District Commission, for some or all of the study period.

- Devon Kurtz – Montvale Local Historic District representative\*
- Diane Long\*
- Janet Theerman – Massachusetts Avenue Local Historic District representative\*
- Randolph Bloom – Crown Hill Local Historic District representative
- Don Northway – Crown Hill Local Historic District representative
- Tomi Stefani\*
- Mark Wamback
- Erika Helnarski\*
- Steven Taylor
- Vanessa Andre

\*Members who participated throughout the entire process.

### ***Date of Public Hearing & Expected Date of City Council Vote***

The Worcester Historical Commission noticed and held a public hearing on this matter on September 29, 2022. All property owners within the proposed district were noticed at least 14 days prior to the hearing.

A second public hearing was held on January 26, 2023. All property owners within the proposed district were noticed at least 14 days prior to the hearing.

It is anticipated that the City Council will consider this matter in spring 2023.

### ***Geography Affected by the Proposed Local Historic District***

The proposed Elm Park Neighborhood Local Historic District will affect:

- 212 parcels (including 8 vacant/parking parcels)
- 64.5 acres of land
- 157 property owners
- 207 historic buildings (i.e. 50 years or older)
- 2 non-historic buildings (i.e. less than 50 years)
- 76 detached historic outbuildings (i.e. 50 years or older)
- 3 detached non-historic outbuildings (i.e. less than 50 years)

See Property Index (Appendix A) for a complete summary of property information.



## **ACKNOWLEDGEMENTS**

### ***City of Worcester***

Eric D. Batista, Acting City Manager  
Edward M. Augustus, Jr., former City Manager

### **Worcester City Council**

#### Councilors At-Large

Joseph M. Petty, Mayor  
Morris A. Bergman  
Donna M. Colorio  
Khrystian E. King  
Thu Nguyen  
Kathleen M. Toomey

#### District Councilors

Sean M. Rose, District 1  
Candy F. Mero-Carlson, District 2  
George J. Russell, District 3  
Dr. Sarai Rivera, District 4  
Etel Haxhiaj, District 5

### **Worcester Historical Commission (aka Study Committee)**

Diane Long, Chair  
Janet Theerman, Vice-Chair  
Steven Taylor, Clerk  
Vanessa Andre, Alternate Member  
Erika Helnarski, Member

Devon Kurtz, Member  
Don Northway, Member  
Tomi Stefani, Member  
Randolph Bloom, Member until 2022  
Mark Wamback, Member until 2021

### **Worcester Planning Board**

Albert LaValley, Chair  
Edward Moynihan, Vice-Chair

Conor McCormick  
Brandon King

### **Office of Economic Development**

Peter Dunn, Chief Development Officer

### ***Report Preparation***

### **City of Worcester, Planning & Regulatory Services Division**

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Stephen G. Cary – Senior Planner  
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Susan M. Daly – Neighborhood Grants Project Administrator, former Staff Assistant  
Amanda Molina Dumas – former Senior Planner  
Rose Russell – Planning Analyst

#### Support from Preservation Worcester

Emily Frost, Intern – Data Entry  
Patricia Glennon, Volunteer – Photography  
Deborah Packard, Executive Director

## INTRODUCTION

This Study Report investigates the potential creation of the Elm Park Neighborhood Local Historic District, the largest in Worcester to date, comprised of properties to the east of Elm Park and select properties abutting Elm Park to the south and west. The proposed district would include properties located on portions of (from west to east) Park Avenue, Russell Street, Somerset Street, Roxbury Street, Sever Street, Fruit Street, West Street and Oak Street; and (from north to south) Highland Street, William Street, Cedar Street and Elm Street (refer to locus map below).



**Map 1.** Locus map.

### ***What is a Local Historic District?***

A Local Historic District (LHD) is a designated area that a community elects to recognize and protect for its historical significance and integrity. LHDs function to preserve buildings, structures, certain aspects of landscapes, and other elements that contribute to a historical and cultural sense of place. This is done through a design review process conducted by the local historic district commission, which in Worcester is the Worcester Historical Commission. Construction, alteration, or demolition of structures, whether existing or proposed, within the LHD are subject to review and approval by the Commission prior to the issuance of a building permit if the proposed work is visible from a public way, street, body of water, or park. This process provides for means to permanently protect historically significant places through the thoughtful management of proposed changes to the physical environment that will be viewable by the public.

LHDs do not govern how properties are used. Rather, an LHD is concerned exclusively with physical changes to structures and other elements subject to review and their impact on the historic context.

Further, inclusion of a property within a local historic district does not:

*“... prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable historic district ordinance or by-law” – Massachusetts General Laws - Chapter 40C, Section 9.*

The first LHD in the United States was established in Charleston, South Carolina in 1931. Twenty-four years later in 1955, LHDs were introduced in Massachusetts with the designation of the Nantucket and Beacon Hill Local Historic Districts. Since then, over 200 districts<sup>1</sup> have been established statewide pursuant to Massachusetts General Laws Chapter 40C, including Worcester’s 3 LHDs: Crown Hill (2013), Massachusetts Avenue (1975), and Montvale (1993). Pursuant to Massachusetts General Laws Chapter 40C, the Worcester Historical Commission is empowered to administer and establish LHDs and consider whether changes within these districts are appropriate or inappropriate. According to the Massachusetts Historical Commission, LHDs serve three major purposes:

1. To preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns;
2. To maintain and improve the settings of those buildings and places;
3. To encourage new designs compatible with existing buildings in the district.

### ***Rationale for designating the Elm Park Neighborhood as a Local Historic District***

Establishment of the Elm Park Neighborhood Local Historic District would promote the preservation of the neighborhood’s general character and architectural integrity of individual historic properties. With the recent closure of Becker College, establishment of an LHD would help to ensure that the unique architectural framework of the neighborhood is retained as properties are converted to other uses, expanded, or redeveloped.

Interest in preserving this area has been long advocated for. This is demonstrated as early as 1961 in a report titled *Elm Park Neighborhood: A Pilot Study for Neighborhood Analysis*, which

<sup>1</sup> Massachusetts Historical Commission. (n.d.) *There’s a Difference: Understanding National Register District and Local Historic Districts* [Brochure]. Boston, MA.

recommended conservation (i.e. preservation) or renewal<sup>2</sup> of the majority of the properties proposed to be included in the proposed boundary for the Elm Park Neighborhood LHD (Worcester Planning Department 1961). In 1987, a *Preservation Plan for Worcester* was prepared for Worcester Heritage Preservation Society (the predecessor to Preservation Worcester) that explicitly recommended the creation of a “Lincoln Estate–Elm Park Historic District” LHD (Schuler 1987:143). In 2016, the importance of the area was again noted, with the *2016 Worcester Historic Preservation Study* naming the Elm Street Neighborhood as one of nine areas identified by stakeholders as containing important historical resources (PVPC 2016:47).

The proposed Elm Park Neighborhood district includes many of the City’s best examples of mid-to-late nineteenth to early twentieth century architecture, which are representative of a myriad of contemporaneously popular architectural styles, including but not limited to examples of the Chateausque, Colonial Revival, Classical Revival, Craftsman, English Revival, Greek Revival, Queen Anne, and Second Empire styles. This area presents a rare opportunity for preservation, given that many of its properties retain most of their character-defining architectural features. The creation of the Elm Park Neighborhood Local Historic District will serve to formally recognize the sense of pride and stewardship already so recognizable in the neighborhood as demonstrated through the continued care for these historic homes and buildings.

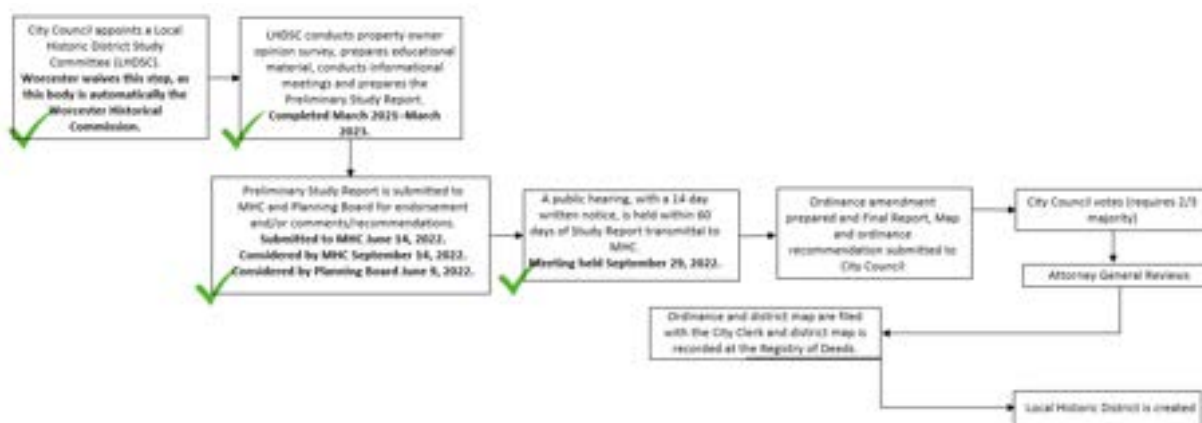
A local historic district will provide more permanent protection for properties within its boundaries than the City’s existing historic buildings demolition delay ordinance. While approximately 93% of buildings within the proposed district are subject to the demolition delay ordinance and require approval for most exterior alterations, this process places only a twelve-month delay on full or partial demolitions to historic buildings. Establishing the Elm Park Neighborhood Local Historic District will empower the Worcester Historical Commission to help preserve the architectural character of the neighborhood by ensuring that future changes in the neighborhood, including new construction, are consistent with the neighborhood’s historic character for decades to come.

<sup>2</sup> Renewal is defined in the referenced report as “spot clearance of substandard structures, the reuse of non-compatible land uses, and the rigid enforcement of local codes and ordinances to assure rehabilitation of the remaining structures.”

## METHODOLOGY

The process for creating a Local Historic District is prescribed in MGL Chapter 40(C) and involves establishment of a study committee, public outreach, documentation of properties within the potential district, and preparation of a detailed study report.

The graphic below shows the Worcester Historical Commission's adherence to the statutory requirements for studying and recommending the creation of a potential LHD. Next steps are also mapped.



### ***Study Committee Creation***

On March 18, 2021, the Worcester Historical Commission, acting in its capacity as the established local historic district commission for the City of Worcester, unanimously voted to form a study committee, being the Worcester Historical Commission, to consider the creation of the Elm Park Neighborhood Local Historic District. The Elm Park Neighborhood contains an eclectic mix of well-preserved mid-nineteenth and early twentieth century predominately one-to-three-family residential architecture set against a backdrop of the historic Elm Park.

This action was additionally precipitated in part by the permanent closure of Becker College, confirmed by a vote of the Becker College Board of Trustees on March 28, 2021. Although no specific properties were lost or in imminent danger of being lost, the Worcester Historical Commission recognized that without the continued institutional support of Becker College, the former campus buildings were at risk of being irreparably altered, and that widespread alterations could permanently change the character and architectural integrity of the overall neighborhood.

### ***Methodology for Delineation of Study Area Boundaries***

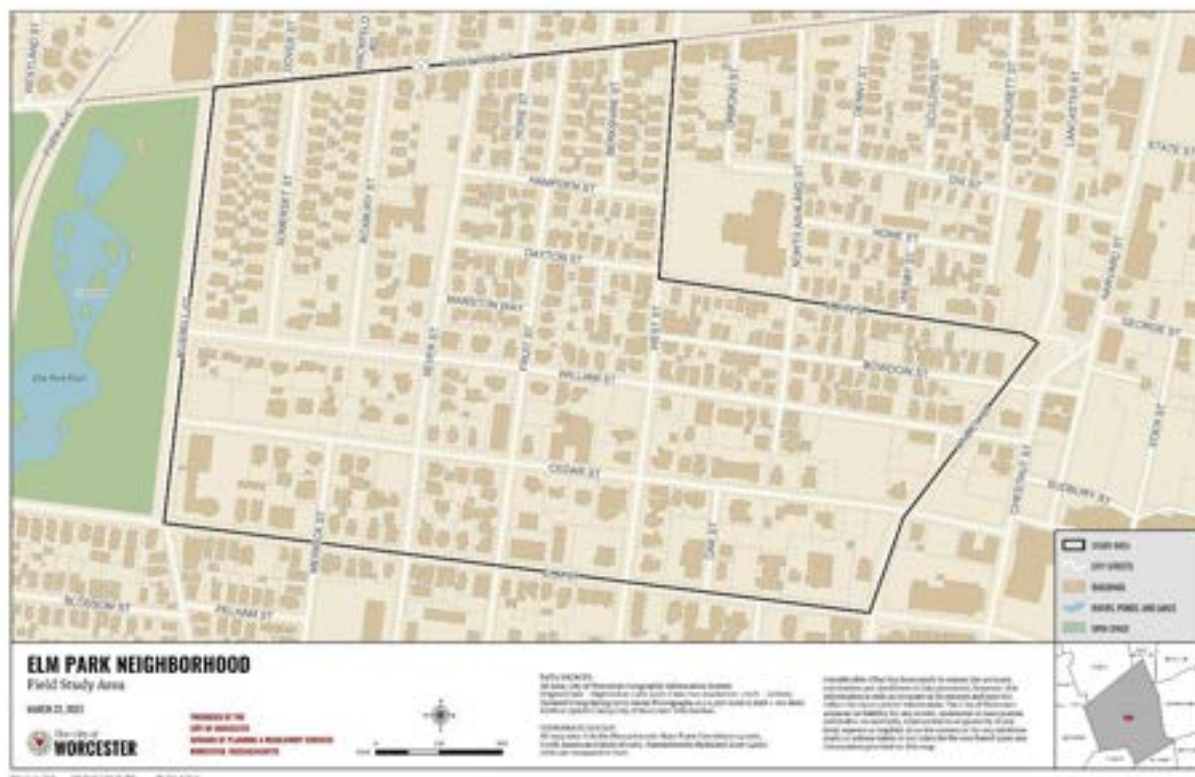
The area evaluated during the course of the study was initially based roughly on the boundaries of a conglomeration of the Lincoln Estate – Elm Park National Register District; the Lincoln Estate – Elm Park Area (WOR.CY); the West Side Realty Plot Area (WOR.EK); and a node of previously largely un-inventoried properties bounded roughly by Highland Street to the north; West Street

to the east; William Street to the south; and Sever Street to the west, which together contain the bulk of the former Becker College's building stock in the City of Worcester.

The total area initially surveyed was bounded by Highland Street to the north, Linden Street to the east, Elm Street to the south and Russell Street to the west, excluding an area bound by Highland Street to the north; Linden and Lancaster streets to the east; John Street to the south; and West Street to the west. This area, shown in **Map 2**, was chosen based on aerial photography, assessor data, historic atlases, historic aerial imagery, historic maps, and existing historic inventory, which suggested that the area chosen contained a large concentration of historic small-scale residential architecture.

Staff from the city's Planning and Regulatory Services Division performed reconnaissance-level survey of the study area with field work completed on March 30, 2021 and April 7, 2021. The survey team was led by Michelle H. Johnstone, Senior Preservation Planner, who meets the professional qualification standards for historic preservation set forth by the Secretary of the Interior, as defined by Code of Federal Regulations, 36 CFR Part 61.

Field work consisted preliminarily of style identification, field dating of properties, and reconnaissance-level photography of singular buildings, streetscapes, and groupings of buildings within the originally delineated study area. Field work findings were used to aid the Worcester Historical Commission in condensing the area and selecting an appropriate boundary for the proposed district, which remains relatively large as compared to other local historic districts in the City.



**Map 2.** Map of area initially surveyed by Planning and Regulatory Services Division staff.

Following field work, the boundaries of the study area were condensed to an area roughly bound Highland Street to the north, not including properties directly along Highland Street; West Street to the east; Elm Street to the south, including some properties along the south side of Elm Street; and Elm Park to the west. Later, the boundaries were further refined to include a grouping of properties directly on Highland Street and exclude a concentrated grouping of properties that have suffered loss of integrity in the northeast section of the neighborhood.

Following receipt of the Massachusetts Historical Commission (MHC) comments on the Preliminary Study Report encouraging expansion of the proposed district and public input during a hearing regarding the possible establishment of a district on September 29, 2022 where community members encouraged the Historical Commission to consider expansion of the district easterly and southerly the Historical Commission requested staff conduct further research. Staff identified and reviewed a 1987 preservation plan that recommended the creation of an LHD in the vicinity of Elm Park, in which the suggested LHD boundaries were expanded. Staff reviewed the discrepancies and revised the proposed boundary such that most properties recommended for inclusion in the 1987 plan's proposed LHD are now included in the updated proposed Elm Park Neighborhood Historic District boundary, as shown in **Map 4** below. The current boundary includes some newer properties, located on Somerset and Roxbury Streets, that may not have been included in the recommended 1987 boundary due to their age, and properties along Elm and Highland Streets and a property on Park Avenue that share a period of significance and the architectural integrity and significance of buildings throughout the neighborhood.

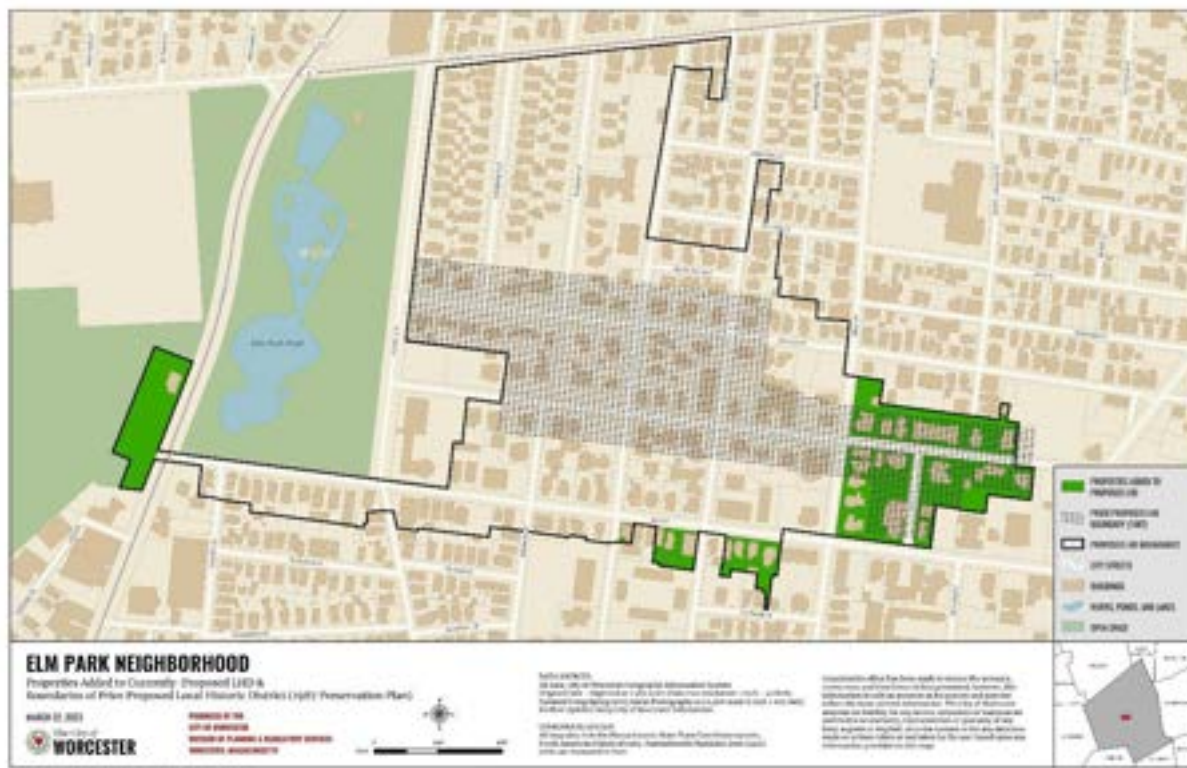
The expanded boundaries include 230 Park Avenue; select properties on the south side of Elm Street (between Sever Street and West Street); and a block of properties to the east of the originally proposed boundaries, inclusive of the entirety of Oak Street, 65 Elm Street, 39–53 West Street, and both sides of Cedar Street, beginning at West Street to the west and terminating at 19 (north) and 20 (south) Cedar Street to the east. The expansion is shown in the following maps.





**Map 3.** Initial boundaries for the proposed Elm Park Neighborhood Local Historic District (prior to the September 29, 2022 public hearing).





**Map 4.** Final boundaries (developed ca. October 2022) for the proposed Elm Park Neighborhood Local Historic District highlighting added properties and overlaid with the boundaries proposed in “Preservation Plan for Worcester” (Schuler 1987) for a “Lincoln Estate–Elm Park Historic District”.

These boundaries were chosen due to a visual shift in building purpose, design, and integrity, as well as a lack of continuity of a visually contiguous district due to demolitions and non-historic infill, outside of the defined area for consideration as described above. This shift is evident north of the northern extent of the study area given the presence of more architecturally homogenous residential development constructed at the turn of the twentieth century and insulated by Worcester Polytechnic Institute, further to the north. The northeast quadrant of the area initially studied historically suffered a high degree of demolitions, non-historic infill, and inappropriate alterations to historic buildings. To the east of the study area there is a shift to much larger-scale, higher-density housing, as well as more civic and religious buildings, given the encroachment on the downtown core. To the west of the study area is Elm Park and Newton Hill, followed by a marked decrease in overall building density constructed primarily after the turn of the twentieth century along networks of winding roadways; a contrast to the grid pattern along which buildings in the Elm Park neighborhood are sited. To the south of the study area are nodes of historic properties that developed much the same as the study area, but that are less intact architecturally and interspersed with large scale apartment buildings and non-historic infill.

### ***Resident and Property Owner Involvement***

On July 15, 2021, a community meeting was held at Elm Park Community School. Public officials at the meeting included City Manager Edward Augustus, Jr., Mayor Joseph Petty, District 4 Councilor Sarai Rivera, Superintendent of Schools Maureen Binienda, and 15<sup>th</sup> Worcester District

Representative Mary Keefe. The meeting focused on potential outcomes and actions associated with the closure of Becker College, including disposition of properties, land use, zoning, other neighborhood impacts, and threats to historic properties. The City of Worcester's Division of Planning and Regulatory Services, represented by Stephen S. Rolle and Michelle H. Johnstone, provided an overview of the local historic district study process initiated in the neighborhood.

On August 3, 2021, a letter was sent to all the owners of properties within the study area to inform them of the historic district study occurring in their neighborhood. This letter also included instructions for how they or any interested parties could share their opinions, questions, concerns, and comments on the possibility of the creation of a local historic district in the neighborhood through an online survey hosted by Constant Contact (see Appendix E). The online survey was also publicized on the city's website and by social media.

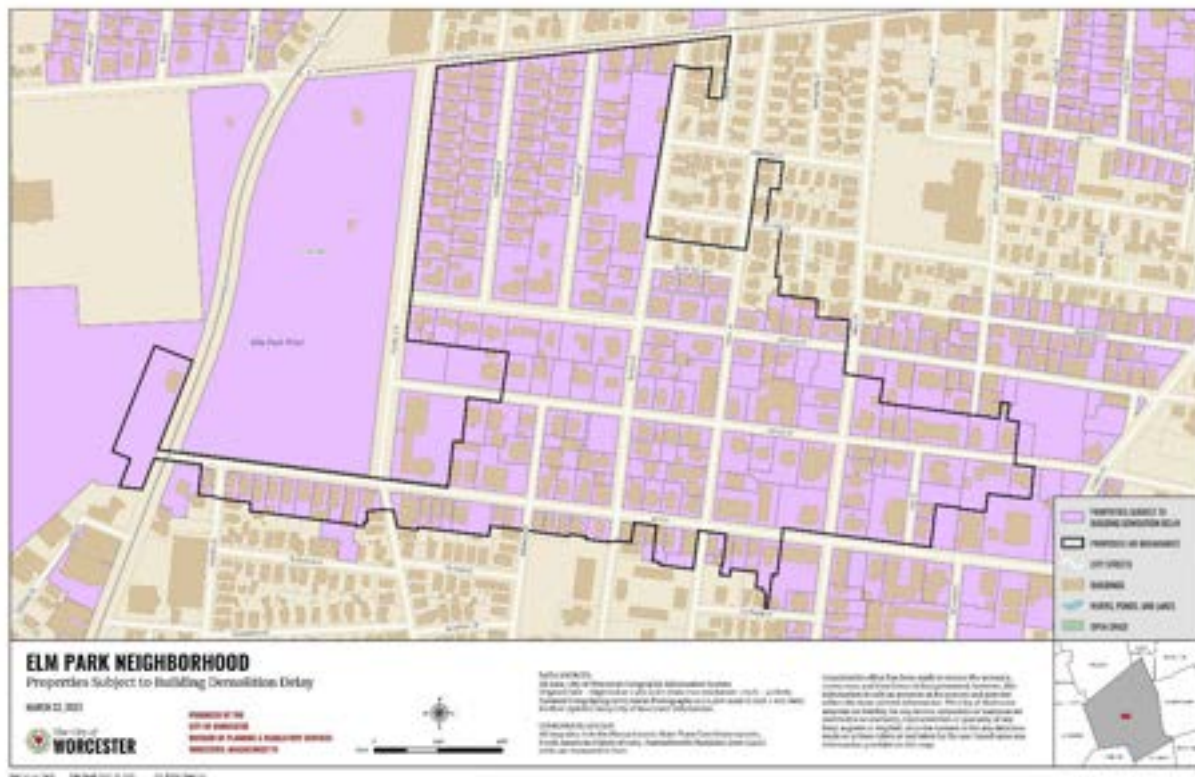
A total of 63 responses were recorded (62 electronically and one (1) on paper from a resident that requested a paper copy), approximately 35% of which self-reported as being property owners or residents of the proposed LHD. The responses provided were generally positive, with 92% of respondents believing that the buildings, sites, and structures within the Elm Park Neighborhood should be preserved. A total of 77.5% of survey respondents indicated that they believed establishing a local historic district would be beneficial, while 16% believed that a local historic district would be detrimental. A full table of responses garnered through the Constant Contact survey is provided in Appendix F, with the one paper survey included as Appendix G.

On September 29, 2022, following posting of notice with the City Clerk and notification by mail to all property owners within the boundaries of the proposed district, a public hearing with remote access provided via WebEx, was held in the Elm Park neighborhood at 61 Sever Street. At the public hearing, residents were generally supportive of the proposal. Negative feedback was minimal and generally focused on the potential financial strain that the creation of the district may put on homeowners, sentiments of regulatory burdens, as well as concerns around access to solar power and preservation of trees. Public comments specifically suggested additional properties be included to the east.

Following the initial hearing, the boundaries of the proposed district were expanded based on input by the public and the further research the input precipitated. On January 26, 2023, the Worcester Historical Commission hosted an additional meeting to discuss the proposed Elm Park Neighborhood Local Historic District at a Worcester Historical Commission meeting held at City Hall with remote access provided via WebEx. Once again notification was made by mail to all owners within the new, expanded boundaries (including those previously notified of the September 29, 2022 meeting). At the public hearing, there was general support for the proposed district. Negative input was minimal, limited to one business that did not wish to be included in the proposed district, and general concerns about allowing for energy efficient materials, such as windows, to be used in the proposed district. Minutes of both the September 29, 2022 and January 26, 2023 meetings are included as appendices J and K, respectively, to this report.

At both meetings, city staff reviewed the City's existing historic buildings demolition delay ordinance, which places an automatic twelve-month delay on full or partial demolitions to historic buildings, that already applies to 93% of buildings within the proposed district. Similarities and differences between the existing ordinance and what would be expected in an

LHD were highlighted. **Map 5** depicts the buildings within the proposed district that are already subject to the historic buildings demolition delay ordinance. It should be noted that, as depicted in **Map 6**, 37% of buildings within the boundaries of the proposed district are listed in the National Register of Historic Places either individually or within a district. The National Register of Historic Places is a purely honorary designation and generally offers no protection to historic buildings beyond the protection offered by the City's demolition delay ordinance. Exceptions to this generalization exist for projects involving state or federally funded projects. Historic preservation is incentivized through historic rehabilitation tax credits that are available to National Register-listed properties.



**Map 5.** Properties subject to the City of Worcester Building Demolition Delay Ordinance (as of March 2023).





On June 13, 2022, the preliminary study report was submitted to the Massachusetts Historical Commission (MHC). On June 15, 2022, MHC staff acknowledged receipt of the preliminary study report and advised that it was complete. On September 14, 2022, the Massachusetts Historical Commission voted to acknowledge receipt of the preliminary study report and offered the following advisory recommendations and comments:

“The Massachusetts Historical Commission encourages the City of Worcester to establish the Elm Park Neighborhood Local Historic District.

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

In accordance with MGL 40C, the MHC and Planning Board reviewed the preliminary study report prior to the public hearing, which took place as described in the resident and property owner involvement section above on September 29, 2022.

## ***Significance***

### **Significance of the Elm Park Neighborhood Local Historic District**

The proposed Elm Park Neighborhood Local Historic District (the Area) is a 64.5 acre residential area primarily situated between Downtown Worcester to the east and Elm Park to the west, and roughly bound by Highland Street to the north and Elm Street to the south, excluding those properties on Berkshire, Hampden, and Howe Streets and Dayton Place, and many properties on Dayton, Fruit, Sever, and West Streets. The Area is significant in the City as an intact grouping of largely of one- to three-family dwellings, former campus buildings, smaller-scale office buildings, apartment buildings, and several three-deckers along Elm and Highland Streets constructed from the mid-to late nineteenth century until the early-to-mid-twentieth century that are representative of an eclectic mix of many contemporaneously fashionable architectural styles. The wide variety of architectural styles is demonstrated in Table 1. The mix of styles makes this area unique, especially considering that so many retain a high degree of architectural integrity.

The bulk of the area in the proposed Elm Park Local Historic District came under the ownership of Governor Levi Lincoln, Jr. (1782-1868) by the early 1830s (Stebbins 1833, Worcester Heritage Preservation Society 1978). As compared to sections of the historic Lincoln Estate (WOR.CY) to the east of the proposed Elm Park Neighborhood Local Historic District, which was subdivided early and experienced development beginning in the 1830s, the majority of the Area was relatively slow to develop. Until at least 1857, the Area was almost completely undeveloped except for a small node in the easternmost portion of the district. Prior to the 1850s, the majority of the Area was dominated by the Agricultural Fair Grounds that occupied the northwest section of the area, and undeveloped land owned by the Lincoln family bound by Highland Street to the north, by burgeoning development to the east, Elm Street to the south, and what is now Elm Park to the west. Elm Park (NRHP 70000096) was a 27-acre parcel deeded to the City of Worcester in 1854 by Levi Lincoln and John Hammond; one of the first municipal acquisitions of public parkland in the United States. It was known as the “Public Common” or “New Common” until at least 1870. It remained largely undeveloped pastureland for public recreation until the mid-1870s when drainage work began and an early plan for the park started (completed between 1874 and 1884). In 1910, the landscape architecture firm of Olmsted Brothers, formed by the sons of notable landscape architect Frederick Law Olmsted in 1898, was engaged to redesign the park. The firm was engaged a second time to work on the park in 1939 (Beers 1870, Beveridge n.d., City of Worcester n.d., Favretti 1985, Hale 1970, Olmsted ca. 1880).

The majority of the earliest buildings constructed in the Area were built in Greek Revival style in the easternmost portion of the proposed district along Elm and West streets beginning in the mid-1840s; with members of the Lincoln family still retaining ownership of much of the remaining Area until the mid-1870s (Triscott 1874, 1878). Early extant buildings constructed on site before 1850 include the Alexander & Maria Marsh House at 57 Elm Street (WOR.702 – 1848), the George A. & Sarah A. Kimball House at 78 Elm Street (WOR. 551 – ca. 1847), the Patrick Nevins House at 86 Elm Street (WOR.555 – ca. 1847), and the Levi Lincoln – Charles Allen House at 39 West Street (WOR.624 – ca. 1848), which was moved from Elm Street in about 1870. The Clarendon Harris –

Pliny Merrick House at 41 Fruit Street (WOR.1015 – ca. 1840) is the oldest house in the Area but was moved to its location from Chestnut Street in the 1870s.

Development of the Area, outside of a handful of outliers and the earliest, easternmost portion of the Area, began in the early to mid-1870s. By 1870, West Street had been extended north to meet Highland Street from where it formerly ended at the corner of West and Cedar Streets and Sever Street had been built between Elm and Highland Streets, connected to West Street by Dayton and William Streets. By 1878, much of the Area had been subdivided along a newly created gridded circulation system that extended around the east and south sides of the Agricultural Fair Grounds, and building had begun in earnest, starting at the south end and expanding north through the 1880s (Beers 1870, Hopkins 1886, Richards 1896, Triscott 1878, Walling 1857). Buildings constructed in the first major wave of building, prior to the removal of the Agricultural Fair Grounds, were primarily large, opulent single-family dwellings predominately designed in the Greek Revival, Second Empire, Victorian Eclectic, Queen Anne, and Shingle styles. Three-deckers, predominately designed in the Queen Anne style, were constructed at the fringes of the neighborhood on Elm Street and Highland Street in the late 19<sup>th</sup> and early twentieth centuries.

In 1899, the grounds were sold to Rockwood Hoar and Charles M. Thayer, Trustees, and by 1901 the grounds were subdivided into lots (Larkin 1935, Find A Grave Memorial ID #111811482, Massachusetts Historical Commission n.d., Richards 1896, Winslow & Co. 1901, WCRD:1899/1610/287). Rockwood Hoar (1855–1906) was a Worcester lawyer and politician. He was educated in Worcester public schools and received his postsecondary education at Harvard and was admitted to the Massachusetts Bar in 1879. He was engaged in local politics and civic life, serving as a United States Congressman from 1905 until his death in 1906 (Massachusetts Historical Society n.d.). Charles M. Thayer (1866–1932) was a Worcester lawyer. He resided at 15 Cedar Street (Adin Thayer House, WOR.494 – 1872), which was constructed for his father (United States Federal Census 1920).

The former Agricultural Fair Grounds subdivision was developed by Hoar & Thayer as the West Side Realty Plot (WOR.EK). Lots in the subdivision were generally platted to be 125 feet deep with 75 feet of street frontage, and were deed restricted to buildings costing no less than \$5,000 and to accommodate no more than two families. This led to the construction of large single families along William Street where each parcel had dual frontage, which were among the earliest built in the subdivision, and a large predominance of modest two-family dwellings along Roxbury and Somerset Streets. The area was relatively slow to develop, steadily filling out by the mid-1920s with houses constructed primarily in the Colonial Revival style (see Property Index, Appendix A). (Larson 2002, Richards 1922).

The Area has stayed primarily residential throughout its history, with the exception of a handful of private professional offices, home occupations, non-profit businesses, and the Becker College campus. The Becker College campus has predominately been converted to residential use after the closure of the college; a handful of educational buildings, now occupied by other local colleges, remain.

## Worcester Agricultural Fair Grounds



**Map 7.** Overlay of 1878 map over 2019 aerial imagery of the proposed Elm Park Neighborhood Local Historic District.

The Agricultural Fair Grounds were located in what is now the block bounded by Highland Street to the north, Sever Street to the east, Cedar Street to the south, and Russell Street (formerly Agricultural Street) to the west, and contained what are now Somerset and Roxbury Streets. The grounds served as the home of the Worcester Agricultural Society, founded in 1818, with Levi Lincoln, Jr. serving as the first corresponding secretary. They were composed of several tracts of land obtained by the Worcester Agricultural Society from John Hammond, Levi Lincoln and his heirs, Charles Dudley, William Lincoln, and Amasa Nickerson between 1852 and 1868. More research should be conducted on these individuals. The grounds first appeared on a historic map in 1857 (Lincoln 1819; Lowry 2006:243; Walling 1857; WCRD 1852:496/245, 1855:555/284, 1868:759/436, 466, 1868:760/468, 1868: 772/432, 1868:774/19, 21, 1868:780/210, 211).

The Worcester Agricultural Grounds were used primarily for driving and trotting horses, but also served as the home field for Major League Baseball's National League Worcester Worcesters, also known as the Ruby Legs and Brown Stockings, from 1880–1882. It was the site of the first perfect game in Major League Baseball, pitched by Lee Richmond on June 12, 1880, and the site of the first true double header against the Providence Grays on September 25, 1882 (Lowry 2006:243). A marker on the Weller Academic Center quad on the campus of the former Becker College commemorates the game. All of the buildings and landscaping for the grounds were removed after 1896. After 1896, the Agricultural Fair Grounds were moved to a site now occupied



by Saint-Gobain Abrasives in the Greendale section of the city. (American Antiquarian Society, Richards 1896, Winslow & Co. 1901).

### **Worcester Tennis Club**

In 1907, Thayer and Lewis H. Torrey, under a trust executed by Thayer and the late Hoar, sold several parcels of land consisting of 36,506 square feet, now addressed as 69 Sever Street, to the newly founded Worcester Tennis Club for \$9,126 (Lyell 1982, WCRD 1907:1853/65). The Worcester Tennis Club was founded by members of the by then defunct Salisbury Tennis Club, whose facilities were on Institute Road from 1901 until 1906. The Club was open for membership by 75 men and 75 women, whose annual dues would be assessed at \$10, and junior boys under 18, whose annual dues would be assessed at \$5. Shortly after purchasing the land on Sever Street, the Club laid out six dirt courts. Additionally, they purchased a portable building to house bathing facilities, and installed a fence around the grounds.

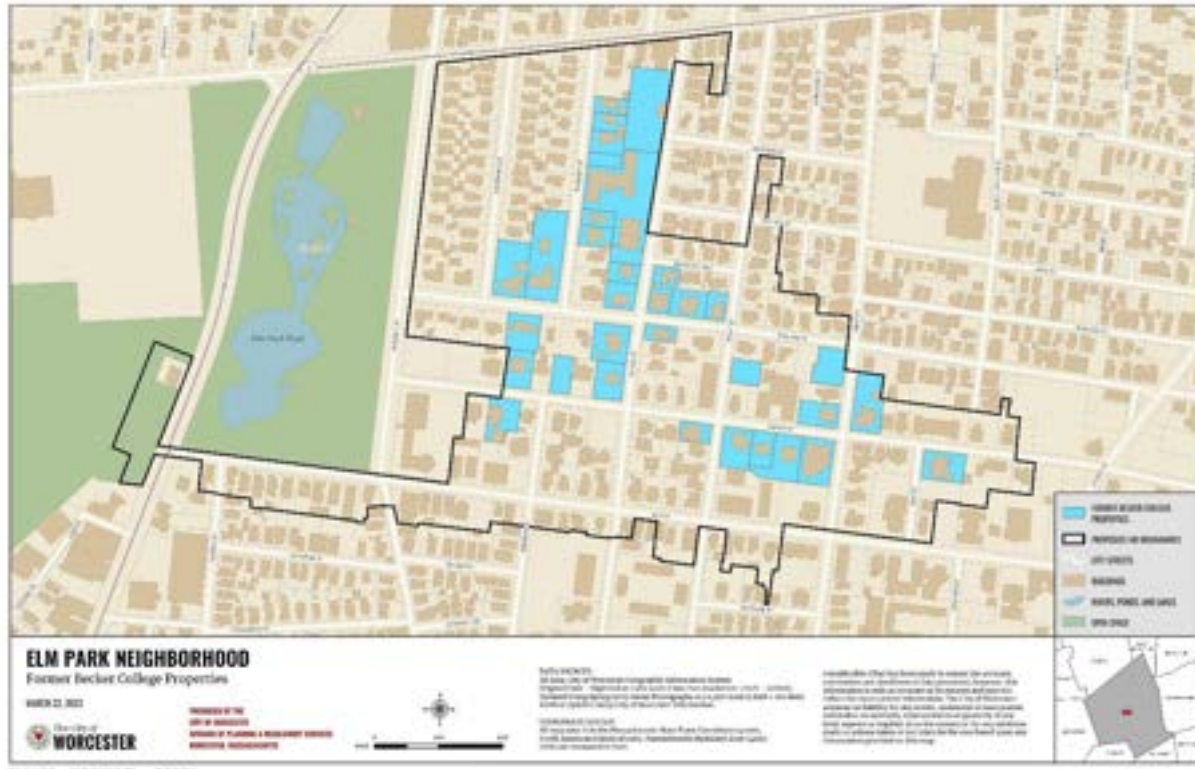
In 1923, the existing clubhouse was constructed, having been designed by architect Sam Pitcher (Lyell 1982:11–16). The clubhouse was constructed on a pair of parcels that had been purchased from Louis Chase in 1922 for \$3,700 (WCRD 1922: Document 3022). Also in 1923, the layout of the courts were altered to allow for seven courts (Lyell 1982:16).

The Club experienced ebbs and flows in membership, particularly during and immediately after the Great Depression (Lyell 1982:16–17). By the early 2000s, membership had again waned, and in 2015 it was decided that the Worcester Tennis Club would merge with the Holden Towers Tennis Club, and the former grounds and the clubhouse were sold to Becker College (Holden Towers Worcester Tennis club n.d.). The College demolished the courts and installed its “Gardens and Greenway” which was opened in 2019 (Foskett Jr. 2019). The parcel was acquired by the City of Worcester in 2021 (WCRD 2021:66353/346).

### **Becker College**

Becker College was a post-secondary school that was founded in Leicester, Massachusetts in 1784 as Leicester Academy. Leicester Academy, known as Leicester Junior College from 1954–1977, merged with Becker Junior College of Business Administration and Secretarial Science in 1977. Becker Junior College of Business Administration and Secretarial Science was founded as Becker’s Business College in 1887 at 492 Main Street in Worcester (demolished) and was known as Becker College of Business Administration and Secretarial Science from 1926–1943. Becker first had a presence in the Area beginning by 1936 when Colton House (address unknown) was opened as a women’s dormitory on Cedar Street (Worcester Telegram & Gazette 2021). Maple Hall at 65 Cedar Street (Burns Folly, WOR.440 – 1893) was obtained by the college and opened as a dormitory in 1944, followed by Linden Hall at 64 William Street (Edward Winslow Lincoln Double House, WOR.429 – 1880) as a dormitory for men. The Weller Academic Center (Bancroft School, WOR.2593 – 1922) at 61 Sever Street, which was the former location of Bancroft School (now on Shore Drive) was opened in 1958. In 1966, 60 William Street (Edward W. Lincoln House, WOR.680 – 1879) was purchased by the college to serve as a communal dining hall (Becker Bridges 2004:5–6). By 1979, the Becker College Campus within Area had grown to include 39, 54, 62, and 65 Cedar Street, 30 Fruit Street, 41 and 61 Sever Street, 54 West Street, and 56 and 61 William Street. Nearby buildings owned by the college that year included 26 and 29 Cedar Street,

6 Oak Street, and 53 West Street (Worcester Heritage Preservation Society 1978). At the time of Becker's 2021 closure, it occupied 34 parcels within the Area. The location of buildings owned by Becker at the time of its closure is illustrated in the **Map 8** below.



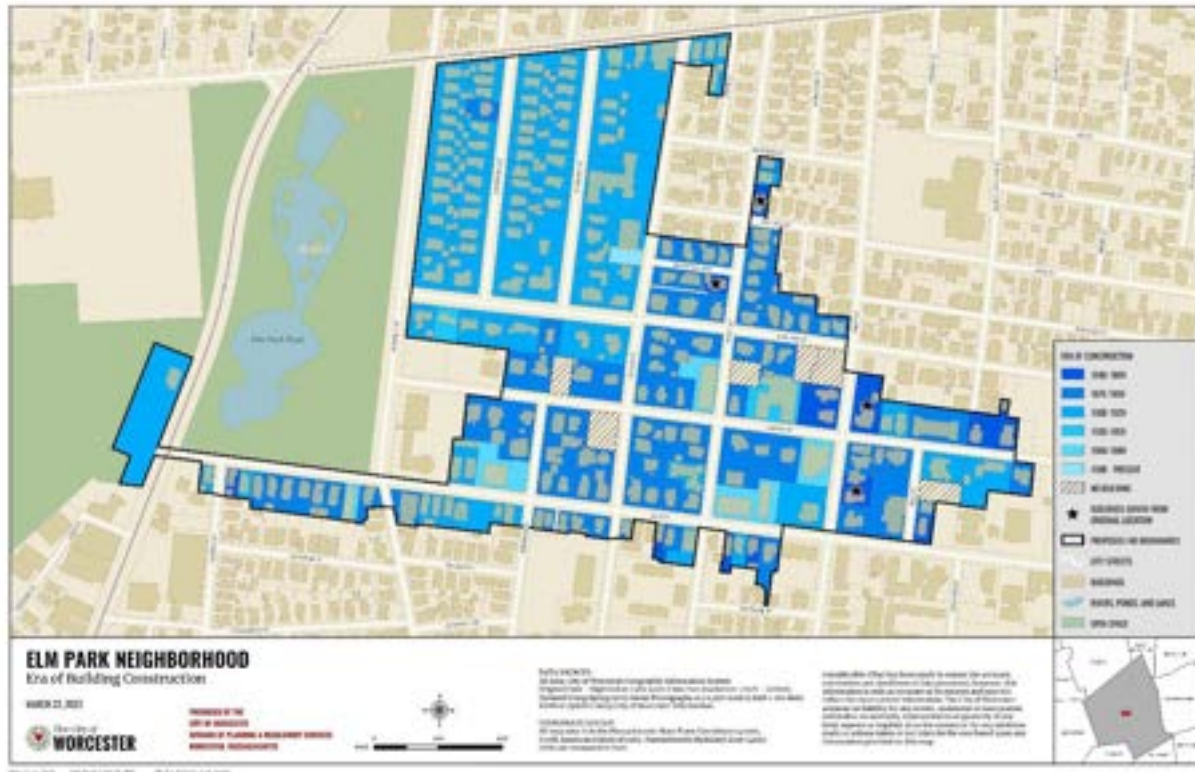
**Map 8.** Properties formerly owned by Becker College.

**Table 1. Building Architectural Styles**

<b>Architectural Style</b>	<b>Number of Buildings</b>	<b>Percent of Total</b>
Altered Beyond Recognition	12	6
Carpenter Gothic	1	< 1
Chateauesque	1	< 1
Classical Revival	4	2
Colonial Revival	55	26
Contemporary	4	2
Craftsman	18	9
English Revival	7	3
Exotic Revival	1	< 1
Gothic Revival	1	< 1
Greek Revival	5	2
Italianate	3	1
No style	4	2
Not Researched (post-1973)	2	< 1
Postwar Traditional	1	< 1
Queen Anne	40	19
Romanesque Revival	1	< 1
Second Empire	15	7
Shingle Style	10	5
Stick Style	2	< 1
Tudor Arts & Crafts/Craftsman	2	< 1
Victorian Eclectic	20	10

**Table 2. Building Dates of Construction**

<b>Dates of Construction</b>	<b>Number of Buildings</b>	<b>Percent of Total</b>
1840 – 1849	5 (2 moved)	2
1850-1859	5 (2 moved)	2
1860-1869	5	2
1870-1879	25	12
1880-1889	36	17
1890-1899	31	15
1900-1909	29	14
1910-1919	11	5
1920-1929	51	24
1930-1939	1	< 1
1940-1949	1	< 1
1950-1959	1	< 1
1960-1973	6	3
Post-1973 (non-historic)	2	< 1



**Map 9.** Proposed Elm Park Neighborhood Local Historic District mapped by date of construction.

Historic Images<sup>1</sup>



Image 1. 41 Cedar Street (WOR.436), unknown date.

<sup>1</sup> Historic images courtesy of Worcester Historical Museum.





Image 2. 65 Cedar Street (WOR.440), unknown date.



Image 3. 22 Dayton Street (WOR.424), unknown date.



Image 4. 132 (L, WOR.575) and 134 (R, WOR.576) Elm Street, 1973.



Image 5. 81 Elm Street (WOR.578), 1946.





Image 6. View west from the intersection of Elm and Russell streets, 1894.



Image 7. 87 Elm Street (WOR.531), unknown date.





Image 8. 5 Marston Way, unknown date.



Image 9. Agricultural Fair Grounds from Russell Street, unknown date.



Image 10. 54 West Street (WOR.634), unknown date.



Image 11. 54 William Street (WOR.678), 1894.



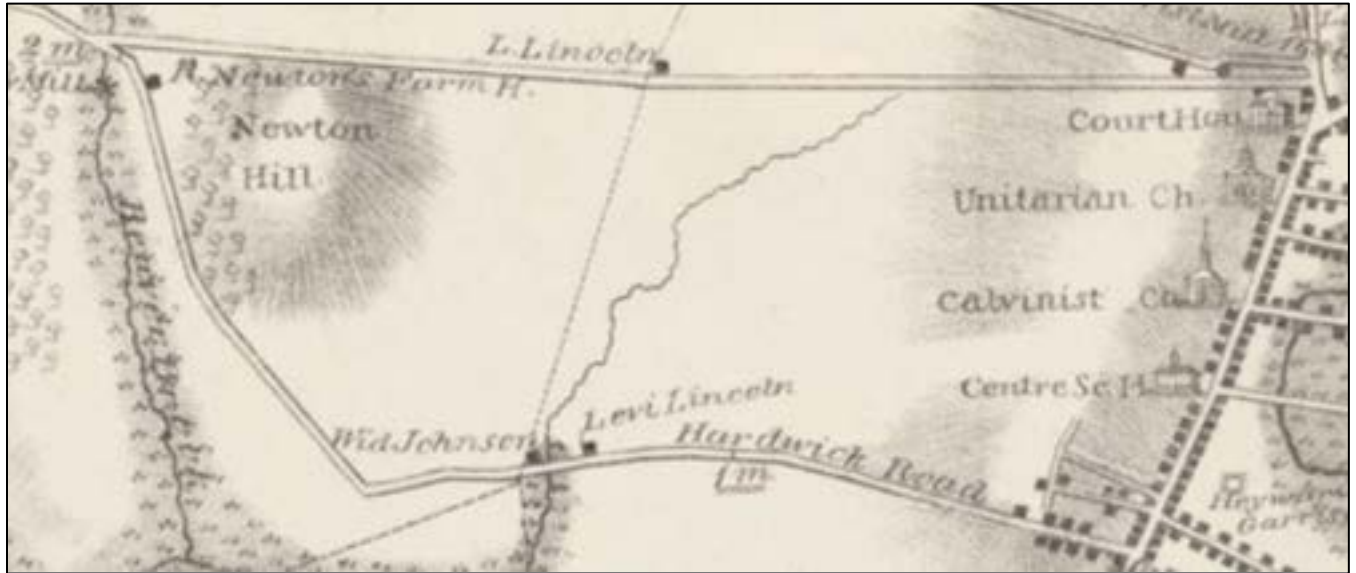
Image 12. 58–60 William Street (WOR.680), after 1927.



Image 13. 84 William Street (WOR.434), 1908.



## Historic Maps



1. Detail of 1833 map of Worcester showing the area of the proposed district (Stebbins 1833).



2. Detail of 1857 map of Worcester showing the area of the proposed district (Walling 1857).



3. Detail of 1870 atlas showing the area of the proposed district (Beers 1870).



4. Detail of 1878 map showing the area of the proposed district (Triscott 1878).

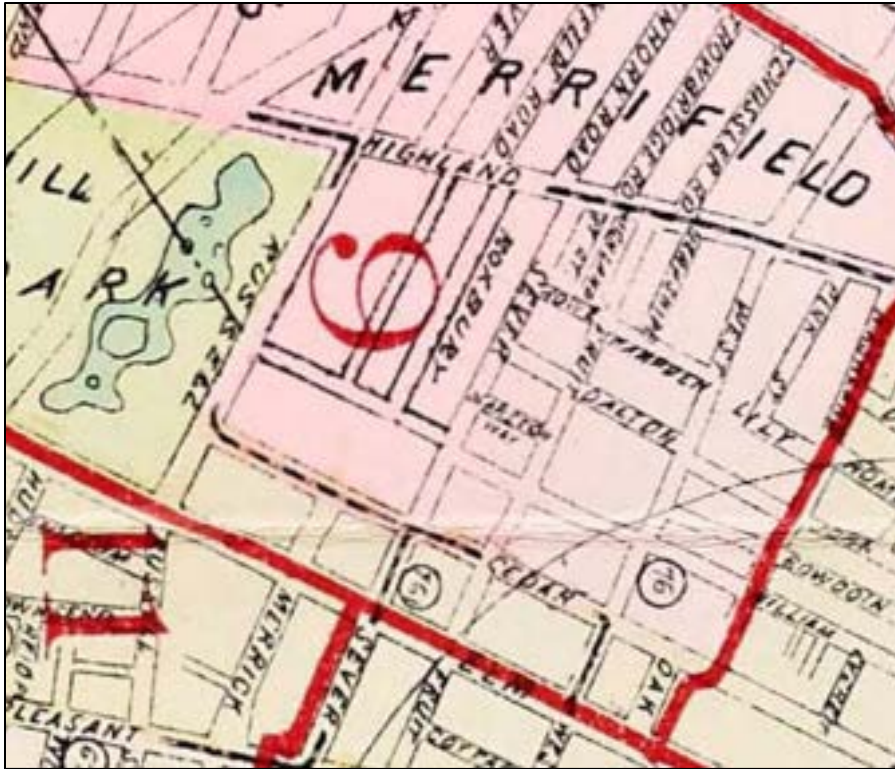




5. Detail of 1886 map showing the area of the proposed district (Hopkins 1886).



6. Detail of 1896 map showing the area of the proposed district (Richards 1896).



7. Detail of 1911 map showing the area of the proposed district (Richards 1911).

## BOUNDARY JUSTIFICATION

The boundary of the Lincoln Estate – Elm Park Area Historic District (WOR.CY) were used as a starting point from which to conduct the study of the historically intact neighborhood to the east of Elm Park. In early 2021, this starting point was winnowed down to the area roughly bound by Highland Street to the north, Lancaster and Linden streets to the east, Elm Street to the south and Russell Street to the west based on aerial photography and City Assessor records, which revealed a high concentration of small-scale residential buildings within that area. The area was further pared down following reconnaissance-level survey carried out by staff members of the City of Worcester Planning & Regulatory Services Division, neighborhood meetings, and the receipt of comments by members of the public, to include only the area roughly bound by Highland Street to the north; West Street to the east; Elm Street to the south, including many properties on the south side of Elm Street; and Park Avenue to the west<sup>1</sup>, excluding those properties on Berkshire, Hampden, Highland, and Howe Streets and Dayton Place, and many properties on Dayton, Fruit, Sever, and West streets. Following a public hearing on the proposed district, the boundary was amended again to include the properties on Oak Street, an expansion east on Cedar Street, select properties on the east side of West Street, additional select properties on the south side of Elm Street, and 230 Park Avenue. The boundary of the proposed Elm Park Neighborhood Local Historic District (the Area) encompasses an area of 64.5 acres occupied by 212 parcels (including 8 vacant/parking parcels); 287 buildings consisting of 209 residential, civic, religious, commercial, educational, and professional buildings and 79 outbuildings; and 157 different owners per 2022 City of Worcester Assessor data.

The Area boundaries have been selected because they include a concentration of highly intact buildings differentiated visually and developmentally from buildings to the north, east, and south of the Area. The subdivision north of the Area, although containing many historically intact buildings, was platted at some point between 1886 and 1896, separately from and earlier than the large subdivision in the Area (West Side Realty Plot – WOR.EK) (Hopkins 1886, Richards 1896). In addition, it does not share associations with the Lincoln Estate, and is separated from the Area by the heavily trafficked thoroughfare of Massachusetts Route 9 (Highland Street). Properties to the east of the Area are more closely associated with the downtown core and were thus omitted. Properties to the south of the Area were omitted due to the change in building type and character, including a higher concentration of large-scale residential buildings, as well as a collective decrease in architectural integrity. 230 Park Avenue, which overlooks Elm Park, bookends the Area to the west and is an excellent example of civic architecture built in the context of a primarily residential neighborhood. Elm Park was intentionally excluded from the boundary of the Area because the spirit of undertaking the study was centered around the desire to protect the buildings in the vicinity of the park rather than the park itself.

The boundaries omit highly altered buildings in the northeast quadrant of the area roughly bound by Highland, West, Elm, and Russell Streets, including properties sited on Berkshire, Dayton, Fruit, Hampden and Howe Streets and Dayton Place, as well as properties on those streets that do not conform with the character of the neighborhood, which is generally described as being

<sup>1</sup> See Property Index (Appendix A) and Map of Properties (Appendix B).



predominately small-scale residential in nature. The photographs that follow illustrate the periphery of the district.



**Boundary Photo 1.** View east on Highland Street from Elm Park toward intersection of Highland and Russell Streets showing northern boundary of Area.



**Boundary Photo 2.** View northeast on Highland Street from intersection of Highland and Roxbury Streets showing northern boundary of Area.



**Boundary Photo 3.** View northeast from intersection of William and West Streets showing a section of the eastern boundary of the Area.



**Boundary Photo 4.** View east along William Street from intersection of William and West Streets looking out of the Area from a section of the eastern boundary of the Area.





**Boundary Photo 5.** View northeast on Cedar Street from opposite 19 Cedar Street looking out of the Area from a section of the eastern boundary of the Area.



**Boundary Photo 6.** View southwest toward Park Avenue from Elm Street near the southwest extent of the Area.



**Boundary Photo 7.** View south on Hudson Street from intersection of Hudson and Elm Streets looking out of the Area from the southern boundary.



**Boundary Photo 8.** View south on Russell Street from intersection of Russell and Elm Streets looking out of the Area from the southern boundary.



**Boundary Photo 9.** View northeast from intersection of Elm and Russell Streets showing St. Spyridon Greek Orthodox Cathedral at 102 Russell Street, outside a section of the west boundary of the Area.

## BOUNDARY DESCRIPTION

Demarcated by manmade features such as roads and property lines, as illustrated in Appendix B, the Area's periphery stretches east along the northern property boundaries of properties on Highland Street from Russell Street to Howe Street. It then turns south on Howe Street to the southern property line of 175 Highland Street before turning west to run along the southern property lines of 175 and 177 Highland Street. It then crosses Sever Street and stretches south along the western side of Sever Street, recrossing Sever Street and turning east adjacent to the north boundary of 7 Marston Way, then continuing east along the northern property lines of 7, 5, 3, and 1 Marston Way and across Fruit Street. The boundary then runs north along the eastern side of Fruit Street to Hampden Street before turning east to meet the eastern boundary of 54 Fruit Street, then south along the eastern boundaries of 54 and 52 Fruit Street, 22 Dayton Street, crossing Dayton Street, and continuing south along the eastern boundaries of 50, 48, 46, and 44 Fruit Street. At the southeastern corner of the property lines of 44 Fruit Street, the boundary turns east, and continues along the northern property lines of 52, 50, and 48 William Street to meet West Street, thence running south along the western side of West Street, then crossing West Street adjacent to the northern property line of 53 Cedar Street; then turning south to the northwestern corner of 36 Cedar Street; then running east along the northern property lines of 36, 34, 30, and 26 Cedar Street to the western property line of 20 Cedar Street; then turning north, then east, then south, then east, then south, along the property line of 20 Cedar Street; then crossing Cedar Street to the intersection with the northern property line of 19 Cedar Street. The boundary then turns east, then south, then west, along the property lines of 19 Cedar Street; then west, then south, then west, along the property lines of 21 Cedar Street; thence west along

the southern property line of 4 Oak Street; then turning south along the eastern property lines of 2 Oak Street and 57 Elm Street; then traveling west along the northern side of Elm Street, before crossing Elm Street to meet the eastern property line of 74 Elm Street. The boundary then turns west, then north, then northwest, then west, then north along the property lines of 74 Elm Street to meet the southern property line of 76 Elm Street; thence travelling west along the southern property lines of 76 and 78 Elm Street to the property line of 78 ½ Elm Street; then turning south, then west, then north, along the property line of 78 ½ Elm Street to the southern side of Elm Street; then turning west along Elm Street to meet the property line of 82 Elm Street; then turning south along Fruit Street along the eastern property line of 82 Elm Street; then turning west along the southern property line of 82 Elm Street to the property line of 86 Elm Street; then traveling west, then north, then west, then north along the property lines of 78 Elm Street to meet the southern side of Elm Street. The boundary then turns west along Elm Street to meet the northeastern corner of the property line of 90 Elm Street; then traveling south, then west along the property lines of 90 Elm Street before crossing west across Sever Street to meet the property boundary of 94 Elm Street.

From the southeastern corner of the property boundary of 94 Elm Street, the boundary of the Area travels west along the southern boundaries of 94, 96, 98, 100, and 102 Elm Street, crosses Merrick Street, continues west along the southern boundaries of 106, 108, 114, 118, 120, and 122 Elm Street and 80 Russell Street, crosses Russell Street, and continues west along the southern boundaries of 128, 130, 132, 134, 136, 138, 140, 142, 144, and 146 Elm Street, crosses Hudson Street, and continues west along the southern boundary of 148 Elm Street before turning north to meet the southern side of Elm Street. From the northwest corner of the property boundary of 148 Elm Street, the Area boundary runs west along the south side of Elm Street crossing Park Avenue to meet the eastern property boundary of 230 Park Avenue; then turning southwesterly, then westerly, then northeasterly, then northwesterly, then northeasterly, then southwesterly along the property lines of 230 Park Avenue, before turning east and recrossing Park Avenue to the northern side of Elm Street; then running east along the northern side of Elm Street to the southwest corner of 113 Elm Street. The Area boundary then turns north and runs north along the western property boundaries of 113 Elm Street and 67 Cedar Street. At the northwest corner of the property boundary of 67 Cedar Street, the Area boundary turns east, and runs east along the northern property boundary of 67 Cedar Street and a portion of 65 Cedar Street before turning north across Cedar Street and continuing north along the western property boundary of 66 Cedar Street. From the northwestern corner of the property boundary of 66 Cedar Street, the Area boundary runs east along the southern boundaries of 85, 87, 89, and 93 William Street, and 112 Russell Street. From the southwestern corner of the property boundary of 112 Russell Street, the Area boundary runs north along the property lines on the east side of Russell Street to the southeastern corner of Russell and Highland Streets.



## Regulatory Alternatives Considered

Per Chapter 40C, Section 8 of Massachusetts General Laws, the Worcester Historical Commission considered the scope of the Commission's purview with regard to the Elm Park Neighborhood Local Historic District. Specifically, they considered whether to recommend providing exclusions for any of the following:

- (1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify.
- (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.
- (3) Walls and fences, or either of them.
- (4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.
- (5) The color of paint.
- (6) The color of materials used on roofs.
- (7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area, consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them.
- (8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.

After deliberation and based on feedback by the public, the Worcester Historical Commission decided to exclude the items below from consideration within the Elm Park Neighborhood Local Historic District. Italicized text indicates additional language outside the language found in MGL Chapter 40C, Section 8.

- (1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify, *and provided that the location and specifications of temporary structures or signs are in accordance with the Rules and Regulations of the Worcester Historical Commission.*
- (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level, *provided that terraces, walks, driveways, sidewalks, and similar structures substantially at grade level continue to conform to their existing footprint.*
- (4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them *provided that the location and specifications of storm doors and windows, screens, window air conditioners, lighting*

*fixtures, antennae and similar appurtenances are in accordance with the Rules and Regulations of the Worcester Historical Commission.*

(5) The color of paint.

The next section provides the Recommended Ordinance Amendment proposed for adoption by City Council. For reference, Appendix H provides an entire copy of Article Three, Section 14 of the 2008 General Revised Ordinance that is being amended. Appendix I provides Massachusetts General Laws Chapter 40C as various subsections of this State Law are referenced throughout our local ordinance.

## Recommended Ordinance

### AN ORDINANCE AMENDING SECTION 18 OF ARTICLE THREE, PART II, OF THE REVISED ORDINANCES OF 2008 CREATING THE ELM PARK NEIGHBORHOOD HISTORIC DISTRICT

Section 18 of Article 3, Part II, of the Revised Ordinances of 2008 is hereby amended as follows:

SECTION 1. Section 18(b) is hereby amended by deleting the referenced subsection (b) in its entirety and inserting the following new subsection (b) in lieu thereof:

*(b) Establishment of Massachusetts Avenue, Montvale, Crown Hill, and Elm Park Neighborhood Historic Districts.* Under authority of General Laws, chapter forty C, section three, there are hereby established historic districts to be known as the “Massachusetts Avenue Historic District,” the “Montvale Historic District,” the “Crown Hill Historic District,” and the “Elm Park Neighborhood Historic District.” The Massachusetts Avenue Historic District is shown on a map dated August, 1973 and revised September, 1974, the Montvale Historic District is shown on a map dated February 28, 2008, the Crown Hill Historic District is shown on a map dated October 5, 2012 and revised February 12, 2013, and the Elm Park Neighborhood Historic District is shown on a map dated March 22, 2023, all of which are on file with the city clerk and made a part hereof, and are also recorded with the Worcester Registry of Deeds.

SECTION 2. Section 18 (c) is hereby amended by deleting the referenced subsection (c) in its entirety and inserting the following new subsection (c) in lieu thereof:

*(c) Membership of the Historical Commission.* The commission shall consist of seven regular members and two alternates appointed for terms of three years by the city manager in accordance with the requirements of the city charter and the provisions of this section. The terms shall be staggered such that three terms of regular members shall expire on December thirty-first of one year and two terms of regular members shall expire on December thirtyfirst in each of the following two years. The terms of alternate members shall be staggered such that the terms shall expire on December thirty-first on successive years and none shall expire every third year. Three of the seven members shall reside in one of the four Historic Districts. No more than one member may reside in each Historic District. All members and alternates shall have demonstrated a special interest, competence or knowledge in historic preservation. To the extent available in the charter appointment districts, members of the commission shall be professionals in the disciplines of architecture, history, architectural history, prehistoric archaeology, historic archaeology, urban planning, American studies, American civilization, cultural geography and cultural anthropology. In case of absence, inability to act or unwillingness to act because of self-interest on the part of any member of the commission, his or her place shall be taken by an alternate member designated by the chair.

SECTION 3. Section 18(d) is hereby amended by deleting the referenced subsection (1) in its entirety and inserting the following new subsection (1) in lieu thereof:

(1) administer the Massachusetts Avenue Historic District, the Montvale Historic District, the Crown Hill Historic District, the Elm Park Neighborhood Historic District, and any additional historic districts lawfully established, consistent with General Laws;

SECTION 4. Section 18(h) is hereby amended by deleting the referenced subsection (h) in its entirety and inserting the following new subsection (h) in lieu thereof:

*(h) Work excluded from Historical Commission Review in the Elm Park Neighborhood Historic District.* The following are excluded from the review of the Worcester Historical Commission:

(1) Temporary structures or signs, subject, however, to conditions as to duration of use, location, lighting, removal, and similar matters as the commission may reasonably specify, and provided that the location and specifications of said temporary structures or signs are in accordance with the Rules and Regulations of the Worcester Historical Commission.

(2) Terraces, walks, driveways, sidewalks and similar structures, or any combination of one or more of them, provided that any such structure is substantially at grade level and continue to conform to their existing footprint.

(3) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any combination of one or more of them, provided that the location and specifications of said appurtenances and fixtures are in accordance with the Rules and Regulations of the Worcester Historical Commission.

(4) The color of paint.

SECTION 5. The following new 18(i) shall be inserted immediately after subsection (h):

(i) *Appeals.* Any applicant aggrieved by a determination of the commission may file a written request with the commission for review by person or persons of competence and experience in such matters designated by the Central Massachusetts Regional Planning Commission as prescribed in the General Laws, chapter forty C, section twelve, and may further appeal such determination to the superior court as prescribed in the General Laws, chapter forty C, section twelve A.

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# Appendix A: Property Index

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
19	CEDAR ST	WOR.495	NRDIS, NRMRA	Thomas Eaton House		1896	English Revival	2.5	Asphalt shingle side-gable with dormers, flat rubber roof on rear ell, asphalt shingle gable roof on side ells	Wood shingle, stucco, stone porch supports, wood half-timbering	6/6 and 8/8 double-hung wood, wood diamond pane fixed, wood multi-lite fixed, limited aluminum replacement at rear	Stone	Excellent	None	(City of Worcester Water Records 1896, WOR.P)
20	CEDAR ST	WOR.509	NRDIS, NRMRA	Martin Lathe House		1869	Second Empire	2.5	Asphalt shingle mansard, asphalt shingle hip and valley ell	Wood clapboard	SDL aluminum clad wood	Granite	Very good	Carriage house	(City of Worcester Water Records 1869, WOR.P)
21	CEDAR ST	WOR.689	NRDIS, NRMRA	Paul B. & Lessie M. Morgan House	Worcester Children's Friend Society Building	1926	English Revival	3	Slate side-gable with cross gables and dormers and front-gable ell; copper flashing	Brick, stone, stucco, wood half-timbering	Leaded glass multi-lite casements	Stone	Excellent	Two story, three-bay-wide, wood-frame carriage house clad in stucco with wood half-timbering and topped with a front-gable slate roof	Designed by architect Harry Bigelow for Paul B. (1869-1952) & Lessie M. (1868-1940) Morgan in 1926, replacing an earlier house on the site. (Find A Grave Memorial ID #90800861, #90800883, Sanborn Map Company 1910, 1936, United States Federal Census 1920, 1930, WOR.689)

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26	CEDAR ST	WOR.690	NRDIS, NRMRA	William A. Williams House	Becker Business College Dormitory	ca. 1857	Second Empire	2.5	Asphalt shingle mansard, flared hip bays, asphalt shingle hip over 2-story rear ell, flat roof over porch	Mix of wood clapboard and vinyl	Primarily 6/6 replacement SDL aluminum clad wood double-hung, arched burst transoms over first story façade windows, handful of fixed SDL aluminum fixed and vinyl replacement windows	Parged	Very good	None	(Ball n.d., Beers 1870, Triscott 1878, Hopkins 1886, WOR.690)
30	CEDAR ST	WOR.510	NRDIS, NRMRA	The Ambassador		1966	Contemporary	3 over a raised basement	Flat Tar and Gravel	Brick, metal	Primarily 1/1 vinyl double-hung and fixed, handful of vinyl sliding	Concrete	Excellent	None	The Ambassador apartments at 28-32 Cedar Street were constructed in 1966 by the Common Realty Trust Company, on the site of two historic homes at 28 and 32 Cedar Street. They first appeared in a Worcester City Directory in 1970 (City of Worcester Water Records 1966, City of Worcester Inspectional Services Building Permit Index 1966:2, NETR 1966, 1971, Polk, R.L. & Company 1970, Richards 1896).
34	CEDAR ST	WOR.511	NRDIS, NRMRA	Charles Webb House		1901	English Revival	2.5 over a raised basement	Asphalt shingle front-gable with cross gables and dormers	Stucco with wood half-timbering, stone	Wood diamond pane double-hung, leaded glass, wood multi-lite fixed	Stone	Excellent	None	(City of Worcester Water Records 1901, WOR.P)
35	CEDAR ST	WOR.497	NRDIS, NRMRA	Meltiah B. Green House		1883	Queen Anne	2	Asphalt shingle front-gable	Wood clapboard	1/1 double-hung vinyl	Brick	Very good	None	(City of Worcester Water Records 1883, WOR.P)

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
36	CEDAR ST	WOR.512	NRDIS, NRMRA	Burton W. Potter House		ca. 1870	No style	2	Asphalt shingle side-gable with dormer on rear slope and gabled ell and cross gable off rear (north) elevation	Vinyl	1/1 double-hung vinyl	Brick	Good	None	The Burton W. & Fannie Potter House was likely constructed in about 1870 on a vacant lot conveyed by Lambert Bigelow to lawyer Burton W. Potter that year. At the time the house was constructed, Mr. Potter was a practicing attorney with the firm of Potter & Mann (Beers 1870, Triscott 1878, Ulman 1875, United States Federal Census 1870, 1880, 1910, WCRD 1870:820/382). Mr. Potter and his wife Fannie retained ownership of the property until 1888, when Mr. Potter sold it to Isabelle Mann, the wife of coal dealer Charles F. Mann, who was also at one time Mr. Potter's partner (United States Federal Census 1900, WCRD 1888:1268/117). Mrs. Mann sold the property in 1904 (WCRD 1904:1785/364).
38	CEDAR ST	WOR.513	NRDIS (1980) NRMRA (1980)	Cedar Arms Apartments	N/A	1947	Classical Revival	3 above a raised basement	Flat rubber roof	Red brick with cast stone ornament	1/1 double-hung aluminum, sliding aluminum	Brick	Very Good	None	Constructed in 1947 by R&F Construction Corp. of Worcester, MA, and conveyed to Irene S. and Esther Miller in 1949. By 1962, the apartment building was known as Cedar Arms. The Millers owned the property until 1988.  Served as Willow Hall for Becker College.  (City of Worcester Water Records 1947, WCRD 1947:438, 1949:3204/324, 1988:5928/2, R.L. Polk & Co. 1962, WOR.513)
39	CEDAR ST	WOR.498	NRDIS (1980) NRMRA (1980)	Frances Lincoln House	N/A	1889	Colonial Revival	2	Slate hip with dormers	Wood clapboard	6/6 double-hung wood	Fieldstone	Excellent	None	Served as Lincoln Hall for Becker College.  (City of Worcester Water Records 1889, WOR. 498)

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
41	CEDAR ST	WOR.436	NRDIS (1980) NRMRA (1980)	Ann Colton King House	Becker Junior College Dormitory	1893	Queen Anne	2	Asphalt shingle side gambrel with cross gable and dormers	Wood shingle	9/1, 15/1 double-hung wood, 1/1 vinyl, venetian window, craftsman window	Granite block	Very Good	None	Served as Colton Hall for Becker College.  (City of Worcester Water Records 1893, WOR. 436)
44	CEDAR ST	WOR.514	NRDIS (1980) NRMRA (1980)	John D. Chollar House	N/A	1872	Second Empire	2	Asphalt shingle mansard	Wood clapboard	1/1 double-hung vinyl	Parged	Very Good	None	(City of Worcester Water Records 1872, WOR.514)
45	CEDAR ST	WOR.437	NRDIS (1980) NRMRA (1980)	Edwin A. Kelly House	Salter Secretarial School	1886	Queen Anne	2	Slate, Asymmetrical with pedimented gable and turret	Wood shingle and Wood clapboard	12/1, 8/1 double-hung wood, 1/1 vinyl, prairie style, fixed	Stone ashlar block	Excellent	None	Salter Secretarial School (later Salter College - defunct) was located at 45 Cedar Street from its 1939 founding until at least 1969. Later served as the Becker College Design Center.  (City of Worcester Water Records 1886, Sanborn Map Company 1949, 1969, WOR. 437)
47	CEDAR ST	WOR.500	NRDIS (1980) NRMRA (1980)	F.W. Ward House	N/A	1887	Queen Anne	2	Asphalt shingle side-gable with dormer	Wood shingle and Wood clapboard	1/1 double-hung vinyl	Brick	Very Good	None	(City of Worcester Water Records 1887, WOR. 500)
48	CEDAR ST	WOR.515	NRDIS (1980) NRMRA (1980)	Henry Griffin House	N/A	1875	Victorian Eclectic	2.5	Slate front-gable with cross gables	Wood clapboard	1/1 wood double-hung	Granite	Very Good	None	(City of Worcester Water Records 1875, WOR. 515)
50	CEDAR ST	WOR.516	NRDIS (1980) NRMRA (1980)	Frederick Ward House	N/A	1875	Victorian Eclectic	2	Slate hip	Wood clapboard	4/2, 6/2, 8/2 double-hung wood	Not visible	Excellent	None	(City of Worcester Water Records 1875, WOR. 516)
52	CEDAR ST	WOR.517	NRDIS (1980) NRMRA (1980)	Frederick Ward House	N/A	1885	Queen Anne	2	Asphalt shingle, asymmetrical with varying forms	Wood shingle, Wood clapboard, brick	1/1 double-hung aluminum; wood craftsman double-hung	Brick	Very Good	None	(City of Worcester Water Records 1885, WOR, 517)
54	CEDAR ST	WOR.438	NRDIS (1980) NRMRA (1980)	John D. Washburn House	Becker Junior College Dormitory	1883	Shingle Style	2.5	Asphalt shingle, asymmetrical with varying forms, dormers	Vinyl shingle (wood shingle removed in 2020)	6/2, 1/1, 6/1, 8/3, etc. double-hung vinyl	Granite block	Very Good	None	Served as Beeches Hall for Becker College.  (City of Worcester Water Records 1883, WOR, 438)
55	CEDAR ST	WOR.501	NRDIS (1980) NRMRA (1980)	Church of the Unity Parsonage	N/A	1892	Shingle Style	2.5	Asphalt shingle front gambrel with cross gambrel, dormers	Wood shingle and Wood clapboard	8/2, 4/2, multi-diamond pane/2 double-hung wood	Granite block	Very Good	None	(City of Worcester Water Records 1892, 1904, WOR, 501)



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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
56	CEDAR ST	WOR.519	NRDIS (1980) NRMRA (1980)	John D. Washburn House	N/A	1886	Shingle Style	2.5	Asphalt shingle side-gable with paired facade front-gables	Wood shingle	8/2, 6/2, 4/2 double-hung wood	Granite block	Very Good	None	(City of Worcester Water Records 1886, WOR, 519)
57	CEDAR ST	WOR.439	NRDIS (1980) NRMRA (1980)	William Burns House	N/A	1886	Colonial Revival	2	Asphalt shingle hip with dormers	Wood clapboard	1/1 vinyl double-hung	Granite block	Very Good	None	(City of Worcester Water Records 1886, WOR, 439)
60	CEDAR ST	WOR.520	NRDIS (1980) NRMRA (1980)	Demo'ed - parking lot	N/A	N/A parking lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1888 house demo'ed. WOR. 520)
61	CEDAR ST	WOR.502	NRDIS (1980) NRMRA (1980)	Anna Rice House	N/A	1890	Shingle Style	2.5	Asphalt shingle asymmetrical gable with dormers	Wood clapboard	6/1, 6/2, multi/2, etc. double-hung, material not clear from GSV	Fieldstone	Good	None	Shingles replaced with clapboards between 2007 and 2011  (City of Worcester Water Records 1890, WOR 502)
62	CEDAR ST	WOR.521	NRDIS (1980) NRMRA (1980)	William Coe House	N/A	1888	Queen Anne	2.5	Asphalt shingle jerkinhead with dormers, flared shed roof over side porch, other protrusions	Wood shingle and brick	8/1, 6/1 double-hung dyed vinyl	Brick with granite water table	Very Good	Historic garage	Owned for a time by Becker College.  (City of Worcester Water Records 1888, WOR 521, WOR.P)
65	CEDAR ST	WOR.440	NRDIS (1980) NRMRA (1980)	Burns Folly - William H. Burns House	Becker Junior College Dormitory	1893	Chateausque	2.5	Slate asymmetrical roof with varying forms. Turret and dormers	Wood shingle, Wood clapboard, brick, terracotta	1/1 vinyl double-hung, decorative original wood transoms	Granite block	Very Good	None	Carriage house demolished 2020. Formerly served as Maple Hall for Becker College.  (City of Worcester Water Records 1893, WOR 440)
67	CEDAR ST	WOR.503	NRDIS (1980) NRMRA (1980)	George Cutting House	N/A	1888	Queen Anne	2.5	Slate/asphalt shingle asymmetrical with varying forms. Turret, dormers	Wood shingle	1/1 vinyl double-hung, some decorative original wood windows remain	Granite block	Very Good	None	(City of Worcester Water Records 1888, WOR 503)
51 (AKA 51A)	CEDAR ST	N/A	NRDIS (1980)	Joseph Manning - C.L. Vaughan Carriage House		ca. 1890	Queen Anne	1.5	Asphalt shingle pyramidal with cupola	Wood clapboard	1/1 double-hung vinyl	Not visible	Fair	None	Former outbuilding for 30 Sever Street. Constructed between 1886 and 1896 for either Joseph Manning or C.L. Vaughan.  (Hopkins 1886, Richards 1896)

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
64 (AKA 66)	CEDAR ST	WOR.522	NRDIS (1980) NRMRA (1980)	Daniel Bates House	N/A	1890	Colonial Revival	2	Asphalt shingle hip with paired connected dormers on all four slopes	Stucco	12/1 single-hung SDL vinyl	Granite block	Very Good	None	Original wood windows replaced; dormers connected 2020. Formerly served as Miller Hall for Becker College.  (City of Worcester Water Records 1890, WOR 522)
22	DAYTON ST	WOR.424	None	Nellie W. Lincoln Cottage	N/A	ca. 1850	Gothic Revival	2	Asphalt shingle asymmetrical	Wood clapboard	Primarily 6/6 double-hung wood	Parged	Good to very good	Historic cinderblock one car garage	FKA 14 Dayton Street. Constructed in ca. 1850 and moved to Dayton Street in the mid-1890s. Owned by Nellie W. Lincoln in 1896, by A.H. Bonnet in 1911, and by the Simeons in 1922 (Hopkins 1886, Richards 1896, 1911, 1922, WOR.424). Exterior remodeled, likely in the early 20th century.
57	ELM ST	WOR.702	NRIND, NRMRA	Alexander & Maria Marsh House		1848	Greek Revival	2.5	Asphalt shingle front-gable, flat (indeterminate material) over left (west) projecting bay	Wood clapboard	6/6 double-hung wood	Granite	Very good	None	Constructed for Alexander Marsh, a music and patent right dealer, and his wife Maria Marsh in about 1848, and remained in the Marsh family until at least 1911 (Hopkins 1886, Richards 1896, 1911, Triscott 1878, United States Federal Census 1850, 1870, WCRD:440/620).
59	ELM ST	WOR.695	NRIND, NRMRA	Isaac Davis House	Worcester Club	1870	Italianate	3 over a raised basement	Asphalt shingle hip over main block, flat rubber roof on ells	Brick, wood, sandstone	Primarily double-hung original wood of varying muntin patterns, aluminum sliding on single-story rear ell	Indeterminate	Excellent	None	Originally constructed as a single-family residence, this building was designed by General William Walker of Providence, RI. In 1888, the interior was remodeled for use as a social club (the Worcester Club). The interior remodel was designed by architect Stephen Earle. In 1911, a three-story brick addition was constructed, designed by architect James Purdon (WOR.695)  AKA 1 Oak Street
65	ELM ST	WOR.696	NRIND, NRMRA	Charles Allen House		1870	Second Empire	2.5	Asphalt shingle curved mansard with dormers, flat rubber side ell, asphalt	Vinyl	Primarily 2/2 double-hung vinyl, vinyl Palladian window in	Granite	Good	None	Constructed on site formerly occupied by what is now 39 West Street, which was moved one lot down shortly before the construction of 65 Elm Street (City of Worcester

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
									shingle hip rear ell		central pavilion on façade				Water Records 1870, WOR.696)
71	ELM ST	WOR.697	NRIND (1980) NRMRA (1980)	Francis H. Dewey House	N/A	1912	Exotic Revival	2	Slate mansard, flat rubber. Wall dormers.	Stucco	Primarily original wood casements, selective aluminum replacements. Leaded glass transom over front entrance.	Granite block	Excellent	None	This property replaced an 1865 house. Portions of the original building may have been incorporated in the existing building (City of Worcester Water Records 1865, WOR. 697)
74	ELM ST	WOR.549	None	Emma C. & Franklin B. White House		ca. 1898	Queen Anne	2.5	Asymmetrical slate with gable and hip forms, with dormers and cross bays	Wood clapboard	1/1 double-hung vinyl	Granite	Very good	None	Constructed for Emma C. and Franklin B. White between 1897 and 1911 on the site of the former George C. Whitney Residence, which was conveyed, along with an adjoining parcel, by George C. Whitney to Emma C. White in 1897 (Sanborn Map Company 1892, 1910, WCRD 1897:1544/503-505, WOR.CY, WOR.P)
75	ELM ST	WOR.527	None	Debven Realty Trust Apartments	N/A	1960	No style	3 over raised basement	Flat rubber	Load bearing blonde brick	Aluminum sliding	Concrete	Excellent	None	Constructed at the direction of Max Meenes (c. 1919 - 2009), trustee of Debven Realty Trust. Mr. Meenes was responsible for the construction and management of several apartment buildings throughout the City of Worcester.  (City of Worcester Water Records 1960, WCRD 1960:4086/45, Telegram & Gazette Obituaries 2009, WOR 527)  AKA 75 & 77 Elm Street. Two (2) buildings on the lot.
76	ELM ST	WOR.550	None	Henry Hubbard House		1866	Victorian Eclectic	2.5	Asphalt shingle front-gable with shed roof dormers and a central hip roof	Wood clapboard	1/1 double-hung vinyl	Granite	Very good	4 stall garage (constructed between 1922 and 1936)	(City of Worcester Water Records 1866, Richards 1922, Sanborn Fire Insurance Company 1936, WOR.CY)

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
									ell on the west elevation						
77	ELM ST	WOR.527	None	Debven Realty Trust Apartments	N/A	1960	No style	3 over raised basement	Flat rubber	Load bearing blonde brick	Aluminum sliding	Concrete	Excellent	None	<p>Constructed at the direction of Max Meenes (c. 1919 - 2009), trustee of Debven Realty Trust. Mr. Meenes was responsible for the construction and management of several apartment buildings throughout the City of Worcester.</p> <p>(City of Worcester Water Records 1960, WCRD 1960:4086/45, Telegram &amp; Gazette Obituaries 2009, WOR 527)</p> <p>AKA 75 &amp; 77 Elm Street. Two (2) buildings on the lot.</p>
78	ELM ST	WOR.551	None	George A. & Sarah A. Kimball House		ca. 1847	Victorian Eclectic/Altered Italianate	2.5	Asphalt shingle front-gable	Wood shingle and wood clapboard	1/1 double-hung vinyl	Granite	Good	None	<p>The parcel on which 78 Elm Street was constructed was part of land conveyed by Levi Lincoln to Leonard Harrington, Samuel P. Harrington, and Francis H. Dewey in 1847 (WCRD:424/253). It is likely that the three subdivided the land and constructed 78 Elm Street shortly thereafter. It appeared on historic map of Worcester created by Phineas Ball in ca. 1850-1860 (Ball n.d.) but was not labeled with an owner's name. In 1862, Francis</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															H. & Sarah B. Dewey conveyed the property to Parley Hammond (WCRD 1862:649/608). The following year, Parley Hammond and his wife Elizabeth Hammond sold the property to George A. Kimball (WCRD 1863:662/220-222). Kimball, a woolen goods manufacturer, and his wife Sarah A. Kimball, retained ownership of the property until at least 1886 (Hopkins 1886, Triscott 1878, United States Federal Census 1860, 1870).  (City of Worcester Water Records 1869, WOR.CY)
78 1/2	ELM ST	WOR.552	None	Wallace & Fannie Myers House		1916	Queen Anne/Colonial Revival Transitional	2.5	Asphalt shingle front gambrel with cross bays and dormers	Stucco and brick	Primarily original wood double-hung in varying patterns, vertical elliptical fixed and Palladian window on the façade, recessed arched window on right (west) side elevation	Brick	Excellent	None	Built for Fannie S. Myers and her husband, optician & optometrist Wallace P. Myers in about 1916. The lot that the Myers purchased was a subdivision of the original lot of 78 Elm Street, sold to them by Ellen S. Merrill.  (Richards 1911, 1922, United States Federal Census 1930, 1940, WCRD 1916:73-74, WOR.CY)
81	ELM ST	WOR.528	None	R.C. King House	N/A	1870	Second Empire	2.5	Asphalt shingle mansard with dormers	Aluminum and vinyl (mix)	1/1 double-hung vinyl, wood arched in Palladian window	Parged	Fair	None	(City of Worcester Water Records 1870)  Side porch enclosed before 2007, bulk of windows replaced by 2020, others replaced in 2021, WOR 528)
82	ELM ST	WOR.554	None	The Bancroft		ca. 1908	Classical Revival	4	Flat Tar & Gravel	Brick with cast stone ornamentation, wood clad oriel windows	Primarily 1/1 double-hung vinyl, handful of wood 3/3 double-hung at rear	Brick	Very good	None	(WOR.CY)
83	ELM ST	WOR.529	None	Parker House	N/A	1871	Victorian Eclectic	2.5	Slate front-gable with cross gable, dormers	Wood clapboard	1/1 double-hung aluminum	Granite and brick	Very good	None	(City of Worcester Water Records 1871, WOR 529)



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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
84	ELM ST	WOR.1680	None	Pierce House		1868	Second Empire	2.5	Wood shingle and asphalt shingle mansard (main block), asphalt shingle mansard ell, rubber roof over porches, narrowly pitched gable dormers throughout	Wood clapboard	1/1 double-hung vinyl	Brick	Very good	3 stall garage (constructed between 1922 and 1936)	Built for L.L. Pierce in 1878.  (Beers 1870, City of Worcester Water Records 1868, Richards 1922, Sanborn Fire Insurance Company 1936, Triscott 1878)
85	ELM ST	WOR.530	None	F. Jefts House	N/A	1872	Victorian Eclectic	2.5	Slate front-gable with cross gable	Vinyl	1/1 double-hung aluminum, fixed aluminum	Granite	Good	None	(City of Worcester Water Records 1872, WOR 530)
86	ELM ST	WOR.555	None	Patrick Nevins House		ca. 1847	Victorian Eclectic	2	Asphalt shingle front gambrel with inset dormers	Wood shingle and vinyl lap	Primarily 1/1 double-hung vinyl, diamond pane fixed wood in gambrel peak	Brick	Good	None	In 1847, Leander and Georgianna L. Eaton subdivided land recently conveyed to them by Daniel Waldo Lincoln and sold the parcel at 86 Elm Street, with a building having been constructed on the site, to Sumner A. Whitney (Walling 1857, WCRD 1847:430/291). Between 1847 and 1866, the property changed hands a few times; from Whitney to Ebenezer E. Abbott, then from Ebenezer E. Abbott to Lucy Knapp, and finally by Lucy Knapp to Patrick Nevins in 1866 (WCRD 1866:725/544). The property remained in the Nevins family until at least 1896 (Triscott 1878, Richards 1896). The house was likely remodeled to its current Victorian eclectic appearance in the late 19th century.
87	ELM ST	WOR.531	None	William Maynard House	N/A	1890	Queen Anne	2.5	Asphalt shingle front-gable with cross gables, dormers, turret	Vinyl	1/1 double-hung vinyl	Granite block	Good	None	(City of Worcester Water Records 1890, WOR 531)

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
90	ELM ST	WOR.558	None	Albert H. & Sarah L. Henry House		1875	Victorian Eclectic	2.5	Asphalt shingle and rubber asymmetrical main block, slate clad turret	Brick	1/1 double-hung vinyl	Brick	Good	None	Built for livery stable proprietor Albert H. Henry and his wife, Sarah L. Henry in about 1875. They Henry family retained ownership until at least 1911 (City of Worcester Water Records 1875, Richards 1896, 1911, United Stated Federal Census 1900)
91	ELM ST	WOR.532	None	Hammond Hubbard House	N/A	1871	Second Empire	2.5	Asphalt shingle mansard with dormers	Vinyl	9/9, 6/6, 8/8 double-hung vinyl	Granite	Good	None	(City of Worcester Water Records 1871, WOR 532)
93	ELM ST	WOR.533	None	Governor Levi Lincoln House	N/A	1881	Italianate	2	Asphalt shingle front-gable with cross gable	Vinyl	6/1 double-hung vinyl, vinyl sunburst arch light over vinyl sliding or casements in arch	Brick and granite	Fair	None	93 Elm Street was constructed in 1881 at the direction of W.S. Lincoln or his heirs. The building replaced an earlier Second Empire style historic building on the site, which was extant in the 1878 Bailey bird's eye, but was not indicated in the 1878 Triscott map, suggesting a demolition date of 1878.  (Bailey 1878, City of Worcester Water Records 1881, Hopkins 1886, Triscott 1878, WOR 533)
94	ELM ST	WOR.559	None	Austin Barton House	N/A	1871	Second Empire	2.5	Slate mansard with dormers	Vinyl	2/2 double-hung vinyl, many in ornate wood surrounds with moulded splayed lintels	Brick	Very good	None	Rear addition. Many character-defining features remain.  (City of Worcester Water Records 1871, WOR 559)
95	ELM ST	WOR.534	None	Charles Moore House	N/A	1872	Second Empire	2.5	Asphalt shingle mansard with dormers	Wood clapboard	6/1 and 4/1 double-hung vinyl	Granite	Very good	None	(City of Worcester Water Records 1872, WOR 534)

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
96	ELM ST	WOR.560	None	Kneeland House	N/A	ca. 1870	Carpenter Gothic	2.5	Asphalt shingle gable T-shape with rear addition	Vinyl	Primarily double-hung 1/1 vinyl, some double-hung 1/1 aluminum, at least one double-hung 2/2 wood	Parged	Good	Historic 2-car cinderblock garage	<p>Based on the architectural style of the building, map dating, and deed research, 96 Elm Street was probably constructed in about 1870, probably for the Kneeland family. Below is a list of transactions concerning the building (Bailey 1878, Triscott 1878, WOR.560).</p> <p>-Leonard Kneeland to Asa S. Kneeland 1873 (WCRD 914/74) -Asa L. and Jonas G. and their wives Sarah E. and Mary E. Kneeland went bankrupt in 1873. In 1874, they sold the property at a public auction to Robert L. Goldbert (WCRD 1874:925/153 (Asa &amp; Jonas) &amp; 155 (Mary &amp; Sarah)). The deed of the wives mentions a house that was occupied by them. -Robert L. Golbert to Nathan A. Lombard 1884 (WCRD 1884:1161/644) -Nathan A. Lombard to Herbert B. and Sarah C. Belcher 1888 (WCRD 1888:1264/499) -Herbert B. and Sarah C. Belcher to Clara E. Cunningham 1903 (WCRD 1903:1758/331) -Clara E. Cunningham to Sarah C. Belcher 1903 (WCRD 1903:1758/332) -Sarah C. Belcher to Mary E. Hurley 1911 (WCRD 1911:1963/471) -Mary E. Hurley to Mary J. and Patrick J. Foley 1925 (WCRD 1925:2367/116) -William F. and Alice M. Troy to Regis N. Poulin 1955 (WCRD 1955:3711/194) -Regis N. Poulin to himself and wife Louise H. 1958 (WCRD 1958:3935/273)</p>

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
97	ELM ST	WOR.535	None	James Early House	N/A	1881	Victorian Eclectic	2.5	Asphalt shingle front-gable with symmetrical cross gables (t-shape)	Vinyl	1/1 double-hung vinyl, many with original surrounds/lintels	Granite	Very Good	None	(City of Worcester Water Records 1881, WOR 535)
98	ELM ST	WOR.561	None	Samuel D. Waite House	N/A	1871	Second Empire	2.5	Asphalt shingle mansard with dormers	Load bearing brick	Primarily 1/1 double-hung vinyl with stone sills and lintels, at least one original 2/2 double-hung wood window remains	Granite	Good	None	(City of Worcester Water Records 1871, WOR 561)
100	ELM ST	WOR.562	None	J.S. Clark House	N/A	1872	Second Empire	2.5	Asphalt shingle mansard with dormers	Load bearing brick	6/1 and 1/1 double-hung vinyl	Granite	Good	None	(City of Worcester Water Records 1872), WOR 562)
102	ELM ST	WOR.563	None	Samuel D. Waite House	N/A	ca. 1880	Victorian Eclectic	2.5	Asphalt shingle front-gable with cross gable	Vinyl	1/1 double-hung vinyl	Brick	Fair	None	This house was confirmed to have been built before 1886 via historic maps (Hopkins 1886). City water was not connected until 1918 (City of Worcester Water Records 1918, WOR 563).
106	ELM ST	WOR.564	None	J.C. & Alexandra Draper House	N/A	1902	Altered beyond recognition	3	Asphalt shingle hip	Vinyl	1/1 double-hung vinyl	Granite & poured concrete	Fair	None	(City of Worcester Water Records 1902, WOR 564)
108	ELM ST	WOR.565	None	J.C. & Alexandra Draper House	N/A	1904	Colonial Revival	2	Asphalt shingle front gambrel with side gambrel and dormer	Vinyl and wood shingle	1/1 double-hung vinyl	Parged	Good	None	(City of Worcester Water Records 1904, WOR 565)
111	ELM ST	WOR.537	None	N/A (modern professional office building)	N/A	ca. 1970	Contemporary	1	Flat rubber	Brick veneer	Tri-lite fixed	Poured concrete	Excellent	None	Appeared on historic aerials between 1966 and 1971 (NETR, WOR 537)
113	ELM ST	WOR.538	None	Laberge House	N/A	1914	Altered beyond recognition	4	Flat rubber	Vinyl	6/1 and 4/1 double-hung vinyl	Granite block	Fair	4 bay garage altered Historic garage. Formerly 12 bays constructed before 1936 (Sanborn Map Company 1936)	Two (2) buildings on lot; see 115 Elm Street.  This building and 115 Elm Street replaced an earlier building constructed in the 1870s and referenced in the water record. It was constructed between 1911 and 1922, likely at the direction of William Laberge,

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															who had a hand in the construction of several residential buildings in the neighborhood (City of Worcester Water Records 1914, Richards 1911, 1922, WOR 538)
114	ELM ST	WOR.568	None	Vaughan Building	N/A	1912	Queen Anne (altered)	3	Flat rubber	Vinyl	1/1 double-hung vinyl	Granite block	Good	None	Constructed in 1912, likely for the Vaughans (City of Worcester Water Records 1912, Richards 1911, 1922, WOR 568).
115	ELM ST	WOR.538	None	Laberge House	N/A	1914	Altered beyond recognition	4	Flat rubber	Vinyl	6/1 and 4/1 double-hung vinyl	Granite block	Fair	4 bay garage altered Historic garage. Formerly 12 bays constructed before 1936 (Sanborn Map Company 1936)	Two (2) buildings on lot; see 113 Elm Street.  This building and 113 Elm Street replaced an earlier building constructed in the 1870s and referenced in the water record. It was constructed between 1911 and 1922, likely at the direction of William Laberge, who had a hand in the construction of several residential buildings in the neighborhood (City of Worcester Water Records 1914, Richards 1911, 1922, WOR 538)
118	ELM ST	WOR.569	None	Edmund V. Newton House	N/A	1903	Altered beyond recognition	3	Asphalt shingle hip	Vinyl	1/1 double-hung vinyl and aluminum, leaded glass windows	Brick	Fair	None	(City of Worcester Water Records 1903, WOR 569)
120	ELM ST	WOR.570	None	Joseph Beaudry House	N/A	1903	Altered beyond recognition	3	Asphalt shingle hip	Vinyl	1/1 double-hung vinyl, leaded glass windows	Brick	Fair	Historic cinderblock garage (between 120 and 122 Elm Street)	(City of Worcester Water Records 1903, WOR 570)
122	ELM ST	WOR.571	None	Joseph Beaudry House	N/A	1903	Queen Anne Three Decker (altered)	3	Asphalt shingle hip	Wood shingle, moulded wood trim	1/1 double-hung vinyl, leaded glass windows	Brick	Good	See 120 Elm Street	(City of Worcester Water Records 1903, WOR 571)



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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
128	ELM ST	WOR.573	None	Charles W. Bowker House	N/A	1887	Victorian Eclectic	2.5	Asphalt shingle asymmetrical with dormers	Vinyl, moulded wood trim on porches	1/1 double-hung vinyl, leaded glass windows	Brick (west) and granite block (east)	Good	None	(City of Worcester Water Records 1887, WOR 573)
130	ELM ST	WOR.574	None	130 Elm Realty Trust Medical Building	N/A	1965	Contemporary	1	Flat rubber	Brick with metal trim	Fixed	Poured concrete	Excellent	None	(City of Worcester Water Records 1965, National Environmental Title Research (NETR) Historic Aerials 1960, 1966, WOR 574).
132	ELM ST	WOR.575	NRDIS (1990); NRMRA (1990); SR	Bowker - Harlow Three-Decker	N/A	1892	Queen Anne Three Decker (altered)	3	Asphalt shingle asymmetrical with dormers	Vinyl	1/1 double-hung vinyl, leaded glass windows	Brick	Good	None	Constructed in 1892 (City of Worcester Water Records 1892, Sanborn Map Company 1892, Richards 1896, WOR 575). Similar in style to 134 Elm Street. Both were likely constructed within a short period of each other.
134	ELM ST	WOR.576	NRDIS (1990); NRMRA (1990); SR	Bowker - Bagdigian Three-Decker	N/A	1889	Queen Anne Three Decker	3	Asphalt shingle asymmetrical with dormers	Wood shingle, moulded wood trim	1/1 double-hung vinyl, leaded glass windows	Brick	Very good	Altered two-story former barn with 5 stalls constructed pre-1892 (Sanborn Map Company 1892)	Constructed in 1889 (City of Worcester Water Records 1889, Hopkins 1886, Sanborn Map Company 1892, WOR 576). Style is similar to 132 Elm Street. Both were likely constructed within a short period of each other.
136	ELM ST	WOR.577	NRDIS (1990); NRMRA (1990); SR	Bowker - Healey Three-Decker	N/A	1883	Second Empire; Three Decker	2.5	Asphalt shingle mansard	Vinyl	1/1 double-hung vinyl	Brick	Fair	None	Constructed in 1883 (City of Worcester Water Records 1883, Triscott 1878, Hopkins 1886, WOR 577).
138	ELM ST	WOR.578	NRDIS (1990); NRMRA (1990); SR	Bowker - Epstein Three-Decker	N/A	1889	Queen Anne Three Decker	3	Asphalt shingle asymmetrical with dormers	Wood shingle, moulded wood trim	1/1 double-hung vinyl, leaded glass windows	Brick	Very good	None	Constructed in 1889 (City of Worcester Water Records 1889, Hopkins 1886, Sanborn Map Company 1892, WOR 578)
140	ELM ST	WOR.579	NRDIS (1990); NRMRA (1990); SR	Bowker - Mailman Three Decker	N/A	1896	Queen Anne Three Decker	3	Asphalt shingle hip with dormers and slate turret	Wood shingle, moulded wood trim	1/1 double-hung vinyl, leaded glass windows	Fieldstone	Very good	Historic cinder block 3-car garage constructed between 1910 and 1936 (Sanborn Map Company 1910, 1936)	Map dated to between 1892 and 1896 (Sanborn Map Company 1892, Richards 1896). Received water service in 1897 (City of Worcester Water Records 1897, WOR 579).
142	ELM ST	WOR.580	NRDIS (1990); NRMRA (1990); SR	Bowker - Chase Three-Decker	N/A	1896	Queen Anne Three Decker	3	Asphalt shingle hip with dormers and slate turret	Wood shingle, moulded wood trim	1/1 double-hung vinyl, leaded glass windows	Fieldstone	Very good	None	Map dated to between 1892 and 1896 (Sanborn Map Company 1892, Richards 1896). Received water service in 1897 (City of Worcester

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Water Records 1897, WOR 580).
144	ELM ST	WOR.581	NRDIS (1990); NRMRA (1990); SR	Rawson Three-Decker	N/A	1905	Queen Anne Three Decker	3	Asphalt shingle hip	Wood shingle, moulded wood trim	2/1 double-hung vinyl	Fieldstone	Good	None	Slate roof removed in 2020  (City of Worcester Water Records 1905, WOR 581)
146	ELM ST	WOR.582	NRDIS (1990); NRMRA (1990); SR	Jasper Rawson House	N/A	1851	Altered beyond recognition	2	Asphalt shingle hip with dormers	Wood shingle, moulded wood trim	1/1 double-hung Vinyl	Granite Block	Good to very good	Historic 3-car garage constructed between 1910 and 1936 (Sanborn Map Company 1910, 1936)	More research is required to determine an exact date of construction. The house appears on the 1857 Walling map, at that time being owned by L. Smith (Walling 1857, WOR.582).
148	ELM ST	WOR.168 3	NRDIS (1990); NRMRA (1990); SR	Jasper-Friedman Three-Decker	N/A	1905	Queen Anne Three Decker	3	Slate front gambrel with slate turret and cross gambrels	Wood shingle, moulded wood trim	1/1 double-hung vinyl	Brick	Very good	Historic 3-car garage constructed between 1910 and 1936 (Sanborn Map Company 1910, 1936)	(City of Worcester Water Records 1905, WOR 1683)
21	FRUIT ST	WOR.586	None	Dworman Building Company - Louise & Arthur Burr Apartment Building	N/A	ca. 1928	Classical Revival	3	Flat rubber roof with slate mansard pitch	Load bearing brick	Primarily multi-lite steel casement windows, some replacements	Concrete	Excellent	None	Constructed between 1922 and 1936, replacing an earlier dwelling on the site (Richards 1911, 1922, Sanborn 1936).  Permission was granted in 1928 to Nathan Dworman of Dworman Building Company to demolish a previously existing dwelling; the apartment building was likely built shortly thereafter (WCRD 1928:2459/404-405, Sampson & Murdock Company 1929). The same year, Mr. Dworman mortgaged the property, along with a second parcel, for \$110,000 (WCRD 1928:2484/575). By 1938, the building was owned by Louise Burr, who sold it to 21 Fruit Street Inc. that year (WCRD 1938:2715/42-43). 21 Fruit Street Inc. was organized in 1938 and involuntarily dissolved in 1983

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															(Massachusetts SOS Corporations Division Business Entity Summary ID# 000025864), and was registered at 25 Davidson Road, Worcester, where Mrs. Burr and her husband, Arthur, resided (Sampson & Murdock Company 1929, WOR. 586).
23	FRUIT ST	WOR.441	NRDIS (1980); NRMRA (1980); SR	John Jay Putnam House	N/A	1878	Stick Style	2.5	Slate hip with dormers	Wood clapboard, moulded wood trim	12/2, 15/2, 8/2, 9/1, etc. double-hung wood	Granite block	Excellent	None	(City of Worcester Water Records 1878, WOR. 441)
24	FRUIT ST	WOR.589	None	A.G. Bullock House	N/A	1882	Victorian Eclectic	2.5	Asphalt shingle hip with dormers	Wood shingle	2/2 double-hung wood	Brick	Very good	None	AKA 24-26 Fruit Street  (City of Worcester Water Records 1882, WOR. 589)
30	FRUIT ST	WOR.590	NRDIS (1980); NRMRA (1980); SR	Charles T. Davis House	N/A	ca. 1873	Victorian Eclectic	2.5	Slate asymmetrical with dormers	Wood clapboard	1/1 double-hung vinyl, wood multi-pane transoms	Granite, random laid and coursed	Very good	None	Although City water service was not connected until 1906, this building appears on the 1878 Bailey bird's eye map, and on the 1878 Triscott map as being occupied by C.H. Davis (Bailey 1878, Triscott 1878, WOR.590)  Served as Cedar Hall for Becker College.
35	FRUIT ST	WOR.587	None	West Side Manor Nursing Home	West Side House	1960	Contemporary	2	Flat tar and gravel	Brick veneer/vinyl	6/1 double-hung vinyl	Poured Concrete	Fair	None	Known historically as the West Side Manor Nursing Home, constructed between 1960 and 1966 (NETR 1960, 1966, Sanborn Map Company 1969). Now known as West Side House. Highly altered in 2011 (B-11-1456, WOR. 587)
36	FRUIT ST	N/A	None	N/A	N/A	N/A parking lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	None	Asphalt parking lot
37	FRUIT ST	WOR.428	NRDIS (1980); NRMRA (1980); SR	Frances M. Lincoln House	N/A	1883	Queen Anne	2.25	Asymmetrical asphalt shingle with dormers	Brick, terracotta, Wood clapboard, wood shingle, moulded wood	Primarily 9/2 double-hung vinyl	Granite block, brick piers under enclosed porch	Very good (house), Poor (building 2)	Altered carriage house (AKA 59 William Street)	Exterior alterations/renovations carried out 2017-2021  (City of Worcester Water Records 1883, WOR. 428)

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
38	FRUIT ST	WOR.593	NRDIS (1980); NRMRA (1980); SR	Frances M. Lincoln House	N/A	1879	Victorian Eclectic	2.5	Asphalt shingle front-gable with turret and dormers	Wood clapboard, wood shingle	4/2, 2/2, 6/3, 6/1 double-hung vinyl	Brick	Very good	None	Original windows replaced in 2015  (City of Worcester Water Records 1879, WOR. 593)
40	FRUIT ST	WOR.594	NRDIS (1980); NRMRA (1980); SR	Frances M. Lincoln House	N/A	1879	Queen Anne	2.5	Asphalt shingle gable with dormers, inset gables	Aluminum	12/1, 6/1, 6/6, 8/4, 12/1 double-hung wood, 6-light wood casements	Brick	Good	None	(City of Worcester Water Records 1879, WOR. 594)
41	FRUIT ST	WOR.1015	NRDIS (1980); NRMRA (1980); SR	Clarendon Harris - Pliny Merrick House	N/A	ca. 1840	Greek Revival	2.5	Asphalt shingle front-gable, rear and side-gabled ells	Wood clapboard, wood corner pilasters	6/6 and 6/9 double-hung wood with fluted surrounds	Brick	Very good	Attached garage constructed between 1922 and 1936 as free-standing, attached after 1969 (Richards 1922, Sanborn Map Company 1936, 1969)  Gas Street Lamp	Moved from Chestnut Street in 1874.  (WOR. 1015)
42	FRUIT ST	N/A	None	A.L. Banister House	N/A	ca. 1890	Queen Anne	2	Asphalt shingle hip with gable dormers and rear gable ell	Asbestos, wood	6/1, diamond pane/1 double-hung wood	Parged	Fair	Historic one-car garage	Constructed between 1886 and 1896 on land formerly owned by Mrs. M.W. Davis (until at least 1886). The first owner was likely A.L. Banister, who owned the property until at least 1922 (Hopkins 1886, Richards 1896, 1911, 1922).
44	FRUIT ST	N/A	None	Frederick W. White House	N/A	1892	Shingle Style	2.5	Asymmetrical asphalt shingle with front gambrel, pedimented gable dormers	Wood shingle	1/1 double-hung vinyl	Brick	Good	Historic two-car garage	Constructed in 1892 on land formerly owned by Mrs. M.W. Davis (until at least 1886). The first owner was likely bank treasurer Frederick W. White, who owned the property until at least 1920. By 1922, the building was owned by the Harris' (City of Worcester Water Records 1892, Hopkins 1886, Richards 1896, 1911, 1922, United States Federal Census 1920).

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
46	FRUIT ST	N/A	None	Emerson Warner House	N/A	1894	Queen Anne (altered)	2.5	Asphalt shingle front-gable with shed roof, gable, and eyebrow dormers, partial turret	Wood shingle	Vinyl double-hung 12/1, 9/1, Venetian, etc.	Random laid granite ashlar	Fair	None	Constructed in 1894 on land formerly owned by Mrs. M.W. Davis (until at least 1886). The first owner was likely Emerson Warner, who owned the property in 1896. By 1911, the building was owned by L.B. Jenckes, who owned the property until at least 1922. (City of Worcester Water Records 1894, Hopkins 1886, Richards 1896, 1911, 1922).  The rear exterior stairs were replaced in 2003 (B-2003-2415). Original wood shingle siding, wood trim including denticulated cornice was replaced or encased in vinyl in 2012 (B-12-1887). The rear chimney was removed in 2017 (B-17-36).
48	FRUIT ST	N/A	None	E.P. Sumner House	N/A	1895	Shingle Style	2.5	Asphalt shingle front gambrel with cross gambrel and ell, gable dormer	Wood shingle	9/1, 4/4, 8/8 double-hung wood, various double-hung vinyl replacements	Fieldstone	Good	None	Constructed in 1895 on land formerly owned by Mrs. M.W. Davis (until at least 1886). The first owner was likely E.P. Sumner, who owned the property until at least 1911. By 1922, the property was owned by the Hettells (City of Worcester Water Records 1895, Hopkins 1886, Richards 1896, 1911, 1922).
50	FRUIT ST	N/A	None	J.B. Washburn House	N/A	1898	Shingle Style	2.5	Asphalt shingle asymmetrical gambrel with pedimented gable dormers	Wood shingle, wood	4/2, 6/1 double-hung wood, fixed/sliding	Semi-dressed stone	Very good	Historic two-car garage	Constructed in 1898 on land formerly owned by Mrs. M.W. Davis (until at least 1886) and J.P. Taber (by 1896). The first owner was likely J.B. Washburn, who owned the property in 1911. In 1922, it was owned by the Johnsons (City of Worcester Water Records 1898, Hopkins 1886, Richards 1896, 1911, 1922, Sanborn Map Company 1910).
52	FRUIT ST	N/A	None	J.L. Kerr House	1909	1909	Craftsman		Asphalt shingle hip with cross gables and gable dormer	Wood clapboard and wood shingle	6/1, diamond pane/1, leaded glass, etc. double-hung wood	Fieldstone	Very good	None	Constructed in 1909 on land formerly owned by William T. Merrifield (until at least 1886). Lot laid out between 1886 and 1896. First owner was likely J.L.



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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Kerr, who owned the property in 1911. Owned by the Duffs in 1922 (City of Worcester Water Records 1909, Hopkins 1886, Richards 1896, 1911, 1922, Sanborn Map Company 1910).
54	FRUIT ST	N/A	None	G. Jackson House	1897	1897	Queen Anne		Scalloped and rectangular asphalt shingle hip with cross gables, gable dormer, turret	Wood clapboard and wood shingle	1/1 double-hung vinyl, fixed vinyl	Fieldstone	Very good	None	Constructed in 1897 on land formerly owned by William T. Merrifield (until at least 1886). Lot laid out between 1886 and 1896. First owner was likely G. Jackson, who owned the property in 1911. Owned by the Nines in 1922 (City of Worcester Water Records 1897, Hopkins 1886, Richards 1896, 1911, 1922, Sanborn Map Company 1910).
171	HIGHLAND ST	N/A	None	Dennis J. & Mary L. Crowley Three-Decker		1916	Colonial Revival	3	Slate hip with pedimented gable above porches and bay	Wood Shingle and Wood Clapboard	6/1 and 1/1 double-hung vinyl, wood fanlight	Fieldstone	Very good	None	<p>The site on which 171 Highland Street was constructed was created by a subdivision of lots originally forming the A. Murray Estate (constructed before 1870) that originally contained what is now 171, 173, 175 Highland Street, and 80 &amp; 82 Sever Street, which was divided in 1916. In 1916, local builder Morris Gallinger purchased the parcel from Charles A. Murray and constructed the building, along with 175 &amp; 177 Highland Street. By 1920, 171, together with 175 Highland Street, was owned by Dennis J. Crowley (b. 1872), a blacksmith, and Mary L. Crowley (b. 1872). The couple were married in 1897 and had one son, John J. Crowley. They resided at 175 Highland Street.</p> <p>The Crowleys have retained ownership of the building, which they have kept as a rental, until the present. It has been under the ownership of Highland Estates, LLC, with Cathleen M. (Crowley) Smith,</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															<p>the great-granddaughter of Dennis J. and Mary L. Crowley, serving as resident agent.</p> <p>(Beers 1870, City of Worcester Water Records 1916, Richards 1911, 1922, Secretary of the Commonwealth of Massachusetts 2015, United States Federal Census 1900, 1920, WCRD 1916:2115/365, 1996:18106/32, Worcester Telegram &amp; Gazette 2015)</p>
175	HIGHLAND ST	N/A	None	Dennis J. & Mary L. Crowley Three-Decker		1916	Colonial Revival	3	Slate hip with pedimented gable above porches and bay	Wood Shingle and Wood Clapboard	Primarily 6/1 and 1/1 double-hung vinyl	Fieldstone	Very good	Historic multi car garage	<p>The site on which 175 Highland Street was constructed was created by a subdivision of lots originally forming the A. Murray Estate (constructed before 1870) that originally contained what is now 171, 173, 175 Highland Street, and 80 &amp; 82 Sever Street, which was divided in 1916. In 1916, local builder Morris Gallinger purchased the parcel from Charles A. Murray and constructed the building, along with 171 &amp; 177 Highland Street. By 1920, 175, together with 171 Highland Street, was owned by Dennis J. Crowley (b. 1872), a blacksmith, and Mary L. Crowley (b. 1872). The couple were married in 1897 and had one son, John J. Crowley. They resided at 175 Highland Street.</p> <p>The Crowleys have retained ownership of the building, which they have kept as a rental, until the present. It has been under the ownership of Highland Estates, LLC, with Cathleen M. (Crowley) Smith, the great-granddaughter of</p>

Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Dennis J. and Mary L. Crowley, serving as resident agent.  (Beers 1870, City of Worcester Water Records 1916, Richards 1911, 1922, Secretary of the Commonwealth of Massachusetts 2015, United States Federal Census 1900, 1920, WCRD 1916:2115/365, 1996:18106/32, Worcester Telegram & Gazette 2015)
177	HIGHLAND ST	N/A	None	Albert G. & Alice Guy Three-Decker		1916	Altered Colonial Revival	3	Asphalt shingle hip with pedimented gable above porches and bay	Wood Shingle	Primarily 8/1 and 6/1 double-hung vinyl	Parged	Very good	Historic one-car garage	<p>The site on which 177 Highland Street was constructed was created by a subdivision of lots originally forming the A. Murray Estate (constructed before 1870) that originally contained what is now 171, 173, 175 Highland Street, and 80 &amp; 82 Sever Street, which was divided in 1916. In 1916, local builder Morris Gallinger purchased the parcel from Charles A. Murray and constructed the building, along with 171 &amp; 175 Highland Street.</p> <p>By 1922, the building was owned by Albert G. and Alice Guy. The couple resided in the property and rented the other two units. The Guys owned the property only for a short time, as by 1922 it was owned by Edna Green, a Canadian immigrant who arrived in the United States in 1920. She owned the property until at least 1930. More research is required to determine later ownership history of the property.</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															(Beers 1870, City of Worcester Water Records 1916, Richards 1911, 1922, United States Federal Census 1920, 1930, 1940)
185	HIGHLAND ST	WOR.2565	None	Louis Chase Two-Family		1923	Altered beyond recognition	2	Asphalt shingle front-gable with cross gables and dormer	Vinyl	6/1, 4/1, 1/1 double-hung vinyl	Fieldstone	Poor	None	<p>Connected to 179 Highland Street by a non-sympathetic false mansard roof addition</p> <p>Constructed in 1923 by local carpenter Nathan Nore (1890-1941), a Lithuanian Jewish immigrant Nathan Nore (1890-1941), probably for Louis Chase, who by 1922 owned a parcel of land where 179, 185, and 187 Highland Street now stand. Louis Chase (1894-1971), a Russian Jewish immigrant, was a real estate agent. He and his wife, Bessie L. Chase (1896-1982) had a two-family at 15 Somerset Street constructed for their residence the same year. The building was used historically as a two-family; by 1930 both units were occupied by renters. Further research is required to determine later ownership history of 185 Highland Street. The building was connected to its neighboring property to the east, 179 Highland Street, sometime between 1972 and 1995.</p> <p>(City of Worcester Water Records 1923, Find A Grave</p>

Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Memorial ID #78815344, #96663194, NETR 1972, 1995, Richards 1922, Sanborn Map Company 1936, 1949, United States Federal Census 1910, 1930, WOR.2565)
187	HIGHLAND ST	WOR.2566	None	Louis Chase Two-Family		1923	Craftsman	2	Asphalt shingle front-gable with cross gables and dormer	Wood shingle	6/1, 4/1 double-hung vinyl	Fieldstone	Very good	Historic one-car garage	<p>Constructed in 1923 by local carpenter Nathan Nore (1890-1941), a Lithuanian Jewish immigrant Nathan Nore (1890-1941), probably for Louis Chase, who by 1922 owned a parcel of land where 179, 185, and 187 Highland Street now stand. Louis Chase (1894-1971), a Russian Jewish immigrant, was a real estate agent. He and his wife, Bessie L. Chase (1896-1982) had a two-family at 15 Somerset Street constructed for their residence the same year. The building was used historically as a two-family; by 1930 both units were occupied by renters. Further research is required to determine later ownership history of 187 Highland Street.</p> <p>(City of Worcester Water Records 1923, Find A Grave Memorial ID #78815344, #96663194, Richards 1922, United States Federal Census 1910, 1930, WOR.2566)</p>



Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
179 (AKA 179-183)	HIGHLAND ST	WOR.2564	None	Louis Chase Stores & Tenements		1922	Altered Colonial Revival	3	Asphalt shingle front-gable	Vinyl	6/1 double-hung vinyl	Parged	Poor	None	<p>Connected to 185 Highland Street by a non-sympathetic false mansard roof addition.</p> <p>Constructed in 1922 at the direction of Russian Jewish immigrant Louis Chase (1894-1971), a real estate agent. The building was constructed at the east side of a parcel of land on Highland Street where 179, 185, and 187 Highland Street now stand. It was probably constructed by local carpenter Nathan Nore, who constructed 185 and 187 Highland Street. Mr. Chase and his wife Bessie L. Chase (1896-1982) had a two-family at 15 Somerset Street constructed for their residence the next year. Further research is required to determine later ownership history of 179 Highland Street.</p> <p>The building originally housed tenements and stores. It did not appear on the 1922 historic atlas, so it was likely constructed shortly after the map was created. The 1922 atlas indicated that Mr. Chase owned two adjoining parcels where the building is situated that were likely consolidated to accommodate the building. From 1936 until at least 1949, two stores occupied the building, addressed as 179 &amp; 183 Highland Street. The building was connected to its neighboring property to the west, 185 Highland Street, sometime between 1972 and 1995.</p> <p>(City of Worcester Water Records 1922, Find A Grave Memorial ID #96663194, NETR</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															1972, 1995, Richards 1922, Sanborn Map Company 1936, 1949, United States Federal Census 1930, 1940, WOR. 2564).
1	MARSTON WAY	N/A	None	J.J. and C.L. Upham House	N/A	1887	Queen Anne	2.5	Asphalt shingle jerkinhead with gable dormers	Wood shingle	6/2, 10/1, 18/2 double-hung wood, wood awning	Brick	Very good	Non-historic shed	Constructed in 1887 for Mrs. C.L. Upham. By 1896, the house had come under the ownership of F.L. Messinger. The Messingers retained ownership of the property until at least 1911. By 1922, it was occupied by the Denholms (City of Worcester Water Records 1887, Richards 1896, 1911, 1922).
3	MARSTON WAY	N/A	None	B.H. Wright House	N/A	1892	Queen Anne	2	Asphalt shingle side gambrel with shed roof dormers	Wood shingle and Wood clapboard	6/2, 6/1, 8/8, 4/2 double-hung wood	Brick	Fair to good	Historic one-car garage	Constructed in 1892 for B.H. Wright. The house remained in the Wright family until at least 1922. (City of Worcester Water Records 1892, Richards 1896, 1911, 1922).
4	MARSTON WAY	N/A	None	H.H. Houghton and Joseph Beale Double House	N/A	1893	Queen Anne	2.5	Asymmetrical asphalt shingle	Scalloped wood shingle and Wood clapboard	1/1 double-hung vinyl, fixed vinyl, fixed leaded glass	Brick	Good	Non-historic shed	Constructed as a double house in 1893 for H.H. Houghton and Joseph Beale. The Beales retained ownership of their half of the house until at least 1922, while the Houghtons retained ownership of their half until at least 1911. It is unclear who occupied the portion originally occupied by the Houghtons in 1922 (City of

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Worcester Water Records 1893, Richards 1896, 1911, 1922).
5	MARSTON WAY	N/A	None	Frank H. Estabrook House	N/A	1890	Colonial Revival	2	Asymmetrical asphalt shingle	Wood clapboard	1/1 double-hung vinyl	Brick	Very good	None	Constructed in 1890 for Frank H. Estabrook, who retained ownership of the house until at least 1911. It is unclear who owned the property in 1922 (City of Worcester Water Records 1890, Richards 1896, 1911, 1922).
7	MARSTON WAY	N/A	None	W.B. Nourse House	N/A	1892	Queen Anne	2	Asymmetrical asphalt shingle with turret	Vinyl shingle and vinyl wood clapboard	8/1, 6/1 double-hung vinyl	Brick	Fair to good	None	Constructed in 1892 for W.B. Nourse, who retained ownership of the house until at least 1922 (City of Worcester Water Records 1892, Richards 1896, 1911, 1922).
105	MERRICK ST	N/A	None	Burns - A. Bowler Carriage House	N/A	1895	Altered beyond recognition	2	Asphalt shingle asymmetrical hip	Load-bearing brick and wood clapboard	8/8 double-hung wood, arched tripartite multi-lite wood fixed or casement	Not visible (brick at grade)	Good	None	First appears on historic maps between 1892 and 1896. On a parcel occupied by Annie F. Burns and H.W. Burns in 1896, and by A. Bowler by 1911 until at least 1922 (City of Worcester Water Records 1895, Richards 1896, 1911, 1922, Sanborn Map Company 1892).
101-103	MERRICK ST	WOR.595	None	H.W. Burns - Granville M. Stoddard House	N/A	1895	Altered beyond recognition	2	Asphalt shingle U-shape	Vinyl	1/1 double-hung vinyl	Brick	Poor	None	First appears on historic maps between 1892 and 1896. Water service connected in 1895 by Granville M. Stoddard. Occupied by H.W. Burns in 1896, by Mr. Stoddard in 1911, and in 1922 by A. Bowler (City of Worcester Water Records 1895, Richards 1896, 1911, 1922, Sanborn Map Company 1892, WOR. 595).

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
102-104	MERRICK ST	WOR.596	None	Burns House	N/A	1895	Queen Anne	2	Asphalt shingle hip, terminating at a flat surface at the apex, with hip and gable dormers	Wood clapboard and wood shingle	Primarily 1/1 double-hung vinyl, select original	Parged	Good to very good	None	First appears on historic maps between 1892 and 1896. Water service connected in 1895. Occupied by William H. Burns in 1896, and by A.M. Burns from by 1911 to at least 1922 (City of Worcester Water Records 1895, Richards 1896, 1911, 1922, Sanborn Map Company 1892, WOR. 596).
2	OAK ST	WOR.603	NRDIS, NRMRA	William F. & Annie C. Whipple House		ca. 1875	Italianate	2.5	Slate hip with central façade gable	Brick	1/1 double-hung vinyl	Granite	Very good	None	Between 1870 and 1878, the original lot for 57 Elm Street, owned by Alexander & Maria Marsh, was subdivided and the house at 2 Oak Street was constructed, after construction, Alexander & Maria Marsh moved into 2 Oak Street, while their adult son, Henry A. Marsh moved into 57 Elm Street (Beers 1870, Hopkins 1886, Triscott 1878, United States Federal Census 1850, 1880). In 1882, the elder Marshes sold 2 Oak Street to their son (WCRD 1882:1118/160). In 1892, Henry A. Marsh sold 2 Oak Street to grocer William F. and Annie C. Whipple (WCRD 1892:1374/416). They retained ownership of the property until 1926 when Mr. Whipple conveyed the property to sisters Mary and Catherine Duane (Richards 1896, 1911, 1922, United States Federal Census 1920, WCRD 1926:2402/45). The Duane sisters kept 2 Oak Street as a rooming house until at least 1940 (United states Federal Census 1940).
4	OAK ST	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Vacant lot

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
6	OAK ST	WOR.698	NRDIS, NRMRA	Ransom F. Taylor House	Becker Junior College Dormitory	1907	Colonial Revival	2	Slate hip with dormers	Fiber Cement	Primarily vinyl SDL double-hung of varying muntin patterns, some double-hung wood	Granite block	Very good	porte-cochère (attached)	(WOR.698)
7	OAK ST	WOR.699	NRDIS, NRMRA	William Inman House	United Way of Central Massachu setts	1898	Colonial Revival	2.5	Asphalt shingle hip with dormers	Wood clapboard	Primarily wood 6/1 and 8/1 double-hung, Palladian window at center of second story of façade	Alternating courses of granite and cast concrete	Excellent	None	Designed by architect George Henry Clemence (WOR.699)
230	PARK AVE	WOR.425	NRIND, NRMRA	Fire Alarm & Telegraph Headquarters Building	Worcester School Department Maintenance Building	1925	English Revival	2.5	Slate side-gable with cross gable and wall dormer, flat rubber roof over rear addition	Brick	Metal casement windows of varying muntin arrangements	Granite	Very good	Bank drive through/ATM structure	Rear addition constructed to accommodate new use as bank in 2013 (City of Worcester Inspectional Services Department)  Designed by architect Lucius Briggs (WOR.425)
46	ROXBURY ST	WOR.2567	None	James N. & Margaret M. Doyle House		1901	Craftsman	2	Asphalt shingle hip with hip dormers and bays	Vinyl and Wood Shingle	6/1 double-hung vinyl	Fieldstone	Good	None	AKA 193 Highland Street (2 parcels). Constructed as a single-family residence in 1901 by local Canadian born builder James Clancey (1839-1905), probably for James N. and Margaret M. Doyle, who appeared as the owner on the 1911 historic atlas and retained ownership of the property until at least 1922. Mr. Doyle worked as a general contractor. The couple had two daughters. By 1930, the house was owned by Grecian



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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															immigrants Peter G. and Mary P. Chipas. Mr. Chipas owned a candy and general store. By 1936, it was being used as a two-family dwelling.  (City of Worcester Water Records 1901, Find a Grave Memorial ID #100264935, Richards 1911, 1922, Sanborn Map Company 1910, 1936, United States Federal Census 1920, 1930, WOR.2567)
49	ROXBURY ST	WOR.258 2	None	Dennis J. & Nora T. O'Keefe Multifamily		1938	Altered beyond recognition	2	Asphalt shingle front-gable with dormers	Aluminum	1/1 and 6/1 double-hung vinyl	Fieldstone	Poor	None	AKA 47/47-49 Roxbury Street. Constructed as a multifamily in 1938 for Irish immigrants Dennis J. (born ca. 1883) and Nora T. (born ca. 1883) O'Keefe, who resided in the house with their three sons. Mr. O'Keefe worked as a salesman. In 1940, the house contained three units; one was occupied by the O'Keefes, and the additional two were occupied by renters. Further research is required to determine later ownership history for the property.  (City of Worcester Water Records 1938, United States Federal Census 1940, WOR.2582)
10	ROXBURY ST	WOR.256 8	None	Sarah C. Garver House	N/A	1913	Colonial Revival	2	Asphalt shingle front gambrel with dormers	Stucco and wood shingle	Primarily vinyl replacement windows with some wood remaining	Not visible	Very Good	Attached carport	Constructed for Sarah C. Garver (b. ca. 1847), widow of Reverend Austin Samuel Garver in 1913. In 1920, Sarah resided at the property with her servant Katherine Wall.  (City of Worcester Water Records 1913, Find A Grave Memorial ID 60995566, United States Federal Census 1920, WOR. 2568)

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
12	ROXBURY ST	WOR.2569	None	Frances W. Roys House	N/A	1921	Craftsman Bungalow	1.5	Asphalt shingle side-gable with front-gable-roofed half-width porch at the north half of the facade; flat roof over side ell	Wood clapboard and wood shingle	Mix of 1/1 double-hung vinyl, various original 6/1, multi-lite transom and fixed wood	Fieldstone	Very Good	Historic two-car garage	Constructed in 1921 for college professor Frances W. Roys (1886 -1975). Mr. Roys occupied the house until at least 1940 with his wife Marion Thayer Roys (Nee Bowker) (1887-1988) and their son, Alden Thayer Roys (1918 - 2007). The family is buried at Rural Cemetery. (City of Worcester Water Records 1921, Find A Grave Memorial ID #26931371, #26931377, #26931358, United States Federal Census 1940, WOR. 2569)
16	ROXBURY ST	WOR.2570	None	Agnes Simard Two-Family	Becker College Building	1901	Colonial Revival	2.5	Slate front gambrel with cross gambrels	Wood clapboard	Original decorative geometric/1-lite wood windows	Stone	Excellent	None	Constructed in 1901, one of several buildings on Roxbury Street constructed at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White also had several houses on Somerset Street constructed in the early 20th century. In 1905, Mr. White sold the house to Agnes Simard. By 1910, the house was occupied by the Simard family, who owned the building, and by the Greenleaf family, who were renters. In 1911, the property was owned by Agnes Simard, and by 1922 it was owned by the Williams' (City of Worcester Water Records 1901, Richards 1911, 1922, United States Federal Census 1910, 1920, WCRD 1905:1813/569, WOR.EK, WOR. 2570).  Served as the Business Office for Becker College.

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
17	ROXBURY ST	WOR.257 1	NRDIS (1980)	Frederick W. White - Emma A. Kemp House	N/A	1901	No style	1.1	Asphalt shingle, front-gable roof with a bay window	Vinyl	1/1 wood/vinyl double-hung, wood bay window	Random laid granite ashlar, fieldstone	Poor	Historic one-car garage	Constructed in 1901, one of several buildings on Roxbury Street constructed at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White also had several houses on Somerset Street constructed in the early 20th century. In 1909, Mr. White sold the property to Emma A. Kemp. It appears as though the house was used as a rental and was occupied by Mrs. Mary L. Burbank in 1910. In 1921, Ms. Kemp sold the house to Lizzie A. and Jennie T. McCann. The property remained in the McCann family until 1952, when John E. McCann sold it to Mary T. Curley (City of Worcester Water Records 1901, Drew Allis Company 1910, Richards 1911, 1922, United States Federal Census 1920, WCRD 1921:2257/396,1952:3403/36 5, WOR. 2571).
21	ROXBURY ST	WOR.257 2	None	Edward Lavallee Multi-Family Rental House	N/A	1924	Colonial Revival	3	Asphalt shingle hip with dormers	Stucco	mix of 1/1 vinyl double-hung, various original 6/1 double-hung wood windows	Fieldstone	Very Good	Historic two-car garage	Constructed in 1924, one of several buildings in the vicinity constructed at the direction of Worcester building contractor Edward Lavallee (b. 1884), likely as an income-producing rental property. In 1927, the house was occupied by Mrs. Lelia B. Watson, Hubert J. Watson (a student), Mrs. Bertha J. Smith, and Donald R. Scott (a department superintendent). More research is required to determine later occupants of the house.  (City of Worcester Water Records 1924, Sampson & Murdock Company 1927, United States Federal Census 1930, WOR. 2572)

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
25	ROXBURY ST	WOR.257 3	None	Edward Lavallee Multi-Family Rental House	N/A	1924	Colonial Revival	2	Asphalt shingle T-shape side gambrel with gable rear ell, with dormers	Vinyl	1/1 vinyl double-hung, 2 bay windows	Fieldstone	Fair	Modified Historic 2+ car garage	Constructed in 1924, one of several buildings in the vicinity constructed at the direction of Worcester building contractor Edward Lavallee (b. 1884), likely as an income-producing rental property. In 1927, the house was occupied by Archie L. Kleven, a shoe manufacturer, and his wife Pauline Kleven, and Dorila Delage. More research is required to determine later occupants of the house.  (City of Worcester Water Records 1924, Sampson & Murdock Company 1927, United States Federal Census 1930, WOR. 2573)
28	ROXBURY ST	N/A	None	N/A (parking lot)	N/A	N/A parking lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	DEMOLISHED. Formerly one of several buildings on Roxbury Street constructed in 1901 at the direction of bank treasurer Frederick W. White (b. 1861). By 1911, the property was owned by A&M Holmes, and by 1922 it was owned by the McCarthys (City of Worcester Water Records 1901, Richards 1911, 1922, United States Federal Census 1920).
29	ROXBURY ST	WOR.257 4	None	Mary I. Dresser Three-Family	N/A	1901	Colonial Revival	2.5	Asphalt shingle hip with dormers	Aluminum	1/1 aluminum double-hung, wood sunburst window in dormer, decorative stained glass oval window on facade	parged/stone	Fair	Historic 3-car garage	Constructed in 1901, one of several buildings on Roxbury Street constructed at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White also had several houses on Somerset Street constructed in the early 20th century. By 1910, the property was owned by Mary I. Dresser. In 1910, it was being rented to the Blanchard, Heald, and Seaver families. By 1922 it was owned by the McCarthys (City of Worcester Water Records 1901, Richards 1911, 1922, United States Federal Census 1920, WOR.EK, WOR. 2574).

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
30	ROXBURY ST	WOR.257 5	None	Edward Lavallee Multi-Family Rental House - Becker College Collaborative Learning Center	N/A	1924	Colonial Revival	2	Asphalt shingle side-gable with dormers	Wood shingle	6/1 and a few 4/1 wood double-hung	Fieldstone	Very good	None	Constructed in 1924, one of several buildings in the vicinity constructed at the direction of Worcester building contractor Edward Lavallee (b. 1884), likely as an income-producing rental property. In 1927, the house was occupied by Linwood M. MacKinnon, a manager, and his wife Virabelle A. MacKinnon, and H. Clarke Gilles, a sales manager, and his wife Calmie M. Gilles. More research is required to determine later occupants of the house (City of Worcester Water Records 1924, Sampson & Murdock Company 1927, United States Federal Census 1930, WOR. 2575).  Served as offices for Becker College.
31	ROXBURY ST	WOR.257 6	None	Jacob Rosenthal House	N/A	1923	Colonial Revival	2	Asphalt, side-gable with gable dormers	Wood clapboard	mix of double-hung 6/1 and 4/1 original wood/vinyl replacement windows	Fieldstone	Good	Historic one-car garage	Constructed in 1923 for Russian immigrant and men's clothing tailor Jacob Rosenthal (c. 1875-1926) and his wife, Romanian immigrant Eva Rosenthal (b. ca. 1885). Mrs. Rosenthal remained in the house with their children Louis and Raymond until at least 1927 (City of Worcester Water Records 1923, Department of Public Health 1926, Sampson & Murdock Company 1927, United States Federal Census 1910, 1920, WOR. 2576).
36	ROXBURY ST	WOR.257 8	None	Joseph S. Anderson Two-Family	N/A	1901	Colonial Revival	2.5	Asphalt/asbestos front gambrel	Asbestos/Wood clapboard	6/1 mix of wood and vinyl double-hung	Random laid rusticated granite ashlar	Good	Historic two-car garage	Constructed in 1901, one of several buildings on Roxbury Street constructed at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White also had several buildings constructed on Somerset Street in the early 20th century. By 1910, the property was owned by Joseph S. Anderson who resided there with his wife in one unit, while



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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															he rented the second unit to the Cook family. In 1922 it was owned by the McEachems (City of Worcester Water Records 1901, Richards 1911, 1922, United States Federal Census 1920, WOR.EK, WOR. 2578)  Served as Fleming Hall for Becker College.
39	ROXBURY ST	WOR.2580	None	Samuel & Minnie Ritz House	N/A	1924	Altered beyond recognition	2.5	Asphalt shingle front-gable with dormers	Aluminum	Mixed of double hung aluminum and vinyl with a few historic windows	Random laid rusticated granite ashlar	Fair	Historic one-car garage	Constructed in 1924 by carpenters Nore & Yutan, comprised of Lithuanian Jewish immigrant Nathan Nore (1890-1941) and Russian immigrant Samuel Yutan (1875-1954). The house was owned by Russian immigrants Samuel E. Ritz (1887-1937), the president & treasurer of R&R Plumbing Supply Corp. and his wife Minnie (1888-1960), along with their children Bertha, Henry & Pearl by 1927 until at least 1931.  (City of Worcester Water Records 1924, WOR.2580, Find A Grave Memorial ID #78815344, #79241747, #79245518, #90465505, R.L. Polk & Co. 1944, United States Federal Census 1910, 1930).
40	ROXBURY ST	WOR.2579	None	William & Marie Laberge Two-Family	N/A	1927	Colonial Revival	2.5	Asphalt shingle front-gable with dormers/wall dormers	Stucco/Wood clapboard	1/1 aluminum double-hung, 4/1 vinyl double-hung	Fieldstone	Very good	Historic one-car garage	AKA 38 Roxbury Street. Constructed as a duplex house under the address 38 & 40 Roxbury Street for William Laberge (b. ca. 1869) in 1927. Laberge and his wife, Marie (b. ca. 1879), resided in the unit addressed as 38 Roxbury Street. Mr. large had a hand in the construction of several residential buildings in the neighborhood. In 1930, the other unit was occupied by Russell H. Pearson (b. ca. 1898), a salesman, his wife Madelyn H. Pearson (b. ca.

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															1900) and their son Russell Jr. (b. 1929).  (City of Worcester Water Records 1927, United States Federal Census 1930, WOR.2579)  Served as Boutin Hall for Becker College.
43	ROXBURY ST	WOR.2581	None	Max Katz House	N/A	1923	Craftsman	2	Asphalt shingle front-gable with gable dormers	Replacement wood shingle	6/1, 4/1, 8/1 double-hung wood	Fieldstone	Good	Historic two-car garage	Constructed in 1923 by carpenter Max Katz (b. 1887), a Russian native. More research is required to determine ownership history (City of Worcester Water records 1923, United States Federal Census 1920, WOR. 2581).
44	ROXBURY ST	WOR.2180	None	Dr. Simon V. Pazeian House	N/A	1914	Tudor Arts & Crafts	2.5	Asphalt shingle hip with gable dormers	Wood shingle and stucco with half-timbering	Primarily 4/1 double-hung wood, 6-lite wood casement, wood craftsman double-hung (burst/1)	Not visible	Very good	Historic two-car garage	Constructed in 1914 for Armenian immigrant and dentist Simon U. Pazeian (b. ca. 1871). Mr. Pazeian resided in the house until at least 1940 with his wife (b. ca. 1883) and daughters Alice (b. ca. 1912), Isabel (b. ca. 1913), and Bessie (b. ca. 1916) (City of Worcester Water Records 1914, Richards 1922, WOR. 2180, United States Federal Census 1930, 1940).
35-37	ROXBURY ST	WOR.2577	None	Max Katz House	N/A	1923	Colonial Revival	2	Asphalt shingle front-gable with dormers	Wood shingle	1/1 vinyl double-hung, fixed decorative wood	Fieldstone	Very good	Historic two-car garage	Constructed in 1923 by carpenter Max Katz (b. 1887), a Russian native. More research is required to determine ownership history (City of Worcester Water records 1923, United States Federal Census 1920, WOR. 2577).

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
164	RUSSELL ST	WOR.259 2	None	William M. & Minnie G. VanKeuren Two-Family		1923	Craftsman	2	Asphalt shingle T-shape gable with dormers	Wood clapboard and wood shingle	6/1, 4/1, 8/1 double-hung vinyl	Fieldstone	Very good	Historic one-car garage	<p>Constructed in 1923 as a two-family at the direction of William M. (1857-1940) &amp; Minnie G. (1861-1930) VanKeuren. The couple resided in one unit of the house until 1929. By 1930, they had moved to Howland Terrace, and Ella M. Foye (b. ca. 1857) had obtained the property. She lived there with a boarder and rented the additional unit to William M. M. (b. ca. 1891) and Mildred L. (b. ca. 1890) Mill. Mr. Mill was a Scottish immigrant and was employed in 1930 as a manager and assistant treasurer at a nut &amp; bolt factory. By 1940, the Mills had purchased the home. They also kept a boarder and rented the other unit.</p> <p>(City of Worcester Water Records 1923, Find a Grave Memorial ID #229833768, Sampson &amp; Murdock Company 1927, 1929, United States Federal Census 1930, 1940, WOR.2592)</p>
80	RUSSELL ST	WOR.572	None	Park Congregational Church	N/A	1887	Romanesque Revival (highly altered)	2	Asphalt shingle hip with front-gable	Aluminum/Fieldstone turret	Wood stained-glass	Fieldstone	Good	None	<p>The Park Congregational Church began in the 1880s as the first congregation in the country to minister exclusively to children, while they were playing in Elm Park with their parents. With the aid of the Worcester City Missionary Society, the building was constructed in 1887. The congregation moved out of the building in 2008 and closed permanently in 2020. The building is now occupied by the Grace Christian Center.</p> <p>(parkcongregationalchurch.org , City of Worcester Water Records 1893, WOR. 572)</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
112	RUSSELL ST	WOR.236 2	NRDIS (1980); NRMRA (1980); SR	Robert A. Taylor House	N/A	1928	Colonial Revival	2	Slate side-gable	Brick	Wood 6/6 double-hung, decorative sunburst above door	Brick	Excellent	Historic two-car garage	Constructed in 1928 for Georgia born investment banker and WWI veteran Robert A. Taylor (1895-1988) and his wife Frances Elizabeth Taylor (1897-1982). The Taylors resided in the house until at least 1940 with their three children, Frederick W. Taylor II, Peter B., and Betsy B.  (City of Worcester Water Records 1928, Find A Grave Memorial ID #91324872, #228373297, United States Federal Census 1930, 1940, WOR. 2632)
124	RUSSELL ST	WOR.258 3	None	Sarah J. Swift House	N/A	1922	Colonial Revival	2.5	Asphalt shingle front-gable/jerkinhead	Wood clapboard/wood shingle	Wood 1/1, 6/1 double-hung	brick	Good	Historic attached garage	Constructed in 1922 for Sarah Jane Swift (1846-1942), the widow of prominent envelope manufacturer Daniel W. Swift (1840-1910), whom she married in 1865. Mrs. Swift was active in the Society of Friends. She was a prominent contributor to Quaker schools and a philanthropist. She resided most of the year in Worcester, and summered in Falmouth, MA.  (City of Worcester Water Records 1922, Find A Grave Memorial ID #80546557, United States Federal Census 1900, 1930, WOR. 2583)
128	RUSSELL ST	WOR.258 4	None	See notes. Deed research required to determine ownership history.	N/A	1922	Colonial Revival	2	Asphalt shingle T-shape side-gable with dormers	Wood shingle	Mix wood and vinyl double-hung	Concrete	Good	Historic one-car garage	Constructed in 1922. Although City water records list William R. Connor as the person for whom service was laid, City directories do not list him as having lived there. More research is required to determine the ownership history of the property.  (City of Worcester Water Records 1922, WOR. 2584)

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
132	RUSSELL ST	WOR.258 5	None	David & Sarah Cotzin House	N/A	1924	Colonial Revival	2.5	Asphalt shingle hip with side-gable	Wood clapboard/wood shingle	Wood 3/1 double-hung	field stone	Good	Historic 3-car garage	Constructed in 1924 by Worcester contractor Phillipe Frechette. By 1927, the house was occupied by David Cotzin, an employee of Worcester Grain Company, and his wife Sarah Cotzin. They retained ownership of the house until at least 1931. More research is required to determine further ownership history of the property.  (City of Worcester Water Records 1924, Sampson & Murdock Company 1927, 1931, WOR. 2585)
136	RUSSELL ST	WOR.258 6	None	Alfred M. & Emma M. Tarbox Two-Family	N/A	1922	Colonial Revival	2	Asphalt shingle hip with dormers	vinyl	Vinyl 6/1 double-hung	Fieldstone	Fair	Historic garage with apartment	One of several buildings constructed by Arnold J. Booth on the east side of Russell Street in the early 1920s within the West Side Realty subdivision. By 1927, the house was owned and partially occupied by Alfred B. Tarbox, a machinist engineer, his wife Emma M. and their two children Roger B. and Arthur M. Frank D. Lord, a civil engineer, and his wife Helen C. rented a unit in the house from 1927 until at least 1930.  (City of Worcester Water Records 1922, Richards 1922, United States Federal Census 1930, WOR.2586, Sampson & Murdock Company 1927)
140	RUSSELL ST	WOR.236 3	None	William F. & Nellie A. Foley Two-Family	N/A	1923	Colonial Revival	2.5	Asphalt shingle, cross gable	Vinyl	Vinyl 1/1 double-hung	Concrete	Fair	Historic one-car garage	One of several buildings constructed by Arnold J. Booth on the east side of Russell Street in the early 1920s within the West Side Realty subdivision. By 1927, it was owned and partially occupied by William F. Foley, an automobile worker and his wife Nellie. The Foleys had two children, Ann G. and John W. Foley. They retained



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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															ownership of the house until at least 1940 and rented a unit in the home.  (City of Worcester Water Records 1923, Richards 1922, Sampson & Murdock Company 1927, United States Federal Census 1930, 1940, WOR. 2363)
144	RUSSELL ST	WOR.2587	None	Deed research required to determine ownership history.	N/A	1923	Colonial Revival	2	Asphalt Shingle, side-gable with dormer	Wood shingle	1/1 double-hung wood/vinyl mix	Granite ashlar block	Good	Historic one-car garage	One of several buildings constructed by Arnold J. Booth on the east side of Russell Street in the early 1920s within the West Side Realty subdivision.  (City of Worcester Water Records 1923, Richards 1922, WOR. 2587)
148	RUSSELL ST	WOR.2588	None	Dr. & Mrs. Walter H. and Abbie Lunette Sears Two-Family	N/A	1923	Colonial Revival	2	Asphalt shingle side-gable with dormers	Aluminum	Vinyl 1/1 double-hung	Fieldstone	Fair	Historic one-car garage	One of several buildings constructed by Arnold J. Booth on the east side of Russell Street in the early 1920s within the West Side Realty subdivision. It was owned and occupied in 1924 by Dr. Walter H. Sears, a dentist, and his wife Abbie Lunette Sears with their main, Swedish immigrant Julia Gadolin. Renters that year were William H. Cook, an insurance worker and Marion M. Cook, a teacher.  (City of Worcester Water Records 1923, Richards 1922, Sampson & Murdock Company 1924, United States Federal Census 1910, 1930, WOR. 2588)
152	RUSSELL ST	WOR.2589	None	Arnold J. Booth House	N/A	1923	Colonial Revival	2	Asphalt shingle hip with dormers	Wood shingle/vinyl	3/1, 4/1 double-hung wood, casement	Granite ashlar block	Very good	Historic one-car garage	One of several buildings constructed by Arnold J. Booth on the east side of Russell Street in the early 1920s within the West Side Realty subdivision.  (City of Worcester Water

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Records 1923, Richards 1922, WOR. 2589)
156	RUSSELL ST	WOR.2590	None	Arnold J. Booth House	N/A	1923	Craftsman	2.5	Asphalt shingle front-gable with dormers	Wood shingle	6/6, 8/1, 4/1, 6/1 double-hung wood, 1/1 aluminum	Poured concrete	Very good	Historic one-car garage	One of several buildings constructed by Arnold J. Booth on the east side of Russell Street in the early 1920s within the West Side Realty subdivision.  (City of Worcester Water Records 1923, Richards 1922, WOR. 2590)
160	RUSSELL ST	WOR.2591	None	Arnold J. Booth House	N/A	1923	Colonial Revival	2	Asphalt shingle side-gable with dormers	Wood shingle	6/6, 8/1, 4/1, 6/1 double-hung wood	Rusticated granite block	Very good	Historic one-car garage	One of several buildings constructed by Arnold J. Booth on the east side of Russell Street in the early 1920s within the West Side Realty subdivision.  (City of Worcester Water Records 1923, Richards 1922, WOR. 2591)
25	SEVER ST	WOR.604	None	Hammond Hubbard House	N/A	ca. 1880	Second Empire	2	Asphalt shingle mansard	Vinyl	1/1 double-hung vinyl	Not visible	Fair	None	(City of Worcester Water Records 1924, WOR. 604)
26	SEVER ST	WOR.610	None	Edward W. Lincoln House	N/A	1884	Queen Anne	2.5	Asymmetrical slate	Vinyl	1/1 double-hung vinyl, 1/1 double-hung aluminum, fixed wood decorative windows	Granite block	Good	None	(City of Worcester Water Records 1884, WOR. 610)
27	SEVER ST	WOR.605	None	W.S. Lincoln House	N/A	1881	Stick Style	2	Asphalt shingle hip with dormers	Wood clapboard	6/2, 4/2, 1/1 double-hung vinyl	Brick	Very good	Attached barn constructed between 1896 and 1911 (AKA 53 Cedar Street) (Richards 1896, 1911)	(City of Worcester Water Records 1881, WOR. 605)
28	SEVER ST	WOR.611	None	George Bliss House	N/A	1888	Queen Anne	2.5	Asymmetrical asphalt shingle	Wood shingle and Wood clapboard	1/1 double-hung vinyl	Brick	Very good	None	(City of Worcester Water Records 1888, WOR. 611)
29	SEVER ST	N/A	None	N/A parking lot	N/A	N/A parking lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
30	SEVER ST	WOR.612	NRDIS (1980); NRMRA (1980); SR	Joseph Manning House	N/A	1883	Queen Anne	2.5	Asphalt shingle, asymmetrical with varying forms	Wood clapboard and shingle	1/1 and 6/6 double-hung vinyl, 2/2 double-hung wood	Granite	Very good	None - 51A Cedar Street was formerly the carriage house for the dwelling.	AKA 51 Cedar Street. Owned by Joseph Manning until at least 1886, owned by C.L. Vaughan by 1896.  (City of Worcester Water Records 1883, Hopkins 1886, Richards 1896, WOR. 612)
36	SEVER ST	WOR.613	NRDIS (1980); NRMRA (1980); SR	Edward W. Lincoln House	N/A	1885	Shingle style	2.5	Asphalt shingle front gambrel, cedar shingle over bay window	Wood shingle	8/2, 6/2 double-hung wood/aluminum clad wood	Fieldstone	Very good	Historic one-car garage	(City of Worcester Water Records 1885, WOR. 613)
38	SEVER ST	WOR.614	NRDIS (1980); NRMRA (1980); SR	Frances M. Lincoln House	N/A	1890	Shingle style	2.5	Asphalt shingle gable	Wood shingle and Wood clapboard	6/2, 6/6 double-hung wood, operable shutters	Not visible	Very good	None	(City of Worcester Water Records 1890, WOR. 614)
41	SEVER ST	WOR.431	NRDIS (1980); NRMRA (1980); SR	Chandler Bullock House	N/A	1905	Tudor Craftsman	2.5	Asphalt shingle gable with dormers	Wood shingle	1/1 double-hung vinyl, vinyl casement	Random laid granite ashlar block	Very good	Historic two-car garage	Served as Bullock Hall for Becker College.  (City of Worcester Water Records 1905, WOR. 431)
47	SEVER ST	WOR.607	None	Jane Pratt House	N/A	1909	Craftsman (Shingle Style influences)	2.5	Slate shingle side-gable with dormers	Wood shingle and stucco	6/6, 4/4 double-hung wood, diamond pane wood casements and fixed	Fieldstone	Excellent	None	Served as the Office of Admissions for Becker College.  (City of Worcester Water Records 1909, WOR. 607)
48	SEVER ST	WOR.616	None	Edward W. Lincoln House	N/A	1887	Queen Anne (subdued)	2.5	Asphalt shingle front-gable with dormers	Wood shingle and Wood clapboard	2/2 double-hung wood, fixed wood, a few vinyl replacements	Brick	Very good	None	Served as offices for Becker College.  (City of Worcester Water Records 1887, WOR. 616)
51	SEVER ST	WOR.2595	None	Becker College Health Sciences Education Center		ca. 2000	Not Researched	3	Asphalt shingle hip with symmetrical gable wall dormers	Stucco	Fixed aluminum set in ribbons	Poured concrete	Excellent	None	2 buildings on lot (see 61 Sever Street). This building mimics the design elements of 61 Sever Street.  (WOR.2595)
51	SEVER ST	WOR.608	None	N/A accessory parking lot for 51 Sever Street (formerly Lucy Lewisson House)	N/A	N/A parking lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
61	SEVER ST	WOR.2593	None	Bancroft School	N/A	1922	Colonial Revival	2	Asphalt shingle Z-shape form with gable and hip forms with dormers	Stucco	Triple-hung arched wood, fixed lite wood	Not visible (stucco at grade)	Very Good	None	2 buildings on the lot (see 61 (AKA 51) Sever Street).  Served as the Weller Academic Center for Becker College.  (WOR. 2593)
69	SEVER ST	WOR.2594	None	Worcester Tennis Club	N/A	1923	Craftsman Bungalow	1 over a raised basement	Asphalt shingle hip	Wood shingle	Multi-lite wood casement, 6/6 wood double-hung	Not visible/covered by wood boards at grade	Very good	None	Constructed in 1923, designed by architect Sam Pitcher.  (City of Worcester Water Records 1907, Lyell 1982, WOR. 2594)
44	SOMERSET	WOR.2616	None	Garabed P. Zakarian Multifamily		1923	Colonial Revival	2	Asphalt shingle front-gable with dormers and cross gable	Wood clapboard and wood shingle	6/1 and 4/1 double-hung vinyl	Fieldstone	Good	Historic two-car garage	Constructed in 1923 as multifamily for Armenian immigrants Garabed P. (b. ca. 1882) and Veronica (b. ca. 1885) Zakarian. Mr. Zakarian was a tailor. The couple had three children; they resided at the property until 1929, moving to Main Street in 1930. More research is required to determine the later ownership history of the house. In 1930, one family were listed in Census records as renting the property; in 1940, three families were listed as renters at the property.  (City of Worcester Water Records 1923, Sampson & Murdock Company 1927, 1929, United States Federal Census 1930, 1940, WOR.2616)
45	SOMERSET	WOR.2615	None	Myer & Ida Kaufman Two-Family		1923	Craftsman	2	Asphalt shingle front-gable with dormers and bays	Stucco	6/1 and 4/1 double-hung wood, 1/1 double-hung vinyl	Fieldstone	Very good	Historic one-car garage	AKA 43 Somerset Street. Constructed in 1923 as a two-family for Russian Jewish immigrants Myer Kaufman (1875-1957), a jeweler, and Ida Kaufman (1882-1957). The couple had three daughters, and retained ownership of the property until at least 1940, residing in one unit and renting the other.  (City of Worcester Water

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Records 1923, Find A Grave Memorial ID #96664550, United States Federal Census 1910, 1930, 1940, WOR.2615)
7	SOMERSET ST	WOR.2596	None	Leon P. and Virginia M. Greenleaf Two-Family	N/A	1923	Colonial Revival	2.5	Asphalt shingle side-gable with gable dormers	Wood and asbestos shingle	4/4, 6/6 double-hung vinyl	Concrete block	Fair to good	Historic one-car garage	<p>Constructed for Leon P. Greenleaf (1890-1970) in 1923. He married Virginia M. Greenleaf (1898-1982) in 1923 or 1924. Mr. Greenleaf worked in the lumber industry, in 1930 as an assistant treasurer and in 1940 as the yard manager for a match manufacturer. The couple had two children and resided in the one unit of house until at least 1940, while renting out the other unit.</p> <p>(City of Worcester Water Records 1923, Find A Grave Memorial ID #138728000) United states Federal Census 1930, 1940, WOR. 2596)</p>
9	SOMERSET ST	WOR.2597	None	Max and Tillie Stayman Two-Family	N/A	1923	Craftsman	2.5	Asphalt shingle front-gable with gable dormers	Vinyl	4/1, 8/1 double-hung wood	Poured concrete	Good	None	<p>Constructed in 1923 by local house builder and Swedish immigrant Alfred L. Schonning (1880-1956). By 1927, it was owned by Max (1896-1955) and Tillie Stayman (1897-1989), who resided in one unit and rented the other. Mr. Stayman was a Russian Jewish immigrant, and he worked in the retail clothing industry. Mrs. Stayman was American born. The couple had two children and retained ownership of the house until at least 1940.</p> <p>(City of Worcester Water Records 1923, Find A Grave Memorial ID #154316887, 96665996, United States Federal Census 1920, 1930, 1940, WOR. 2597)</p>

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
12	SOMERSET ST	WOR.2598	None	George F. Moriarty Two-Family	N/A	1923	Colonial Revival	2	Asphalt shingle hip with dormers and enclosed porch	Wood clapboard	Wood multi-lite casements	Fieldstone	Very good	Historic one-car garage	Constructed in 1923 for George F. Moriarty (born ca. 1888). Mr. Moriarty was a public schoolteacher. He owned and resided in one unit of the house with his mother, Catherine, until at least 1940. He rented out the other unit.  (City of Worcester Water Records 1923, United States Federal Census 1930, 1940, WOR. 2598)
15	SOMERSET ST	WOR.2364	None	Louis and Bessie L. Chase Two-Family		1923	Craftsman	2	Asphalt shingle hip with hip roof dormers, eyebrow dormer	Wood clapboard	Wood multi-lite arched casements, double-hung	Random laid granite ashlar block	Excellent	None	Constructed in 1923 for Russian Jewish immigrants Louis Chase (1894-1971), a real estate agent, and Bessie L. Chase (1896-1982). The couple had five children. They retained ownership of the house until at least 1940; renting one unit and residing in the other.  (City of Worcester Water Records 1923, Find A Grave Memorial ID #96663194, United States Federal Census 1930, 1940, WOR. 2364)
16	SOMERSET ST	WOR.2599	None	James and Bridget Gagan House		1923	Colonial Revival	2	Slate front-gable with side-gable and projecting bay	Wood clapboard	1/1 double-hung vinyl	Fieldstone	Fair to good	Historic one-car garage	Constructed in 1923 for Irish immigrants James (1855-1936) and Bridget Gagan (1862-1944). Mr. Gagan worked in the looms until his retirement sometime between 1920 and 1930. The couple had seven children. They resided at the property with their two unmarried daughters, telephone operators Winifred and Teresa Gagan until Mr. Gagan's death. Mrs. Gagan retained ownership of the property until at least 1940.  (City of Worcester Water Records 1923, Find A Grave Memorial ID #130522016, United States Federal Census



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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															1910, 1920, 1930, 1940, WOR. 2599)
17	SOMERSET ST	WOR.2600	None	Mary Crane Two-Family		1901	Colonial Revival	2.5	Asphalt shingle T-shape side-gable with pedimented gable dormers	Aluminum	1/1, 8/1 double-hung vinyl, original wood sunburst fixed	Not visible (vegetation)	Fair	Historic one-car garage	<p>AKA 17-19 Somerset Street.</p> <p>Constructed in 1901 at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White had several other buildings constructed on Somerset and Roxbury streets in the early 20th century. Mary Crane (born ca. 1848), an Irish immigrant, was the owner and an occupant of one of the two units in the house; she was listed as the owner in the 1910 Federal Census, and on the 1911 and 1922 Richards atlases. In 1910, renters in the second unit were the Burlingame family. Mary Crane retained ownership of the house until at least 1930. More research should be done to determine further ownership history.</p> <p>(City of Worcester Water Records 1901, Richards 1911, 1922, United States Federal Census 1900, 1920, 1930, WOR. 2600, WOR.EK)</p>
20	SOMERSET ST	WOR.2601	None	Nora E. English Two-Family		1923	Colonial Revival	2.5	Asphalt shingle T-shape side-gable with gable dormers	Wood Shingle	4/1, 6/1, 8/1 mix of double-hung wood and vinyl	Fieldstone	Fair to good	Historic two-car garage	Constructed in 1923 by local building contractor George Washington Creswell (1876-1933). By 1924, the house was owned and partially occupied by the English family - Nora English (born ca. 1855), the widow of Michael E. English, and her children Edward F. (born ca.1884 - 1941), who worked as a clerk and inspector of a street railway

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															<p>company; Thomas S. English (born ca. 1886), who worked as a clerk at a loan collection company; and Mary G. English (born ca. 1896), who was a public schoolteacher. The family rented out the additional unit. The family owned and occupied the house until at least 1940.</p> <p>(City of Worcester Water Records 1923, Find A Grave Memorial ID #161143093, Sampson &amp; Murdock Company 1924, The Boston Globe 1941, United States Federal Census 1930, 1940, WOR. 2601)</p>
22	SOMERSET ST	WOR.2602	None	Henry J. Perreault Double House		1901	Colonial Revival	2.5	Asphalt shingle side-gable with gable dormer	Vinyl	1/1 double-hung vinyl	Random laid granite ashlar block	Fair	Historic one-car garage	<p>Constructed in 1901 at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White had several other buildings constructed on Somerset and Roxbury streets in the early 20th century. More research should be done to determine ownership history.</p> <p>(City of Worcester Water Records 1901, United States Federal Census 1900, WOR. 2602, WOR.EK)</p>
23	SOMERSET ST	WOR.2603	None	Harriet S. Smith Two-Family		1924	Colonial Revival	2	Asphalt shingle side gambrel with wall dormer, dormers	Vinyl	6/1 double-hung wood	Fieldstone	Fair to good	Historic one-car garage	<p>Constructed in 1924, one of several buildings in the vicinity constructed at the direction of Worcester building contractor Edward Lavalley (b. 1884). By 1927, the house was owned by Harriet S. Smith (nee Stark) (1874-1955). She resided in one of the units of the house with her daughter Carolyn in 1930, and by 1940 she shared the unit with her daughter, son-in-law, and grandson. The second unit was rented.</p> <p>(City of Worcester Water Records 1924, Find A Grave</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Memorial ID #146231629, Sampson & Murdock Company 1927, United States Federal Census 1930, 1940, WOR. 2603)
24	SOMERSET ST	WOR.2604	None	William Laberge Two-Family		1921	Colonial Revival	2	Asphalt shingle hip	Wood Shingle	1/1 double-hung aluminum and vinyl	Fieldstone	Fair	Historic one-car garage	<p>Constructed at the direction of William Laberge (b. ca. 1869) in 1921. Mr. Laberge had a hand in the construction of several residential buildings in the neighborhood. He retained ownership of the house until at least 1922. By 1930, the house was owned by Russian Jewish immigrant Elbert J. Siegal (1894-1971) and his wife, Dora Siegal (1896-1998), an American. They resided in one unit of the house and rented the other unit. Mr. Siegal was a store owner. The couple had one son.</p> <p>By 1940, the house had come under the ownership of Harry and Mary Medlinski, Polish and Lithuanian immigrants respectively. they resided in the house and rented the second unit.</p> <p>(City of Worcester Water Records 1921, Find A Grave Memorial ID #96665807, Richards 1922, United States Federal Census 1930, 1940, WOR.2604)</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
25	SOMERSET ST	WOR.2605	None	Abraham & Sarah Ferguson Two-Family		ca. 1925	Craftsman	2.5	Asphalt shingle asymmetrical jerkinhead	Wood Shingle	6/1 double-hung primarily wood, handful of vinyl replacements on facade	Fieldstone	Very good	Historic 3-car garage	<p>Owned by 1927 until at least 1939 by Russian Jewish immigrant and men's clothing merchant Abraham Ferguson (1865-1950) and his wife, American born Sarah Ferguson (b. 1865). The couple had three children. By 1940, the family resided on William Street. Ownership history after this time is unclear. further research should be completed.</p> <p>By 1940, both units in the house were occupied by renters. The families that occupied the house that year were the Millers and the Grahams.</p> <p>Erwin and Harriet R. Miller: Mr. Miller, born about 1898, was a medical doctor He and Mrs. Miller, born about 1913, had one son and a live-in maid.</p> <p>Orville and Paula Graham: Mr. Graham, born about 1905, was a lawyer. He and Mrs. Graham, born about 1904, had one daughter.</p> <p>(City of Worcester Water Records 1925, JOWBR 1950, R.L. Polk &amp; Co. 1939, United States Federal Census 1900, 1930, 1940, WOR. 2605)</p>
27	SOMERSET ST	WOR.2607	None	Howard W. and Elise K. Cowee Two-Family		1901	Colonial Revival	2.5	Asphalt shingle hip with dormers	Vinyl	6/1 double-hung and sliding vinyl	Random laid granite ashlar block	Fair to good	Historic one-car garage	<p>Constructed in 1901 at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White had several other buildings constructed on Somerset and Roxbury streets in the early 20th century. By 1930, the house was owned by Howard W. (1884-1966) and Elsie K. (1879-1952) Cowee. The couple resided in one half of the house with their only daughter and rented the other</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															half. Mr. Cowee was born in about 1885 and worked on his own accord as a lawyer. Mrs. Cowee was born in about 1880. The Cowees retained ownership of the residence until at least 1940.  (City of Worcester Water Records 1901, Find A Grave Memorial ID #9445043, United States Federal Census 1900, 1930, 1940, WOR. 2607, WOR.EK)
30	SOMERSET ST	WOR.2608	None	William F. Burbank & Edward A. Denny Double House		1901	Colonial Revival	2.5	Asphalt/vinyl T-shape front gambrel	Vinyl, aluminum	6/1 double-hung vinyl, 1/1 double-hung aluminum, one wood window remains	Random laid granite ashlar block	Poor	None	Constructed in 1901 at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White had several other buildings constructed on Somerset and Roxbury streets in the early 20th century. More research should be done to determine ownership history.  (City of Worcester Water Records 1901, United States Federal Census 1900, WOR. 2608, WOR.EK)
32	SOMERSET ST	WOR.2609	None	George Frances and Katherine Whitcomb House		1923	Colonial Revival	2.5	Asphalt shingle front-gable with cross gables	Wood Shingle	6/6, 6/1 double-hung wood	Fieldstone	Very good	None	Constructed in 1923, one of several buildings in the vicinity constructed at the direction of Worcester building contractor Edward Lavalley (b. 1884). The first inhabitants of 32 Somerset Street were probably George Frances (born ca. 1901) and Katherine Whitcomb (born ca. 1904), who married in 1924 resided in the house by that year. That year, Mr. Whitcomb was employed as a manager. By 1929, he was working as an insurance agent, and the couple resided in the house with two daughters. By 1930, they had moved to Ostego Road. More research is required to determine later

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															ownership history of the house.  (City of Worcester Water Records 1923, Sampson & Murdock Company 1929, United States Federal Census 1930, WOR. 2609)
33	SOMERSET ST	WOR.2610	None	Frederick J. and Gertrude M. Norton Two-Family		1923	Colonial Revival	2	Asphalt shingle hip with dormers	Vinyl	6/1, 1/1 double-hung vinyl and tripartite vinyl sliding	Fieldstone	Poor to fair	Historic two-car garage	Constructed in 1923, one of several buildings in the vicinity constructed at the direction of Worcester building contractor Edward Lavallee (b. 1884).  The first owners of the house were likely Frederick J. (born ca. 1887) and Gertrude M. Norton (born ca. 1882). Mr. Norton managed a bowling alley. The couple had one daughter. They resided in one unit in the house rented the other. They owned the house by 1927. By 1940, Mr. Norton had died, and Mrs. Norton retained ownership of the house.  (City of Worcester Water Records 1923, Sampson & Murdock Company 1927, United States Federal Census 1930, 1940, WOR. 2610)
34	SOMERSET ST	WOR.2611	None	William F. & Mary A. Lynch Two-Family		1923	Colonial Revival	2	Asphalt shingle hip with dormers	Vinyl	6/1 double-hung vinyl	Stone, Uncut	Fair	Historic one-car garage	Constructed in 1923, one of several buildings in the vicinity constructed at the direction of Worcester building contractor Edward Lavallee (b. 1884). By 1930, the house was owned by surgeon Dr. William F. Lynch (born ca. 1884) and Mary A. Lynch (born ca. 1886). The couple retained ownership of the house until at least 1959. They resided in the house and



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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															rented out the additional unit.  (City of Worcester Water Records 1923, R.L. Polk & Co. 1941, 1959, United States Federal Census 1930, 1940, WOR. 2611).
35	SOMERSET ST	WOR.2612	None	Hattie P. and Everett J. Bardwell House		1899	Colonial Revival	2.5	Asphalt shingle hip with paired dormers	Vinyl	12/1 and 1/1 double-hung vinyl, decorative double-hung wood and matching porch door on second story	Brick	Good	Historic one-car garage	Owned by Everett J. (b. 1852) and Hattie P. Bardwell (b. 1859) by 1910 until at least 1911. Mr. Bardwell was a builder by trade. More research should be done to determine the early ownership history of the house.  By 1920, it had been purchased by the George and Grace Rugg. The Rugg's had two children; Mr. Rugg and his son and daughter were all educators. They retained ownership of the house until at least 1930.  (City of Worcester Water Records 1899, Richards 1911, 1922, United States Federal Census 1900, 1910, 1920, 1930, WOR. 2612)
36	SOMERSET ST	WOR.2365	None	Michael J. and Julia E. O'Malley House		1901	Altered beyond recognition in 2019 without HC approval - formerly Colonial Revival	2.5	Asphalt shingle L-shape front-gable with hip structure in rear	Vinyl	12/1 and 1/1 double-hung vinyl	Stone	Poor	Historic two-car garage	Constructed in 1901 at the direction of bank treasurer Frederick W. White (b. 1861). Mr. White had several other buildings constructed on Somerset and Roxbury streets in the early 20th century. Owned by letter carrier Michael J. O'Malley and his wife, Julia E. O'Malley by 1911 until at least 1922. The O'Malley's had three children. The MACRIS database names this house the "George Rugg Double House," although it is unclear if it was ever owned by the Ruggs. The Ruggs did, for a

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															time, own 35 Somerset Street. More research is required to determine early and subsequent ownership history after it was owned by the O'Malleys.  (City of Worcester Water Records 1901, Richards 1911, 1922, United States Federal Census 1900. 1920, WOR. 2365)
37	SOMERSET ST	WOR.2366	None	See notes. More research required.		1924	English Revival	2.5	Asphalt shingle front-gable with shed roof wall dormers	Stucco	Primarily multi-pane wood casements, some 1/1 double-hung vinyl	Brick	Very good	Historic two-car garage	Constructed in 1924 at the direction of A.J. Lamoureaux. It is unclear if he ever resided in the building. More research is required on Mr. Lamoureaux. In 1930, the house was being rented by local dentist and Russian Jewish immigrant Dr. Samuel Lopatin (1897-1965), his wife Grace H. Lopatin (1899-1978), an American, and their son. The Lopatins also had a live-in servant.  In 1940, it was being rented by Lithuanian immigrants Morris (born ca. 1873) and Sarah (born ca. 1873) Saidel. Mr. Saidel worked in woolen goods.  (City of Worcester Water Records 1924, Find A Grave Memorial ID #96664866, United States Federal Census 1930, 1940, WOR. 2366)
41	SOMERSET ST	WOR.2613	None	Morris L. and Elizabeth Schulman House		1926	Craftsman	2.5	Asphalt shingle front-gable with cross gables	Stucco and wood shingle	6/6 wood double-hung, vinyl casements	Fieldstone	Very Good	None	Constructed in 1926 for Jewish Polish immigrant Morris L. Schulman (born ca. 1882) and his wife, Jewish Russian immigrant Elizabeth Schulman (born ca. 1883). The Schulmans had three children. Mr. Schulman worked as a merchant in 1930, when he sold coffee and tea, and in 1940 he was a manager of a restaurant that served liquor.

Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															(City of Worcester Water Records 1926, United States Federal Census 1930, 1940, WOR. 2613)
42	SOMERSET ST	WOR.2614	None	Adam and Sarah Corbin House		1923	Craftsman	2.5	Mix Slate and Asphalt shingle front-gable	Wood Shingle	6/1 and 4/1 double-hung mix wood and vinyl, decorative wood fixed	Stone/Granite, Cut	Very Good	Historic two-car garage	<p>Owned by 1927 until at least 1939 by Russian Jewish immigrant and men's clothing merchant Abraham Ferguson (1865-1950) and his wife, American born Sarah Ferguson (b. 1865). The couple had three children. By 1940, the family resided on William Street. Ownership history after this time is unclear. further research should be completed.</p> <p>By 1940, both units in the house were occupied by renters. The families that occupied the house that year were the Millers and the Grahams.</p> <p>Erwin and Harriet R. Miller: Mr. Miller, born about 1898, was a medical doctor He and Mrs. Miller, born about 1913, had one son and a live-in maid.</p> <p>Orville and Paula Graham: Mr. Graham, born about 1905, was a lawyer. He and Mrs. Graham, born about 1904, had one daughter.</p> <p>(City of Worcester Water Records 1925, JOWBR 1950, R.L. Polk &amp; Co. 1939, United States Federal Census 1900, 1930, 1940, WOR. 2605).</p>

Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
26-28	SOMERSET ST	WOR.2606	None	Alexander and Dora Sandman House		1925	Craftsman	2.5	Asphalt shingle L-shape front-gable	Wood clapboard	1/1 double-hung vinyl	Fieldstone	Good	Historic one-car garage	<p>AKA 26-28 Somerset Street</p> <p>Built for Alexander (born ca. 1875) and Dora (born ca. 1878), Russian Jewish and Lithuanian Jewish immigrants, respectively, in 1925. Mr. Sandman owned and operated a clothing store. The couple had three children. They retained ownership of the house until at least 1940.</p> <p>(City of Worcester Water Records 1925, United States Federal Census 1920, 1930, 1940, WOR. 2606)</p>
39	WEST ST	WOR.624	NRDIS, NRMRA	Levi Lincoln - Charles Allen House	Edward Lincoln House	1848	Greek Revival	2.5	Asphalt shingle pedimented front-gable over main block with cross gables at rear, asphalt shingle hip-roof topped addition off right (south) side elevation, flat rubber roof topped addition off left (north) side single-story ell	Vinyl	Mix of vinyl 1/1 double-hung and wood 6/6 double-hung	Concrete/Granite Block	Good	None	<p>Likely one of several Greek Revival houses built by Levi Lincoln on Elm Street in the late 1840s (others included 44 West Street (demolished), and 53 West Street). Moved in ca. 1870 from 65 Elm Street (abutting parcel) (WOR.P)</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
43	WEST ST	N/A	Within a NRDIS	Mary H. & Henry Woodward House		ca. 1855	Greek Revival	2.5	Asphalt shingle front-gable over main block with shed roof dormer on left (north) slope, asphalt shingle gabled rear ell, irregular rubber and asphalt shingle right (south) side addition	Vinyl	Primarily 1/1 vinyl double-hung, handful of historic wood 6/6 double-hung on right side addition	Concrete	Fair	None	<p>43 West Street was likely constructed in the 1850s by Edward W. Lincoln (1820-1896), the son of Governor Levi Lincoln. E.W. Lincoln served Worcester as Postmaster for four years beginning in 1849, and as Chairman of the Parks Commission from 1870 until his death (R. Herndon Company 1900, Walling 1857).</p> <p>In 1860, Lincoln sold the property to Mary H. Woodward and her husband, bank cashier Henry Woodward (United States Federal Census 1870, WCRD 1860:624/86). The Woodward family retained ownership of the property for almost fifty years until 1908, when a son, Harry A. Woodward sold it to Alice C. Gage and Maud E. Chase (WCRD 1908:1893/254).</p> <p>Elaborate front vestibule removed between 2017 and 2019 (Google Street View)</p>
44	WEST ST	WOR.632	NRDIS (1980) NRMRA (1980)	Boutin Student Center	Boutin Student Center	1985	Not researched	1 over raised basement	Asymmetrical flat rubber and slate hip	Brick	Aluminum/wood fixed sash	Poured concrete	Excellent	None	<p>Replaced Levi Lincoln - Levi S. Davis House (ca. 1848).</p> <p>(WOR. 632)</p>

Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
47	WEST ST	WOR.625	NRDIS, NRMRA	Abby H. & Emily Williams House		1880	Victorian Eclectic	2.5	Asphalt shingle front-gable with simple apron and cross gables, asphalt shingle hip roof over façade (west) porch and right (south) side ell and bay, flat rubber roof over rear ell	Vinyl	Primarily 1/1 vinyl double-hung, one 2/2 historic double-hung window on façade	Parged brick	Very good	None	<p>The Stephen Carpenter Earle-designed Abby H. &amp; Emily Williams House at 47 West Street was constructed in about 1880. The house was constructed on a new lot shared with 49 West Street that was created after Meltiah B. Green subdivided his lot, which formerly spanned the from West Street to the west and Oak Street to the east, bound by Cedar Street to the north and the properties of the Woodwards and Lincolns to the south, into three parcels. In 1880, he sold the westernmost parcel to the Williamses and retained ownership of the center and easternmost parcels (Hopkins 1886, Triscott 1878, WCRD 1880:1075/304, WOR.P). The sisters retained ownership of 47 West Street until Abby's death in 1911, having lived independently with a boarder and two servants in 1910 (United States Federal Census 1910). After Abby's death, 47 West Street was conveyed by the executors of her will to Madeline C. Young (WCRD 1911:1979/5).</p> <p>Sisters Abby H. (1823-1911) &amp; Emily (1825-1904) Williams were the daughters of Lemuel (Jr.) and Sarah (nee Smith) Williams (Find A Grave Memorial ID #85580269, #141807231). Their father was an attorney, state legislator, and US Collector of Customs for Massachusetts, and their grandfather, Lemuel Williams Sr. was a United States Congressman (Find A Grave memorial ID #23519729,</p>



Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															United States Federal Census 1850).
49	WEST ST	WOR.626	NRDIS, NRMRA	Abby H. & Emily Williams - Charles D. & Annie K. Lamson House		1880	Victorian Eclectic	2.5	Asphalt shingle front-gable with exposed rafter tails and broken simple apron, cross gables, shed-roof and gable dormers, and flat roof over rectangular oriel on left (north) side elevation and trapezoidal bay on the right (south) side elevation	Wood clapboard	Mix of vinyl 1/1 double-hung and wood 2/2 double-hung (1/12/2023 proponents of a project at 49 West Street received permission to replace wood windows with double-hung SDL vinyl to match existing muntin pattern	Brick	Very good	None	<p>The Stephen Carpenter Earle-designed Abby H. &amp; Emily Williams House at 49 West Street was constructed in about 1880. The house was constructed on a new lot shared with 497West Street that was created after Meltiah B. Green subdivided his lot, which formerly spanned the from West Street to the west and Oak Street to the east, bound by Cedar Street to the north and the properties of the Woodward and Lincolns to the south, into three parcels. In 1880, he sold the westernmost parcel to the Williamses and retained ownership of the center and easternmost parcels (Hopkins 1886, Triscott 1878, WCRD 1880:1075/304, WOR.P).</p> <p>Sisters Abby H. (1823-1911) &amp; Emily1825-1904) Williams were the daughters of Lemuel (Jr.) and Sarah (nee Smith) Williams (Find A Grave Memorial ID #85580269, #141807231). Their father was an attorney, state legislator, and US Collector of Customs for Massachusetts, and their grandfather, Lemuel Williams Sr. was a United States Congressman (Find A Grave memorial ID #23519729, United States Federal Census 1850).</p> <p>The sisters retained ownership of 49 West Street until 1892, when they sold it to Worcester Gas Light Company president Charles D. Lamson (1841-1915)and his wife Annie K.</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															Lamson (1851-1935) (Find A Grave Memorial ID #38008257, #230738474, Massachusetts Board of Gas and Electric Light Commissioners 1915, United States Federal Census 1900, WCRD 1892:1378/390). The property remained in the Lamson family until 1921, when Mrs. Lamson and she and her husband's two children sold the property to P. Howard Blanding (WCRD 1921:2244/483).
53	WEST ST	WOR.691	NRDIS, NRMRA	Frederick Pratt House	Becker Junior College Dormitory	ca. 1851	Greek Revival	2.5	Asphalt shingle front-gable historic main block facing Cedar Street (altered side hall plan Greek Revival), irregular roofline at rear, off of the east elevation of the historic main block	Wood clapboard	Primarily 2/2, 2/1 and 4/1 SDL vinyl double-hung, with a handful of historic wood windows remaining	Granite	Very good	None	Likely one of several Greek Revival houses built by Levi Lincoln on Elm Street in the late 1840s (others included 39 West Street and 44 West Street (demolished)). Moved in ca. 1870 from 59 Elm Street and extensively remodeled in 1888 using plans by architect Stephen Carpenter Earle (WOR.691, WOR.P)
54	WEST ST	WOR.634	NRDIS (1980) NRMRA (1980)	E.N. Childs House	Dalton Hall	1867	Second Empire	3	Slate mansard	Wood clapboard	2/2 and 1/1 double-hung wood	Granite	Excellent	None	Served as Dalton Hall for Becker College.  (City of Worcester Water Records 1867, WOR. 634)
58	WEST ST	WOR.635	None	Willard Ruggles House		1869	Second Empire	3	Asphalt shingle mansard	Vinyl	1/1, 2/2, 8/1 wood/vinyl double-hung mix	Granite	Fair	None	(City of Worcester Water Records 1869, WOR. 635)
62	WEST ST	N/A	None	N/A	N/A	N/A parking lot	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Asphalt parking lot

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
72	WEST ST	WOR.636	None	Antonio Medina House		ca. 1883	Queen Anne	2	Asymmetrical hip/gable with mix of slate on main block and asphalt on ell	Aluminum with partial wood shingle and molded wood	Varied mix of wood and vinyl double-hung and fixed	Random laid granite ashlar block	Fair	None	<p>Two (2) buildings on lot. 48 William Street and 72 West Street were constructed in ca. 1883 as one building for Antonio Medina, and separated into two sometime between 1936 and 1949. Mr. Medina (1841-1903) was born in the Azores in and immigrated in 1857. He was a human hair dealer. He and his wife, Candida, had two daughters and resided at 50 William Street. By 1886, Mr. Medina owned the building at 48 William Street/72 West Street, 50 William Street, and 74 West Street. 48 William Street/72 West Street was owned by the Medina family until at least 1922.</p> <p>(City of Worcester Water Records 1866, 1883, Find A Grave Memorial ID #139583998, Hopkins 1886, Richards 1896, 1911, 1922, Sanborn Fire Insurance Company 1936, 1949, Triscott 1878, United States Federal Census 1880, 1900, WOR. 636)</p>
48	WILLIAM ST	WOR.674	None	Antonio Medina House		ca. 1883	Queen Anne	2.5	Slate front-gable	Aluminum/Vinyl & wood shingle/trim	6/6, 8/8 double-hung wood/vinyl mix	Random laid granite ashlar block	Good	None	<p>Two (2) buildings on lot. 48 William Street and 72 West Street were constructed in ca. 1883 as one building for Antonio Medina, and separated into two sometime between 1936 and 1949. Mr. Medina (1841-1903) was born in the Azores in and immigrated in 1857. He was a human hair dealer. He and his wife, Candida, had two daughters and resided at 50 William Street. By 1886, Mr. Medina owned the building at 48 William Street/72 West Street, 50 William Street, and 74 West Street. 48 William Street/72 West Street was</p>

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Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
															owned by the Medina family until at least 1922.  (City of Worcester Water Records 1866, 1883, Find A Grave Memorial ID #139583998, Hopkins 1886, Richards 1896, 1911, 1922, Sanborn Fire Insurance Company 1936, 1949, Triscott 1878, United States Federal Census 1880, 1900, WOR.674)
49	WILLIAM ST	N/A	None	N/A		N/A vacant parcel	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Vacant grassy lot
50	WILLIAM ST	WOR.675	None	William Eames House		ca. 1878	Victorian Eclectic	2.5	Slate front-gable with cross gable and dormers	Aluminum/Vinyl	9/9, 6/6 double-hung vinyl	Brick	Good	Historic carriage house	Constructed in about 1878 for W.E. Eames. More research is required to acquire further information on Mr. Eames. By 1886, the property had been purchased by Antonio Medina, who also owned the building at 48 William Street/72 West Street, and 74 West Street. Mr. Medina (1841-1903) was born in the Azores in and immigrated in 1857. He was a human hair dealer. He and his wife, Candida, had two daughters and resided at 50 William Street. It was owned by the Medina family until at least 1911, and was acquired by the McDermotts by 1922  (City of Worcester Water Records 1879, Find A Grave Memorial ID #139583998, Hopkins 1886, Richards 1896, 1911, 1922, Triscott 1878, United States Federal Census 1880, 1900, WOR.675)
51	WILLIAM ST	WOR.651	None	Francis Higgins House		1885	Queen Anne	2.5	Asphalt shingle front-gable with nested turret and cross gable	Wood Shingle	1/1 double-hung vinyl, one 2/1 double-hung wood, vinyl sliding	Parged brick	Good	None	(City of Worcester Water Records 1885, WOR.651)
52	WILLIAM ST	WOR.676	None	Ayres House		1879	Victorian Eclectic	2.5	Asphalt shingle front-gable with cross gable and dormers	Aluminum/Vinyl	8/8, 6/6, 4/4 double-hung vinyl	Parged	Good	Historic carriage house	(City of Worcester Water Records 1879, WOR.676)

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<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
53	WILLIAM ST	WOR.652	None	M. W. Davis House		1885	Queen Anne	2.5	Asphalt shingle asymmetrical with hip and gable forms	Vinyl	Primarily 1/1 double-hung vinyl with a handful of multi-lite fixed wood	Brick	Fair	Historic garage	(City of Worcester Water Records 1885, WOR.652)
54	WILLIAM ST	WOR.678	None	Francis Lincoln House		1884	Queen Anne	2.5	Asphalt shingle asymmetrical with hip and gable forms	Wood clapboard/Wood Shingle	1/1 double-hung vinyl, wood casement and transoms	Brick	Good	None	(City of Worcester Water Records 1884, WOR.678)
56	WILLIAM ST	WOR.679	NRDIS (1980) NRMRA (1980)	Edward W. Lincoln House		1879	Victorian Eclectic	2	Asphalt shingle hip with dormers	Brick/Wood/Slate	Varied mix of vinyl double-hung and fixed	Granite	Excellent	None	Owned for a time by Becker College.  (City of Worcester Water Records 1879, WOR.679, WOR.P)
60	WILLIAM ST	WOR.680	NRDIS (1980) NRMRA (1980)	Edward W. Lincoln House		1879	Classical Revival	3	Slate hip with cross gables and dormers	Stucco	4/4 and 6/6 double -hung wood	Parged with stucco at grade	Excellent	None	Served as the Administrative and Mail Services Building for Becker College.  Remodeled in 1927.  (City of Worcester Water Records 1879, WOR.680, Worcester Historical Museum)
61	WILLIAM ST	WOR.430	NRDIS (1980) NRMRA (1980)	Frances Lincoln House	Becker Junior College Dormitory	1893	Colonial Revival	2	Slate hip with cross hips and dormers	Wood Shingle	Primarily 6/2, 2/2, 6/6 double-hung wood, fixed wood	Fieldstone	Very Good	Historic garage	Served as Office of the President, Development and Alumni Relations for Becker College.  (City of Worcester Water Records 1893, WOR.430)
66	WILLIAM ST	WOR.681	NRDIS (1980) NRMRA (1980)	Dr. Walter C. Seelye House	Becker College Building	1909	Colonial Revival	2	Slate side-gable with dormers	Brick	Primarily 6/1 and 8/1 double-hung wood, handful of vinyl replacements	Brick at grade	Very Good	None	Served as The Student Administrative Services, Financial Aid, Registrar and Student Accounts building for Becker College.  (City of Worcester Water Records 1909, WOR.681)
74	WILLIAM ST	WOR.432	NRDIS (1980) NRMRA (1980)	George Crompton Jr. House		ca. 1909	Colonial Revival	2.5	Slate hip with cross gables	Stucco	6/6 double-hung wood	Not visible (thick vegetation)	Excellent	L-shape pool house	Map confirmed to be constructed between 1896 and 1910. Connected to City water in 1927.  (City of Worcester Water Records 1927, Sanborn Fire Insurance Company 1910, WOR.432)

Appendix A. Property Index

<i>Street Number</i>	<i>Street</i>	<i>MACRIS #</i>	<i>Designation</i>	<i>Historic Name</i>	<i>Common Name</i>	<i>Date of Construction</i>	<i>Style</i>	<i>Stories</i>	<i>Roof</i>	<i>Siding</i>	<i>Windows</i>	<i>Foundation</i>	<i>Condition</i>	<i>Outbuildings</i>	<i>Notes/Sources</i>
75	WILLIAM ST	WOR.653	NRDIS (1980) NRMRA (1980)	Ida Mason House		1921	Colonial Revival	2.5	Asphalt shingle side-gable	Vinyl, wood shingle in dormers	Primarily 6/9 and 6/6 double-hung vinyl	Brick	Good	None	(City of Worcester Water Records 1921, WOR.653)
79	WILLIAM ST	WOR.654	NRDIS (1980) NRMRA (1980)	Frank H. Robeson House		1899	Craftsman	2.5	Slate front-gable with dormers	Wood Shingle	1/1 and diamond pane/1 double-hung vinyl, oriel windows	Brick	Very Good	Historic one-car garage	(City of Worcester Water Records 1899, WOR.654)
80	WILLIAM ST	WOR.433	NRDIS (1980) NRMRA (1980)	John Woodman Higgins House	Clark University President's House	1914	Colonial Revival	2.5	Clay tile L-shape hip	Stucco	Primarily 6/6 double-hung wood	Stucco at grade	Excellent	Attached historic multi-car garage	Non-historic addition  (City of Worcester Water Records 1914, WOR.433)
81	WILLIAM ST	WOR.655	NRDIS (1980) NRMRA (1980)	Henry F. Forbes House		1926	Colonial Revival	2	Slate side-gable	Brick	12/12 double-hung wood	Brick	Excellent	Attached Historic one-car garage	(City of Worcester Water Records 1926, WOR.655)  Owned by Becker College prior to closure.
84	WILLIAM ST	WOR.434	NRDIS (1980) NRMRA (1980)	Louis W. Southgate House		1900	English Revival	2.5	Asphalt shingle side-gable with dormers, wall dormers	Wood Shingle/Stucco with half-timbering	Diamond pane/1 double-hung wood	Random laid granite ashlar block	Very Good	Historic garage	(City of Worcester Water Records 1900, WOR.434)  Owned by Becker college prior to closure.
85	WILLIAM ST	WOR.656	NRDIS (1980) NRMRA (1980)	Arthur G. Webster House		1920	Colonial Revival	2.5	Slate side gambrel with dormers	Wood clapboard	Primarily 6/1 and 2/2 double-hung wood, some with operable shutters	Parged	Excellent	None	(City of Worcester Water Records 1920, WOR.656)
87	WILLIAM ST	WOR.657	NRDIS (1980) NRMRA (1980)	George Kennedy House		1927	English Revival	2	Slate hip and gable	Stucco	Multi-lite fixed and double-hung wood	Concrete	Excellent	None	(City of Worcester Water Records 1927, WOR.657)
93	WILLIAM ST	WOR.659	NRDIS (1980) NRMRA (1980)	Robert P. Taylor House		ca. 1929	Colonial Revival	2	Asphalt shingle L-shape side-gable	Brick	Primarily 6/6 double-hung wood	Concrete (brick at grade)	Very good	Historic two-car garage	(WOR.659)
96	WILLIAM ST	WOR.682	NRDIS (1980) NRMRA (1980)	Ralph L. Morgan House		1908	Craftsman	2.5	Asphalt shingle side-gable with cross gable and dormers	Stucco with half-timbering	6/1 double-hung wood, double-hung leaded glass	Stone (stucco at grade)	Very good	Historic two-car garage	Fire damaged.  (City of Worcester Water Records 1908), WOR. 682)
98	WILLIAM ST	WOR.435	NRDIS (1980) NRMRA (1980)	Dr. David Harrower House		1901	Shingle Style	2.5	Asphalt shingle/wood shingle T-shape gambrel	Wood Shingle/Stone veneer	Primarily 12/1 and 8/1 double-hung wood	Fieldstone	Very good	Historic two-car garage	(City of Worcester Water Records 1901), WOR. 435)
62-64	WILLIAM ST	WOR.429	NRDIS (1980) NRMRA (1980)	Edward Winslow Lincoln Double House	Becker Junior College Dormitory	1880	Victorian Eclectic	2	Asphalt shingle mansard with cross gable topped with	Brick	1/1 double-hung vinyl	Granite	Very Good	None	Served as Linden Hall for Becker College.  (City of Worcester Water Records 1880, WOR.429)

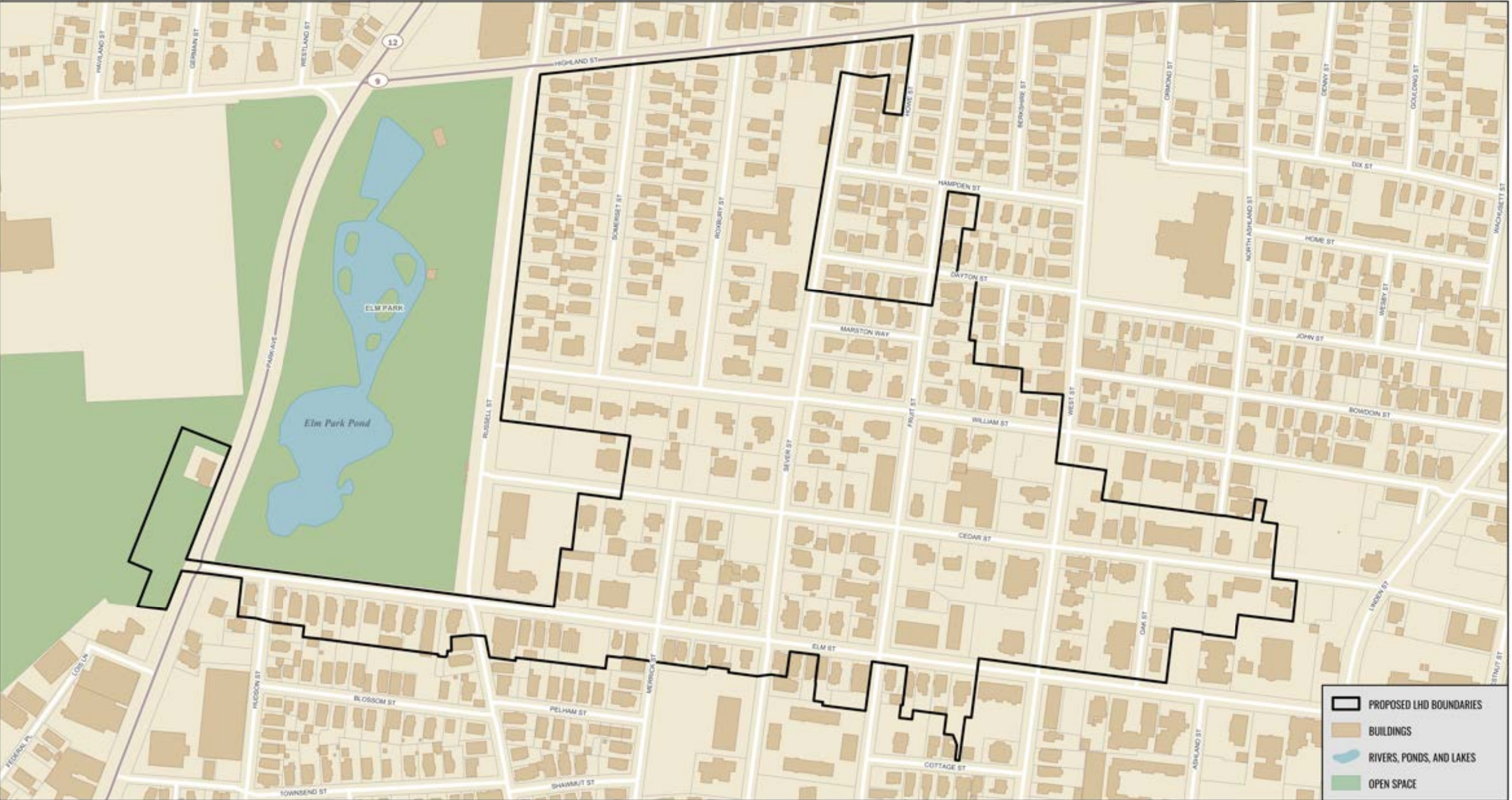


Appendix A. Property Index

Street Number	Street	MACRIS #	Designation	Historic Name	Common Name	Date of Construction	Style	Stories	Roof	Siding	Windows	Foundation	Condition	Outbuildings	Notes/Sources
									jerkinhead, and dormers						
89 (AKA 91)	WILLIAM ST	WOR.658	NRDIS (1980) NRMRA (1980)	Isador Katz House		1953	Postwar Traditional	2	Asphalt shingle side-gable	Vinyl, stone veneer on facade	6/1 double-hung vinyl, vinyl picture windows flanking front entrance	Poured concrete	Good	Attached 2-car garage	(City of Worcester Water Records 1953, WOR.658)

# Appendix B: Boundary Map





# ELM PARK NEIGHBORHOOD

## Proposed Local Historic District Boundaries

MARCH 22, 2023



PRODUCED BY THE  
CITY OF WORCESTER  
DIVISION OF PLANNING & REGULATORY SERVICES  
WORCESTER, MASSACHUSETTS



0 240 480  
Feet

DATA SOURCES:  
All data: City of Worcester Geographic Information System  
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).  
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet).  
Further Updates Using City of Worcester Information.

COORDINATE SYSTEM:  
All map data is in the Massachusetts State Plane Coordinate system,  
North American Datum of 1983, Massachusetts Mainland Zone (4151).  
Units are measured in Feet.

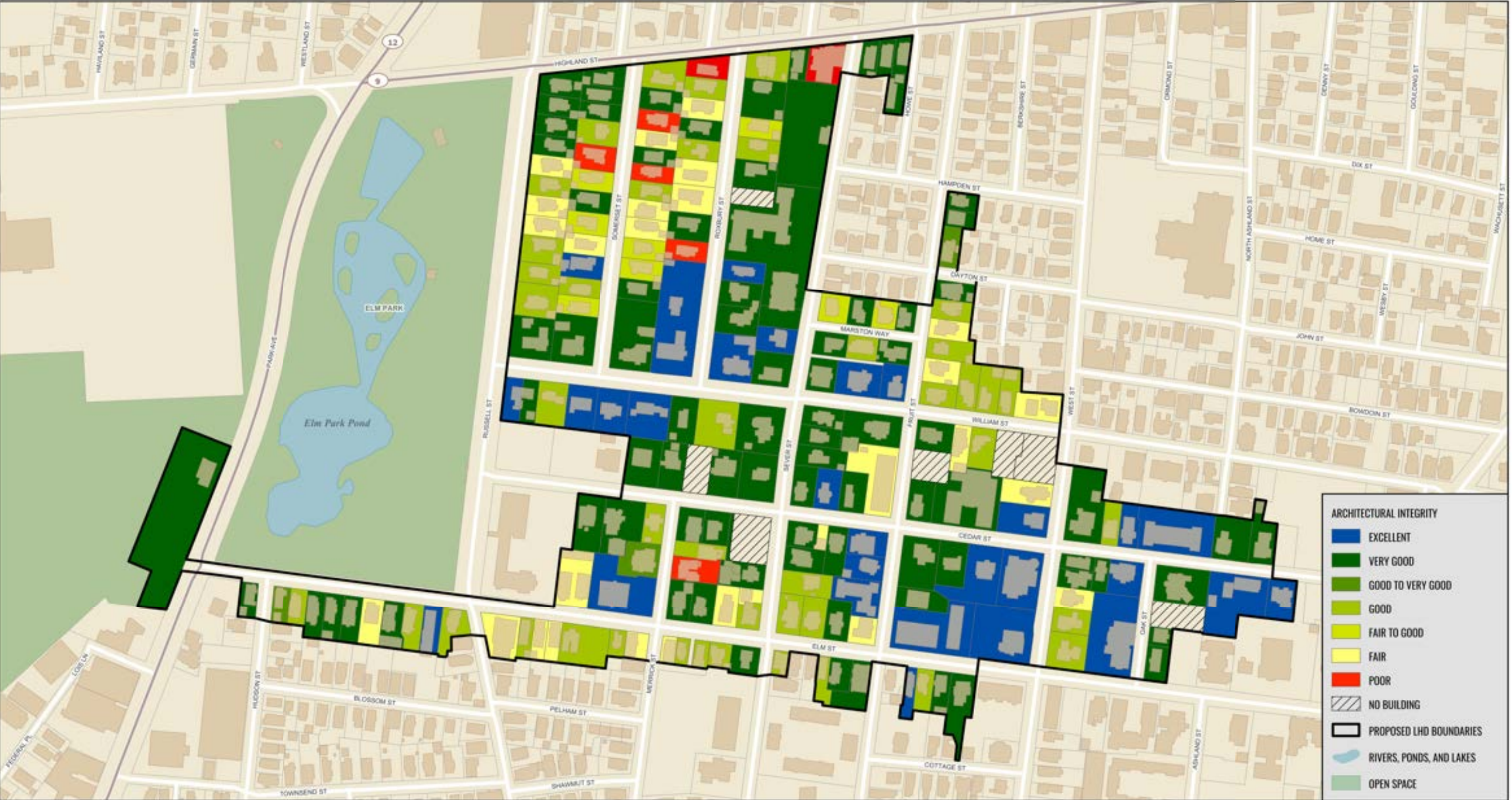
Considerable effort has been made to ensure the accuracy, correctness and timeliness of data presented; however, this information is only as accurate as its sources and may not reflect the most current information. The City of Worcester assumes no liability for any errors, omissions or inaccuracies and makes no warranty, representation or guaranty of any kind, express or implied, as to the content or for any decisions made or actions taken or not taken by the user based upon any information provided on this map.





# Appendix C: Architectural Integrity Map





# ELM PARK NEIGHBORHOOD

## Architectural Integrity of Buildings

MARCH 22, 2023



PRODUCED BY THE  
CITY OF WORCESTER  
DIVISION OF PLANNING & REGULATORY SERVICES  
WORCESTER, MASSACHUSETTS



0 240 480  
Feet

DATA SOURCES:  
All data: City of Worcester Geographic Information System  
Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet).  
Updated Using Spring 2003 Aerial Photography at 1:1,200 scale (1 inch = 100 feet).  
Further Updates Using City of Worcester Information.

COORDINATE SYSTEM:  
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# Appendix D: Photo Sheets





1. 19 Cedar Street, looking south.





**2. 20 Cedar Street, looking north.**





3. 21 Cedar Street, looking southwest.



4. 26 Cedar Street, looking north.





5. 30 Cedar Street, looking northwest.



6. 34 Cedar Street, looking northwest.





**7. 35 Cedar Street, looking southwest.**





**8. 36 Cedar Street, looking north.**



9. 38 Cedar Street, looking north.





10. 39 Cedar Street, looking southeast.





11. 41 Cedar Street, looking southeast.





12. 44 Cedar Street, looking northwest.



13. 45 Cedar Street, looking south.





14. 47 Cedar Street, looking southwest.





15. 48 Cedar Street, looking west.





**16. 50 Cedar Street, looking northwest.**





17. 51A Cedar Street, looking south.





18. 52 Cedar Street, looking north.





**19. 54 Cedar Street, northeast.**





20. 55 Cedar Street, looking southwest.





21. 56 Cedar Street, looking northwest.





**22. 57 Cedar Street, looking southeast.**



**23.     Parking lot at 60 Cedar Street, looking north.**





24. 61 Cedar Street, looking southwest.





**25. 62 Cedar Street, looking northwest.**





26. 64 Cedar Street, looking northwest.





27. 65 Cedar Street, looking southwest.





28. 67 Cedar Street, looking southwest.





29. 22 Dayton Street, looking southeast.





30. 57 Elm Street, looking north.





**31. 59 Elm Street, looking north.**



32. 65 Elm Street, looking north.





33. 71 Elm Street, looking northwest.





**34. 74 Elm Street, looking south.**



35. 76 Elm Street, looking southwest.



**36. 75-77 Elm Street, looking northeast.**





**37. 78 Elm Street, looking west.**





**38. 78.5 Elm Street, looking southeast.**



**39. 81 Elm Street, looking northeast.**





**40. 82 Elm Street, looking south.**



**41. 83 Elm Street, looking northwest.**





**42. 84 Elm Street, looking south.**





43. 85 Elm Street, looking northwest.



44. 86 Elm Street, looking southwest.





45. 87 Elm Street, looking northeast.





46. 90 Elm Street, looking southwest.



47. 91 Elm Street, looking northwest.





**48. 93 Elm Street, looking northwest.**



**49. 94 Elm Street, looking southeast.**





50. 95 Elm Street, looking northwest.





51. 96 Elm Street, looking northwest.





52. 97 Elm Street, looking northwest.



**53. 98 Elm Street, looking southeast.**





**54. 100 Elm Street, looking southwest.**



55. 102 Elm Street, looking southeast.





**56. 106 Elm Street, looking southeast.**





**57. 108 Elm Street, looking southeast.**





58. 111 Elm Street, looking northeast.



**59. 115–113 (L-R) Elm Street, looking northeast.**





60. 114 Elm Street, looking southeast.



**61. 118 Elm Street, looking southeast.**





**62. 118-120 Elm Street (L-R), looking southeast.**





**63. 122 Elm Street, looking southeast.**



64. 128 Elm Street, looking southwest.





65. 130 Elm Street, looking southeast.





66. 132 Elm Street, looking southeast.



**67. 134 Elm Street, looking southeast.**





68. 134 Elm Street, Carriage House, looking south.





69. 136 Elm Street, looking southeast.



**70. 138 Elm Street, looking southeast.**





**71. 140 Elm Street, looking southwest.**





**72. 140–142 (L-R) Elm Street, looking southeast.**



**73. 144 Elm Street, looking southwest.**





**74. 146 Elm Street, looking southeast.**





**75. 148 Elm Street, looking south.**



**76. Elm Street Streetscape(96-102) looking southwest.**





**77. Elm Street Streetscape (138 -148) looking southwest.**





**78. 21 Fruit Street, looking southwest.**





**79. 23 Fruit Street, looking southwest.**





**80. 24-26 Fruit Street, looking southeast.**





81. 30 Fruit Street, looking southeast.





82. 35 Fruit Street, looking northwest.





**83.     Parking lot at 36 Fruit Street, looking northeast.**





**84. 37 Fruit Street, looking northwest.**





**85. 37 Fruit Street, Building 2, looking southwest.**





86. 38 Fruit Street, looking southeast.





**87. 40 Fruit Street, looking northeast.**





**88. 41 Fruit Street, looking northwest.**





89. 42 Fruit Street, looking northeast.





90. 44 Fruit Street, looking northeast.



91. 46 Fruit Street, looking northeast.





**92. 48 Fruit Street, looking northeast.**





**93. 50 Fruit Street, looking southeast.**





**94. 52 Fruit Street, looking northeast.**





**95. 54 Fruit Street, looking southeast.**





**96. 171 (L), 175 (C), 177 (R) Highland Street, looking southwest.**



**97. 171 Highland Street, looking southeast.**



**98. 175 Highland Street, looking south.**





**99. 177 Highland Street, looking southeast.**



**100. 179–185 Highland Street, looking southeast.**



101. 179 Highland Street, looking southeast.





**102. 185 Highland Street, looking south.**



**103. 187 Highland Street, looking southeast.**





104. 1 Marston Way, looking southwest.





105. 3 Marston Way, looking northwest.





106. 4 Marston Way, looking northeast.





107. 5 Marston Way, looking northeast.





108. 7 Marston Way, looking southeast.



**109. 101-103 Merrick Street, looking southeast.**





**110. 102-104 Merrick Street, looking southwest.**





**111. 105 Merrick Street, looking southeast.**





**112. 2 Oak Street, looking northeast.**





113. 6 Oak Street, looking southwest.





**114. 7 Oak Street, looking southwest.**





**115. 230 Park Avenue, looking northwest.**





**116. 10 Roxbury Street, looking southeast.**





**117. 12 Roxbury Street, house and garage, looking northeast.**



**118. 16 Roxbury Street, looking northeast.**





**119. 17 Roxbury Street, looking southwest.**





**120. 21 Roxbury Street, looking southwest.**



**121. 25 Roxbury Street, house and garage, looking northwest.**





**122. 28 Roxbury Street, looking east.**





**123. 29 Roxbury Street, house and garage, looking southwest.**



124. 30 Roxbury Street, looking northeast.





**125. 31 Roxbury Street, house and garage, looking southwest.**





**126. 35-37 Roxbury Street, looking southwest.**



**127. 36 Roxbury Street, looking northeast.**





**128. 39 Roxbury Street, looking west.**





129. 40 (AKA 38) Roxbury Street, looking northeast.



**130. 43 Roxbury Street, looking northwest.**





**131. 44 Roxbury Street, looking northeast**





**132. 46 Roxbury Street, looking northeast.**



**133. 49 Roxbury Street, looking southwest.**





**134. 80 Russell Street, looking southeast.**





**135. 112 Russell Street, looking southeast.**





**136. 124 Russell Street, looking northeast.**



**137. 128 Russell Street, house and garage, looking northeast.**





**138. 132 Russell Street, house and garage, looking northeast.**



**139. 136 Russell Street house and garage, looking northeast.**





**140. 140 Russell Street house and garage, looking northeast.**





**141. 144 Russell Street house and garage, looking northeast.**



**142. 148 Russell Street, house and garage, looking northeast.**





**143. 152 Russell Street, house and garage, looking northeast.**





**144. 156 Russell Street, looking northeast.**





145. 156 Russell Street, looking east.



**146. 160 Russell Street, looking northeast.**





**147. 164 Russell Street, looking east.**



**148. 25 Sever Street, looking southeast.**





**149. 26 Sever Street, looking northeast.**





150. 27 Sever Street, looking west.





**151. 28 Sever Street, looking northeast.**





**152. Parking lot at 29 Sever Street, looking northwest.**





**153. 30 Sever Street, looking southeast.**





**154. 36 Sever Street, looking east.**





**155. 38 Sever Street, looking northwest.**





**156. 41 Sever Street, looking northwest.**





**157. 47 Sever Street, looking southwest.**





**158. 48 Sever Street, looking southeast.**





**159. 51 Sever Street, looking south from quad.**





**160. 51 Sever Street, looking southwest.**





**161. 61 Sever Street, looking northwest from quad.**





**162. 61 Sever Street, looking southwest.**





163. Commemorative marker, quad between 51 and 61 Sever Street, looking southwest.





**164. 69 Sever Street, looking northeast.**



**165. 69 Sever Street, looking south.**





**166. 7 Somerset Street, looking southwest.**





**167. 9 Somerset Street, looking southwest.**





**168. 12 Somerset Street, looking east.**





**169. 12 Somerset Street, looking southeast.**





**170. 15 Somerset Street, looking northwest.**





**171. 16 Somerset Street, looking northeast.**





**172. 17–19 Somerset Street, house and garage, looking southwest.**



**173. 20 Somerset Street, looking southeast.**





174. 22 Somerset Street, looking east.





**175. 23 Somerset Street, looking southwest.**





**176. 24 Somerset Street, looking southeast.**





**177. 25 Somerset Street, looking southwest.**





**178. 26-28 Somerset Street, house and garage, looking northeast.**



**179. 27 Somerset Street, looking southwest.**





**180. 30 Somerset Street, looking northeast.**



**181. 32 Somerset Street, looking southeast.**





**182. 33 Somerset Street, looking southwest.**





**183. 34 Somerset Street, looking east.**





**184. 35 Somerset Street, looking west.**





**185. 36 Somerset Street, looking southeast.**





**186. 37 Somerset Street, house and garage, looking northwest.**





**187.41 Somerset Street, looking southwest.**





**188. 42 Somerset Street, looking southeast.**



**189. 44 Somerset Street, looking southeast.**





**190. 45 Somerset Street, house and garage, looking southeast.**



**191. 47, 43 and 39 West Street (L-R), looking southeast.**





**192.49 (L) & 47 (R) West Street, looking east.**



**193. 44 West Street, looking southwest.**





**194. 53 West Street, looking northeast.**





195. 54 West Street, looking northwest.





196. 58 West Street, looking northwest.





**197. Parking lot at 62 West & 49 William Street, looking south from William Street.**





198. 72 West Street, looking west.





**199. 48 William Street (L) and 72 West Street (R), looking northwest.**





200. 50 William Street, looking north.





**201. 51 William Street, looking southwest.**





**202. 52 William Street, looking northeast.**



**203. 52 William Street, house and carriage house, looking north.**





**204. 53 William Street, house and garage, looking southwest.**





**205. 54 William Street, looking north.**





**206. 56 William Street, looking north.**





**207. 60 William Street, looking northwest.**





**208. 60 William Street, looking northwest.**



209. 61 William Street, looking southwest.





210. 62–64 William Street, looking northeast.





**211. 62–64 William Street, looking northwest.**





**212. 66 William Street, looking north.**





**213. 74 William Street, looking northwest.**





**214. 75 William Street, looking south.**





**215. 79 William Street, house and garage, looking southeast.**





**216. 80 William Street, looking northeast from William Street.**





**217. 80 William Street, looking northwest from William Street.**





**218. 80 William Street, looking southeast from courtyard.**



**219. 80 William Street, looking west from Roxbury Street.**





**220. 80 William Street, looking south from Roxbury Street.**





**221. Garage at 80 William Street, looking west from Roxbury Street.**





**222. 81 William Street, looking southeast.**





**223. 81 William Street, looking southwest.**





**224. 84 William Street, looking northeast.**





**225. 84 William Street house and historic outbuilding, looking south from parking lot to rear of property.**





**226. 85 William Street, looking southwest.**





**227. 87 William Street, looking south.**





**228. 89 William Street, looking south.**





**229. 89 William Street, looking southeast.**





**230. 93 William Street, house and garage, looking southwest.**





**231. 96 William Street, looking northwest.**





**232. Garage at 96 William Street, looking southwest from Somerset Street.**





**233. 98 William Street, looking northeast.**



# Appendix E: Notification Mailing to Property Owners Regarding Proposed District & Copy of Opinion Survey

Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk

## City of Worcester, Massachusetts



Randolph Bloom  
Tomi Stefani  
Steven Taylor  
Mark Wamback  
Erika Helnarski

August 3, 2021

Dear Property Owner:

The Worcester Historical Commission is studying the possible establishment of a local historic district in your neighborhood and would like your input. **Please consider expressing your thoughts on whether a local historic district may be appropriate and beneficial for the Elm Park neighborhood by completing a brief online questionnaire**, which may be accessed from the Worcester Historical Commission's webpage at: <http://www.worcesterma.gov/planning-regulatory/boards/historical-commission>. Should you prefer a paper copy of the survey in lieu of the electronic version, please contact the Department of Planning & Regulatory Services at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 ext. 31440 to request one.

The proposed Local Historic District could potentially include the Becker College campus and surrounding areas, consisting largely of one- to three-family dwellings, former campus buildings, a few smaller-scale office buildings, as well as several three-deckers along Elm Street (see proposed boundary map included). Homes and other buildings in this area were constructed from the mid-nineteenth century until the early-to-mid-twentieth century, making for an eclectic mix of many contemporaneously fashionable architectural styles. Styles represented include excellent examples of the Greek Revival, Queen Anne, Georgian Revival, Spanish Revival, and Colonial Revival styles, to name a few. The mix of styles makes this area unique, especially considering that so many retain a high degree of architectural integrity.

The Worcester Historical Commission believes the establishment of a local historic district may be important to preserving the character and historic significance of the neighborhood, and has therefore initiated this study to gather information on the properties within the area under consideration, consult with neighborhood residents, property owners and the public at large, and formulate a recommendation on the formation of a new district. Creation of a new Local Historic District would ultimately require approval by the City Council following completion of the study.

Today, there are more than 200 local historic districts in Massachusetts, including three in Worcester: Montvale, Massachusetts Avenue, and Crown Hill. Within a district, any changes to the exterior architectural features visible from a public way are reviewed by the Worcester Historical Commission to make sure that the proposed changes are appropriate to the historic character of the district. If a local historic district were established, it would help to guide future changes to homes and buildings within the district, ensuring that architectural and historic character will remain a distinct feature of the neighborhood.

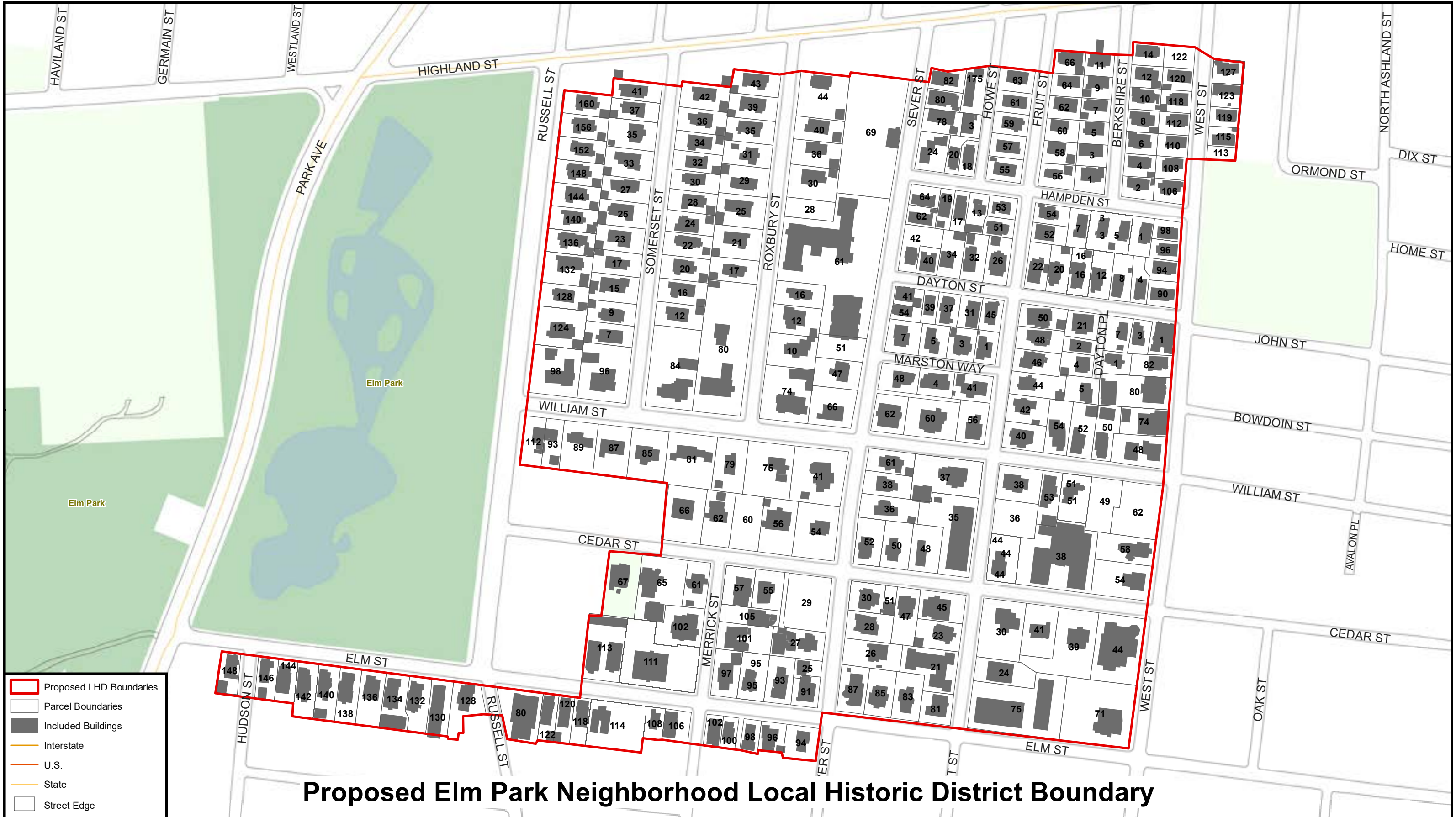
Thank you for your time. We look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Devon Kurtz", is written over a horizontal blue line.

Devon Kurtz, Chairman, Worcester Historical Commission





Proposed LHD Boundaries

Parcel Boundaries

Included Buildings

Interstate

U.S.

State

Street Edge

Streams and Brooks

Rivers, Ponds, and Lakes

Conservation Restriction

City of Worcester Parks

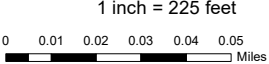
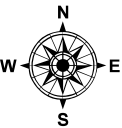
Open Space

# Proposed Elm Park Neighborhood Local Historic District Boundary

May 24, 2021

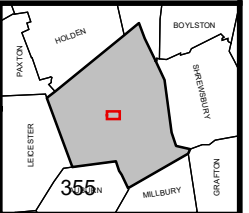
Produced by City of Worcester  
Executive Office of Economic Development  
DIVISION NAME

Considerable effort has been made to ensure the accuracy, correctness and timeliness of data presented; however, this information is only as accurate as its sources and may not reflect the most current information. The City of Worcester assumes no liability for any errors, omissions or inaccuracies and makes no warranty, representation or guaranty of any kind as to the content or for any decisions made or actions taken or not taken by the user based upon any information provided on this map.



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Further Updates Using City of Worcester Information

COORDINATE SYSTEM:  
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North American Datum of 1983, Massachusetts Mainland Zone (41S1).  
Units are measured in Feet.



## City of Worcester, Massachusetts

Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk



Randolph Bloom  
Tomi Stefani  
Steven Taylor  
Mark Wamback  
Erika Helnarski

### **Property Owner Survey Questionnaire: A Preliminary Study on the Potential Creation of the Elm Park Neighborhood Local Historic District**

Please fill out the survey below. Feel free to add additional comments on an attached sheet wherever you would like. We value your input.

1. What is your municipality of residence? \_\_\_\_\_
2. Please indicate the option that best describes you. You may put your contact information below.
  - ☐ I own property within the proposed boundary of the Elm Park Neighborhood Local Historic District
  - ☐ I rent property within the proposed boundary of the Elm Park Neighborhood Local Historic District
  - ☐ I live in close proximity to the proposed boundary of the Elm Park Neighborhood Local Historic District
  - ☐ None of the above

_____ <i>Name</i>	_____ <i>Address</i>
_____ <i>E-Mail</i>	_____ <i>Phone</i>

3. Do you feel that historic buildings, sites, and structures are important to Worcester's cultural identity?
  - ☐ Yes
  - ☐ No
  - ☐ Other \_\_\_\_\_
4. Do you feel that the preservation of Worcester's historic buildings, sites, and structures is important?
  - ☐ Yes
  - ☐ No
  - ☐ Other \_\_\_\_\_
5. Do you feel that the Elm Park Neighborhood, as defined by the boundary in the map enclosed is historically significant?
  - ☐ Yes
  - ☐ No
  - ☐ Yes, but I feel the area should be made larger
  - ☐ Yes, but I feel the area should be made smaller
6. If you feel the proposed boundary should change, please explain on an attached sheet.



7. Do you feel that the buildings, sites, and structures within the Elm Park neighborhood should be preserved?
- ☐ Yes
  - ☐ No
  - ☐ Other \_\_\_\_\_
8. Do you know what a Local Historic District is?
- ☐ Yes
  - ☐ No
  - ☐ I know a bit, but would like to know more
9. If a Local Historic District is established, demolition or most exterior changes to properties would require review and approval by the Worcester Historical Commission. Do you feel this would be beneficial or detrimental as a resident of the neighborhood? Let us know why.
- ☐ Beneficial
  - ☐ Detrimental
  - ☐ Unsure

Comments: \_\_\_\_\_

10. Do you support the concept of a Local Historic District in the Elm Park Neighborhood?
- ☐ Yes
  - ☐ No
  - ☐ Unsure – need more information
11. Should a Local Historic District be established in the Elm Park Neighborhood, what kind of work, if any, do you think should be exempt from review? (Under state law, routine maintenance, repair and landscaping are already exempt from review. Typical exemptions are for things like paint color, storm windows, storm doors, satellite dishes, etc.)

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12. Please include any additional comments below, or on an attached sheet.

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Thank you for taking the time to complete this survey. You may return it via e-mail to [planning@worcesterma.gov](mailto:planning@worcesterma.gov), drop it off at City Hall Room 404, or drop it in the mail. Please return the completed survey by September 3, 2021.

# Appendix F: Results of Opinion Survey (Online Respondents)



Constant Contact Survey Results			Positive comment/response
Campaign Name	Elm Park Neighborhood LHD Opinion Survey		Negative comment/response
Survey Starts	195		Neutral comment/response or question/suggestion
Survey Submits	62		
Export Date	18/10/2021 17:03:25		
Please indicate your municipality of residence.			
Answer	Response Count	Response Percentage	
Auburn	1	1.5%	
Holden	3	5%	
Leicester	1	1.5%	
Oxford	1	1.5%	
Wayland	1	1.5%	
Worcester	55	89%	
Total Responses	62	100%	
Please indicate the option that best describes you.			
Answer Choice	Response Count	Response Percentage	
I live in close proximity to the proposed boundary of the Elm Park Neighborhood Local Historic District	21	34%	
I own property within the proposed boundary of the Elm Park Neighborhood Local Historic District	20	32.25%	
None of the above	20	32.25%	
I rent property within the proposed boundary of the Elm Park Neighborhood Local Historic District	1	1.5%	
Total Responses	62	100%	
Do you feel that historic buildings, sites, and structures are important to Worcester's cultural identity?			
Answer Choice	Response Count	Response Percentage	
Yes	61	98.5%	
No	1	1.5%	
Other	0	0%	
Total Responses	62	100%	
Do you feel that the preservation of Worcester's historic buildings, sites, and structures is important?			
Answer Choice	Response Count	Response Percentage	
Yes	61	98.5%	
No	1	1.5%	
Other	0	0%	
Total Responses	62	100%	
Do you feel that the Elm Park Neighborhood, as defined by the boundary in the map linked above, is historically significant?			
Answer Choice	Response Count	Response Percentage	
Yes	51	82.25%	
No	5	8%	
Yes, but I feel the area should be made larger	4	6.5%	
Yes, but I feel that the area should be made smaller	2	3.25%	
Other	0	0%	
Total Responses	62	100%	
If you indicated that the proposed boundary should be made larger or smaller, please explain.			
Why is Elm Park included in the Elm Park Neighborhood District.		CP	
I believe it should extend past West Street up Cedar and William Streets		CP	
Please include the Elm Park which is historical park.		N	
keep the same bondary as indicated		O	
The park itself carries such historical significance. I'm curious why it is not included in the boundary. Would it not benefit from the designation?		N	
There seems to be properties north of the boundary (north of Highland) that are also architecturally significant. I'm no expert, though, but they look stunning and unique. No hate to college students, but if we could preserve their dwellings and help them not get run down that would be great too. The neighborhood needs pride that just naturally doesn't come from students who leave after a few years.		CP	
Although a larger area may be eligible to be included in the district, a historic district should be formed as quickly as possible due to the the number of properties shown on the map that have become endangered all at once by the closing of Becker College. A basic area should be established with their protection in mind. Study should begin for the inclusion a short time later of areas adjoining this smaller basic district		N	
More of the neighborhood should be open to affordable housing		CP	
Total Responses	8	13%	
Do you feel that the buildings, sites, and structures within the Elm Park Neighborhood should be preserved?			
Answer Choice	Response Count	Response Percentage	
Yes	57	92%	
No	5	8%	
Other	0	0%	
Total Responses	62	100%	
Do you know what a Local Historic District is?			
Answer Choice	Response Count	Response Percentage	
Yes	54	87%	
No	1	1.5%	
I know a bit, but would like to know more	7	11.5%	
Total Responses	62	100%	
If a Local Historic Districts is established, demolition or most exterior changes to properties would require review and approval by the Worcester Historical Commission. Do you feel this would be beneficial or detrimental? Let us know why.			
Answer Choice	Response Count	Response Percentage	

Beneficial	48	77.5%
Detrimental	10	16%
Unsure	4	6.5%
Total Responses	62	100%
Please explain your answer to the question above.		Respondent Type: O: I own property within the proposed boundary of the Elm Park Neighborhood Local Historic District CP: I live in close proximity to the proposed boundary of the Elm Park Neighborhood Local Historic District -R: I rent property within the proposed boundary of the Elm Park Neighborhood Local Historic District N: None of the above
To retain historical integrity, character and history	N	
Retaining a historic areas character is best achieved via administration of common elements. Oversight becomes necessary.	N	
There have been many changes mostly by Becker that are not in character with a the neighborhood, for example 88 William ( their gaming school) and Worcester Tennis Club. These should be restored.	O	
Architural legacy is vital to the rich heritage of our city. Once these are gone, they are gone forever.	N	
Preserving historical architecture adds value to the City, the neighborhood and the properties themselves!	CP	
Preservation of historical buildings is important.	N	
The Historical Commission can ensure that building are preserved and prevent inappropriate non-historic renovations and	CP	
I am deeply concerned about Worcester's lack of affordable housing and establishing an LHD would limit the neighborhood to single or two-family units. We desperately need more multi-family, dense housing at affordable prices for the families who live in our neighborhood. I love the historical character of the area and I spend a lot of time in Elm Park--but our primary responsibility as good neighbors is to ensure our neighbors can afford to live here, not to increase property values.	CP	
I believe that public review of actions in the district is important. Historic properties have a public component because of their	CP	
Help to maintain the historic characteristics of the neighborhood.	CP	
I have enough trouble repairing what I need to repair without the city's input. I adore this building, and I will take care of it, thanks.	O	
I ultimately feel the review and approval by the Worcester Historical Commission is beneficial. I would like to see the process for approval streamlined and modernized and made simpler through lots of e-filing of documents and paying for an abutters list online.	O	
Because the architectural integrity of the historic building would be preserved if the cost is prohibitive I would hope there could be some accommodation or financial support provided	O	
I want buildings to maintain their character but am afraid of adding undue burden to home owners	O	
Traditional architectural styles and materials contribute greatly to a sense of space promoting a feeling of continuity and history within a community promoting a sense of pride in a person's surroundings. This hopefully encourages maintenance of buildings which in turn stabilizes property values which ultimately creates a neighborhood that attracts people which in turn promotes safety. Neighborhoods that are stripped of their uniqueness generally ultimately suffer from neglect.	CP	
We need to save as much of these properties as we can. If there are any grants I would love to apply for one because I need a lot of work to do on the property I own.	O	
I feel that while approval for exterior changes can feel excessive, in reality, it is beneficial. Often people are ignorant about the history and the importance of their own building. By making seemingly unimportant changes, they can damage and ruin the beautifully preserved buildings. These changes can be irreversible and we lose that part of history.		
Just look at how many people decided to paint wooden furniture or wood floor over the years and have completely ruined them	N	
Some of the buildings in this area have been structurally changed to their detriment. Could those changes be removed in a	CP	
It is possible to maintain the historical integrity of structures and properties without establishing the strict guidelines and oversight of a historic district - which I think would be more restrictive and prohibitive than helpful. Efforts should be made at developing community pride, openness and providing access to the history of this city and this specific neighborhood. Right now this effort feels like a very scared effort of a group of people that are afraid of change after Becker left.	O	
It will help preserve the historic look of the neighborhood.	N	
A historic district will help to protect the neighborhood against inappropriate development.	O	
It will help owners to preserve the integrity of the property and could potentially increase the property value. I would assume	CP	
The architecture of these buildings contributes to the streetscape and sense of place of the city.		
The city of Worcester should adapt and reuse more buildings instead of tearing them down and building again. Not only does this increase the carbon footprint the new buildings are poorly built with less substantial materials.	N	
As a homeowner and resident of the Elm Park neighborhood, I feel the establishment of an LHD would create an additional burden for people who want to update, renovate and invest in their property as they see fit. Adding another layer of bureaucracy to an already cumbersome process may inhibit those who plan to improve their property and in fact have the reverse of the intended effect and eventually deteriorate the neighborhood due to lack of maintenance that could take place as a result.	O	
No one has control over what current or future owners of these beautiful structures will do the interiors. At the very least the exterior would be preserved. Many of these homes were single family dwelling (mine still is). Today,they've been all cut up into smaller units.	O	
Protect & Preserve	CP	
I have watched the beautiful home across the street from my house receive quick, cheap renovation that removed all the interesting and historic aspects of its construction, slapping them over with vinyl siding. Every time I look out my window I am reminded of this desecration. I hope this does not happen to more homes in the neighborhood.	O	
While I am very supportive of maintaining historical properties in all communities, my concern is exactly this - designation results in overly strict standards, requirements, & oversight making it very difficult for single family home owners like myself to make our own decisions regarding even the smallest of changes. For this reason, I am totally opposed to this area becoming designated as an Historical District. Where was the city & this Commission in saving Notre Dame Church?? Total failure	O	
Without protecting by the Historic District restrictions, neighborhood is easily destroyed by developers.	N	
It will keep the neighborhood unique and in good character for historical buildings.	O	



Without restrictions, once something is torn down or damaged through poor design ideas it becomes impossible to reverse. Waiting or having restrictions protects our history and the property of every other resident of that district.	
Once destroyed, history can't be replaced. Worcester has allowed too many things, such as what is happening to Newton Hill right now (the massive deforestation), to be demolished and taken from it's citizens and our heritage.	O
Do not force existing non historical compliance on current owners.	N
Important to preserve the character of the historic facades and the neighborhood.	CP
Maintenance of historically significant buildings is of utmost importance for the preservation of our city's heritage.	O
Less money will go into the neighborhood because the view will be it is more costly to own and upgrade in a historical zone. I own 4 beautiful building in the area and keep them beautiful. If this historic district is established it will reduce interest and money going into the area. Come back and look at this is a couple years once there have been more upgrades to properties.	O
Worcester's character and history are important to preserve, especially as the city continues to grow and draw new residents from Boston/other parts of the state. I have felt more curiosity about and concern for the area with the departure of Becker College, and anything that can be done to avoid a vacuum or developers coming into the area and totally changing it (not for the better) would, I think, be beneficial.	CP
Timeliness is key - if WHC is going to review and approve, they must be timely with it to best serve the residents and community. I think the best would be for the commission to commit and uphold a 5 business day turn around on decisions. If you cannot commit to that, you should not oversee approvals.	N
The buildings tell the story of that neighborhood and subsequently Worcester. They should be preserved just as a document or artifact would. I would just hope that doing so would not come at an outlandish price or effort by the property owner.	CP
It keeps outside developers, even those that are acting on city approval, from destroying the beautiful architecture of the city	N
A lot of those houses are large and become converted for other uses, this would make sure that the neighborhood doesn't lose its residential character even as building uses change over time.	CP
It would put a financial strain on many property owners who's approved materials will be excessive versus options normally approved by Commission	O
I am not sure what to answer, if that being done, what would happen to my property? I think I need more information, I do like the idea of historical, I love Worcester historical.	O
I think it would be beneficial to preserve our history via historical buildings.	N
Preservation	CP
It would be beneficial however, there needs to be a little bit wiggle room for decisions that property owner can make	CP
We need to save the integrity of our city. Not just tear down old for the new. Some of the old is still built better than the new going up now.	O
This would support the preservation of the historic nature of the properties being reviewed.	R
It's beneficial to retain the character of the neighborhood by staying within specific guidelines. Many other cities and towns have had success with such programs.	CP
Designating the "Elm Park Neighborhood" a Local Historic District will negatively impact home prices in it, because it carries so many restrictions with respect of managing the property. we have purchased our house as an investment that will provide for our retirement. Since year 2004 we have paid to City of Worcester on timely fashion, whatever amount of property Taxes, City had asked. In our decision process to buy the property we considered that it was not designated as a Historical District.	O
Private ownership	N
Too many beautiful buildings are being torn down and replaced with ugly buildings, lawns are being paved over for parking areas.	N
Yes	N
Prevention of cost saving repairs that destroy the properties detail and character, turning a historical, beautiful structure into a flat, plastic, slum. Worcester deserves beautiful neighborhoods with our history and craftsmanship in tact.	CP
This would ensure that changes to the character of the neighborhood will come under some form of scrutiny before they can take place.	N
Important to have oversight on our historic properties.	N
I believe that preserving one building at a time, whether commercial or residential, is not enough. The ability and importance of protecting an entire local area down to the sidewalks, street lamps, and roads can have an important role in preserving the environment and atmosphere of that locale.	N
Review would cause owners to think about the value of important features of the architecture and landscape of their properties before making changes. The result would be for owners to be more informed about their properties while also ensuring greater preservation of buildings in the area and maintaining, or even increasing neighborhood property values. Well preserved historic neighborhoods offer greater individuality, character, and quality of life to the city as a whole.	N
It will preserve the character of the neighborhood. It will prevent developers from buying properties and not maintaining them.	CP
Preservation must be balanced against for development in city with rising housing prices	CP
Preserve the history of the neighborhood.	N
I think LHD's are excellent ways to preserve the historic character of the neighborhood, especially when other historic assets have been demolished in recent years	CP
It keeps the historic charm of homes which in turn makes the city unique and worth living and investing in.	CP
Total Responses	62 100%
Do you support the concept of a Local Historic District in the Elm Park Neighborhood?	
Answer Choice	Response Count Response Percentage
Yes	47 76%
No	9 14.5%
Unsure - need more information	6 9.5%
Total Responses	62 100%
<p>Respondent Type:</p> <p>O: I own property within the proposed boundary of the Elm Park Neighborhood Local Historic District</p> <p>CP: I live in close proximity to the proposed boundary of the Elm Park Neighborhood Local Historic District</p> <p>-R: I rent property within the proposed boundary of the Elm Park Neighborhood Local Historic District</p> <p>N: None of the above</p>	
Should a Local Historic District be established in the Elm Park Neighborhood, what kind of work, if any, do you think should be exempt from review? (Under state law, routine maintenance, repair and landscaping are already exempt from review. Typical exemptions are for things like paint color, storm windows, storm doors, satellite dishes, etc.)	
Not sure. Potential financial hardship grants should be considered for historical repairs.	N
Standard exemptions are adequate.	N
Replacement windows and Solar Panels	O

Energy efficient upgrades should be permitted as long as they don't interfere the structure of the building.	N
Cost prohibitive work such as maintaining a slate roof!	CP
Paint color should be exempt.	N
storm windows and storm doors, gutters should be exempt.	CP
N/A	CP
None	CP
those listed are fine. except control over the location and size of satellite dishes.	CP
Paint and windows need to be exempt without question. Repair of the slate roof is becoming problematic due to cost and availability of resources.	O
I think storm windows, storm doors, and paint color should be exempt from approval.	O
Safety improvements that do not hinder the historic appeal of the building but afford the owner the opportunity to extend the life of the structure and the comfort of occupants	O
Paint color, improvement of windows and insulation, installation of central AC units.	O
Paint colors and satellite dishes should not be exempt.	CP
Yes	O
I think there should be exemptions in order to keep the house "up to date". For example, as the prompt says access to satellite and cable is important. Reasonable Changes to pipe or heating/cooling systems	N
Storm windows and doors; solar panels; previous changes that are not historically significant	CP
See below	O
paint color, storm windows, storm doors, satellite dishes	N
All of the above listed.	O
Exterior work in the back of the properties, not visible to the street.	CP
typical exemptions should apply - but I think there are a lot of miss communications about what this means from a public perspective.	N
paint, siding, additions, doors/windows	O
The fact that once these old houses are cut up internally, an unsightly, ungainly exterior staircase is not far behind. Perhaps there could be some restrictions on what would be admissible and still be up to code.	O
No opinion	CP
I am not certain how extensive control should be of the backs of buildings.	O
Outdoor light fixtures, storm doors, paint color, security cameras, windows, gutters - do you know how expensive & difficult it is to update any of these items, e.g., oversized windows, in a house of my age? Cannot have restrictions impeding updates	O
Necessary things such as upgrading gas and electric meters	N
I think paint color needs to be reviewed to keep in historical setting.	O
I would need to learn more about what is and is not allowed before answering that in an educated manner.	O
What happens to pre existing non compliance.	N
I'll leave that to the experts to decide	CP
In an older historic district paint and exterior fittings are more important. I'd still like to see these maintained here.	O
All should be exempt from review. Current zoning laws and economic incentives to use good and efficient materials are in place.	O
Routine maintenance, repair, landscaping	CP
Unsure.	N
I'm confused by this question. If it's asking what changes should be allowed, I'd suggest fences and ADA facilities.	CP
Anything but exterior views.	N
I think that dormers that are not front-facing should be exempt where necessary to provide interior access to the attic, as the ability to get safely in and out of an attic is a safety issue.	CP
numerous items	O
I support the idea, but not sure what will happen to my property? what is the beneficial for me as the owner and what is the effect of my property? I need more information.	O
Paint should be exempt.	N
All exterior should be reviewed	CP
Storm windows and doors should be exempted but not paint color	CP
Not sure what permission would be need from a committee other than keeping the structure from being demolished.	O
Work which doesn't have a detrimental impact on the historic nature of the properties being reviewed, such as the items mentioned above (i.e. storm windows and doors, satellite dishes), should be exempt. Paint color should be included in a review.	R
I think an exemption for winterizing the property (storm windows, doors, protection for shrubs, enclosing a screening in area for the season, etc.) would be appropriate, but everything else I would include is already included in state law.	CP
I do not have any qualified answer on the above question for now.	O
No	N
Nothing else should be exempt and paving over grass areas etc should be stopped	N
Yes	N
Paint color, window repairs/replacement, landscaping,	CP
Paint color	N
routine maintenance should be exempt	N
I think that some of the examples made above for exemptions are appropriate. Paint color and other appropriate works to protect the buildings makes sense. Satellite dishes look bad on any building, new or old, thankfully not as popular now.	N
Neighbors in the district should be consulted for their thoughts on how much to control. Reversible changes can be reversed. Permanent changes to the fabric and character of the building should be prevented.	N
storm doors and storm windows	CP
Na	CP
Items under exemption already I think is sufficient.	N
Definitely paint color at a minimum as an exemption, I have seen LHD areas go up for vote in some towns and be shut down because homeowners think they will lose so much control over what they can do with their property	CP
Perhaps roofs should be exempted if they are already updated. Except mansard roofs.	CP
Total Responses	62 100%
<div> <div>Please include any additional comments below.</div> <div> <div>Respondent Type:</div> <div> O: I own property within the proposed boundary of the Elm Park Neighborhood Local Historic District  CP: I live in close proximity to the proposed boundary of the Elm Park Neighborhood Local Historic District  -R: I rent property within the proposed boundary of the Elm Park Neighborhood Local Historic District  N: None of the above </div> </div> </div>	
Elm Park is Worcester's jewel! Let's treat the area as the treasure it is.	N
Grants for homeowners and small businesses should be made available for improvement like windows and such.	CP



Support those of us who are caring for these wonderful buildings. I don't want to be told how to do it or what I can do. Happy to talk to you more about it.	
Mark Schlickman MD 508-831-7745, ext 201	O
I'm largely in support of becoming a Historic District, and think that the houses in this neighborhood are stunning and significant. My biggest concern is that renters get priced out of the neighborhood. Aside from the amazing architecture, one of the things I love about this neighborhood is its diversity. I'd like to see something creative to grandfather/ incentivize renters to stay and assist landlords with repair in a way that's cost efficient.	O
With the loss of the stabilizing presence of Becker college this is the perfect time to establish a LHD in this neighborhood.	CP
Although we want to keep the buildings from excessive changes, modernity is still important to the tenants.	N
This effort was undertaken by a small group of people looking to restrict the type of people moving into the elm park neighborhood and not at all with the purpose or goal of preservation. For that reason alone I am not comfortable with this proposition. A city can grow, maintain history while also allowing for a diverse, multicultural and socioeconomic group of people to live together. The people who pursued this want to limit any form of diversity, which is disappointing and very limiting.	O
The comment sections in this survey are severely limited in length - I have a lot more to say about all this, but could not fit it within the existing comment sections. Please focus on saving the larger, historically significant buildings in our community, not personal residences. What transpired with Notre Dame Church is a glaring example of the city being hypocritical in it's approach to this issue, in my opinion.	O
What will the costs be . Will we be charged to use the historical District for approval for any changes?	O
none	O
How will this affect resale of the property in this district ?	N
Thanks for the opportunity to complete your survey .	O
Thank you for asking for input and allowing us to participate.	O
While I live nearby, I hope that the opinions of those who actually do live within the bounds of the proposed historic district are weighted more heavily than anyone else's! It's important that those who would be most affected by this change have a strong voice in this process.	
Thanks for the work you're doing, and for seeking community input on this! I do hope to see a new Elm Park Historic District emerge out of this, if it best serves my neighbors there. I suspect it does.	CP
These designations often only discuss the need for review and keeping in tact architecture of individual addresses; could this relationship and distinction also provide grants, financial support, and resources for necessary neighborhood-wide modern improvements? Improving sidewalks, neighborhood-wide appropriate snow removal, architecturally relevant bus stop shelters, modern underground electricity and high speed internet. Consider a solar field on old tennis property.	N
I really like this idea as it seems to preserve the City's character during a time of great change. I hope that it does not affect the neighborhood's ability to welcome low income and diverse buyers and renters.	CP
Frankly, the city has been a leading force in the destruction of significant neighborhoods including Green Street and the canal district most recently, and directly against the professed intentions of city leadership. There needs to be some place for actual citizen input and the historical commission is the best venue right now.	N
Setting the bar this high for "approved materials" etc makes the improvement by many owners impossible financially. Requiring such sounds good and for those who can afford to (and do so now with current historic oversight)- great. But it will be a deterrent to would be buyers or have other homeowners have no choice but to let properties fall into disrepair due to lack of affordability AND an unintended consequence: UNSCRUPULOUS owners WILL do work on weekends without permits. Happens often.	O
The Local Historic District should not be established at Elm Park Neighborhood. Enough is enough with bad investment decisions made by the City. Not only Property Taxes are increased in recent years, but rents as well have skyrocket forcing many resident to move out of Worcester.	
Best Regards ERMIR HYSKAJ	O
No ugly solar panels! Preserve those beautiful 3 deckers!	CP
Because Worcester has already lost so much of its significant historical architecture to urban renewal, it is important to protect all eligible areas from massive alteration by the establishment of historic districts. Historic district establishment should be accompanied by a solid public education program to encourage appreciation of neighborhood history and	N
When trying to get this passed, it will be very important to be extremely clear what the benefits are of a LHD are and what exactly it would restrict for property owners. Are there economic/financial benefits? Otherwise this effort might not get much support. Maybe use existing districts in the city as examples and interview homeowners there?	
Can't wait to see what happens with this! Very exciting	CP
Total Responses	22 35.50%

# Appendix G: Results of Opinion Survey (Paper Respondent)



## City of Worcester, Massachusetts

Devon Kurtz, Chair  
Diane Long, Vice-Chair  
Janet Theerman, Clerk



Randolph Bloom  
Tomi Stefani  
Steven Taylor  
Mark Wambach  
Erika Helnarski

### Property Owner Survey Questionnaire: A Preliminary Study on the Potential Creation of the Elm Park Neighborhood Local Historic District

Please fill out the survey below. Feel free to add additional comments on an attached sheet wherever you would like. We value your input.

1. What is your municipality of residence? WORCESTER  
2. Please indicate the option that best describes you. You may put your contact information below.

- ☒ I own property within the proposed boundary of the Elm Park Neighborhood Local Historic District  
☒ I rent property within the proposed boundary of the Elm Park Neighborhood Local Historic District  
☒ I live in close proximity to the proposed boundary of the Elm Park Neighborhood Local Historic District  
☐ None of the above

MARY B. Hubbe 5 WACHUSETT ST, WORC  
mhubble@comcast.net 01609  
Name Address  
E-Mail Phone

3. Do you feel that historic buildings, sites, and structures are important to Worcester's cultural identity?  
☒ Yes  
☐ No  
☐ Other
4. Do you feel that the preservation of Worcester's historic buildings, sites, and structures is important?  
☒ Yes  
☐ No  
☐ Other
5. Do you feel that the Elm Park Neighborhood, as defined by the boundary in the map enclosed is historically significant?  
☐ Yes  
☐ No  
☐ Yes, but I feel the area should be made larger  
☐ Yes, but I feel the area should be made smaller
6. If you feel the proposed boundary should change, please explain on an attached sheet.
- I have questions about the boundary! When will a forum be available to discuss?

7. Do you feel that the buildings, sites, and structures within the Elm Park neighborhood should be preserved?

☐ Yes

☐ No

☒ Other NOT ALL

8. Do you know what a Local Historic District is?

☒ Yes

☐ No

☐ I know a bit, but would like to know more

9. If a Local Historic District is established, demolition or most exterior changes to properties would require review and approval by the Worcester Historical Commission. Do you feel this would be beneficial or detrimental as a resident of the neighborhood? Let us know why.

☐ Beneficial

☒ Detrimental

☐ Unsure

Comments:

COST PROHIBITIVE UNLESS TAX CREDIT  
COVERS 100% OF UPCHARGE AND LOAN MADE AVAILABLE

10. Do you support the concept of a Local Historic District in the Elm Park Neighborhood?

☐ Yes

☐ No

☐ Unsure – need more information

11. Should a Local Historic District be established in the Elm Park Neighborhood, what kind of work, if any, do you think should be exempt from review? (Under state law, routine maintenance, repair and landscaping are already exempt from review. Typical exemptions are for things like paint color, storm windows, storm doors, satellite dishes, etc.)

ROOFING MATERIALS should be exempt, perhaps  
siding as well. No restrictions should be put in  
place that prevent rooftop solar panels, or land  
solar panels.

12. Please include any additional comments below, or on an attached sheet.

As a long time resident of the neighborhood immediately  
adjacent to the proposed, and a long time property  
owner within the proposed district, I want to have  
input on the proposal. The first I heard of the plan  
was mid-late August when I opened mail after being  
away for 2 weeks. Certainly a community meeting is in

Thank you for taking the time to complete this survey. You may return it via e-mail to [planning@worcestermma.gov](mailto:planning@worcestermma.gov), drop it off at City Hall Room 404, or drop it in the mail. Please return the completed survey by September 3, 2021.

Order to allow all residents and property owners to  
evaluate the economic and aesthetic impacts

specifically to the neighborhood and



# Appendix H: Article 3 §14 of City of Worcester Part Two, Organization of City Agencies of the Revised Ordinances Of 2015

September thirtieth of each year and shall be staggered such that two terms expire each year for two years and three terms shall expire every third year.

(c) *Duties & Responsibilities.* It shall be the duty and responsibility of the conservation commission to perform all duties prescribed by General Laws, chapter forty, section eight C; the city wetlands ordinance, and, all such other duties as may be prescribed by law.

#### **§14. Historical Commission**

(a) *Establishment of the Historical Commission.* Under authority of General Laws, chapter forty C, sections four and fourteen, and chapter forty, section eight D, and Article Six of the Home Rule Charter, there is hereby established under the jurisdiction of the city manager an executive board of the city to be known as the “Historical Commission” (“commission”).

(b) *Establishment of Massachusetts Avenue, Montvale and Crown Hill Historic Districts.* Under authority of General Laws, chapter forty C, section three, there are hereby established historic districts to be known as the “Massachusetts Avenue Historic District,” the “Montvale Historic District” and the “Crown Hill Historic District.” The Massachusetts Avenue Historic District is shown on a map dated August, 1973 and revised September, 1974, the Montvale Historic District is shown on a map dated February 28, 2008, and the Crown Hill Historic District is shown on a map dated October 5, 2012 and revised February 12, 2013, all of which are on file with the city clerk and made a part hereof, and are also recorded with the Worcester South District Registry of Deeds.

(c) *Membership of the Historical Commission.* The commission shall consist of seven regular members and two alternates appointed for terms of three years by the city manager in accordance with the requirements of the city charter and the provisions of this section. The terms shall be staggered such that three terms of regular members shall expire on December thirty-first of one year and two terms of regular members shall expire on December thirty-first in each of the following two years. The terms of alternate members shall be staggered such that the terms shall expire on December thirty-first on successive years and none shall expire every third year. One member shall be a resident of the Massachusetts Avenue Historic District, one member shall be a resident of the Montvale Historic District and one member shall be a member of the Crown Hill Historic District. All members and alternates shall have demonstrated a special interest, competence or knowledge in historic preservation. To the extent available in the charter appointment districts, members of the commission shall be professionals in the disciplines of architecture, history, architectural history, prehistoric archaeology, historic archaeology, urban planning, American studies, American civilization, cultural geography and cultural anthropology. In case of absence, inability to act or unwillingness to act because of self-interest on the part of any member of the commission, his or her place shall be taken by an alternate member designated by the chair.



*(d) Duties & Responsibilities of the Historical Commission.* To preserve, promote and develop historic assets of the city in accordance with law, the commission shall:

- (1) administer the Massachusetts Avenue Historic District, the Montvale Historic District, the Crown Hill Historic District and any additional historic districts lawfully established, consistent with General Laws;
- (2) issue certificates of appropriateness, certificates of nonapplicability, and certificates of hardship with respect to construction or alteration of buildings and structures within the historic district when such construction or alteration affects exterior architectural features. Such certificates shall be issued as prescribed in the General Laws, chapter forty C, section six;
- (3) consider factors as prescribed in General Laws, chapter forty C, section seven, in passing upon matters before it;
- (4) issue such certificates, make such recommendations, keep such records and have such powers, functions and duties as are prescribed in General Laws, chapter forty C, section ten, except that officers and employees necessary for the proper administration of the commission shall be appointed and removed by the city manager in accordance with the city charter; and all gifts shall be subject to approval of the city manager and city council;
- (5) call and conduct meetings and to hold such public hearings as are prescribed in General Laws, chapter forty C, section eleven;
- (6) conduct research for places of historic value, to coordinate the activities of unofficial bodies organized for similar purposes, to advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work, and to make such recommendations as are described in General laws, chapter forty C, section eight D;
- (7) propose from time to time to the city manager as it deems appropriate, the establishment in accordance with the provisions of this Article and the General Laws, chapter forty C, section three, of additional historic districts and changes in historic districts;
- (8) determine an appropriate system of markers for selected historic sites and buildings not already sufficiently marked, to arrange for preparation and installation of such markers, and to arrange for the care of historic markers;
- (9) advise the redevelopment authority, planning board and any other city department or agency in matters involving historic sites and buildings;
- (10) cooperate with and enlist assistance from the National Park Service, the National Trust of Historic Preservation, and other agencies, public and private, concerned with historic sites and buildings;
- (11) advise owners of historic buildings in Worcester on problems and solutions of preservation; and
- (12) perform such other duties as may be prescribed by law.

(e) *Advisory Board to the Historical Commission.* The commission may recommend to the city manager from time to time as needed, appointment of advisory committees of historians and persons experienced in architecture or other arts or in historic restoration or preservation to assist the commission.

(f) *Rules & Regulations of the Historical Commission.* The commission, under the authority of General Laws, chapter forty C, shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of chapter forty C and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business.

(g) *Maintenance & Repair of Properties Under the Jurisdiction of the Historical Commission.* Nothing herein shall be construed to prevent the ordinary maintenance and repair of buildings, structures or grounds within the district nor prevent actions by duly authorized public officers as described in General Laws chapter forty C, section nine.

(h) *Appeals from Decisions of the Historical Commission.* Any applicant aggrieved by a determination of the commission may file a written request with the commission for review by person or persons of competence and experience in such matters designated by the Central Massachusetts Regional Planning Commission as prescribed in the General Laws, chapter forty C, section twelve, and may further appeal such determination to the superior court as prescribed in the General Laws, chapter forty C, section twelve A.

## **§ 15. License Commission**

(a) *Establishment of the License Commission.* Under authority of chapter 461 of the Acts of 1914 and section fifty-four of chapter 444 of the Acts of 1893, and Article Six of the Home Rule Charter, there is hereby established under the jurisdiction of the city manager a regulatory commission of the city to be known as the "License Commission" ("commission").

(b) *Membership.* The commission shall consist of three persons, residents of the city, who shall be appointed by the city manager. The members of the commission shall serve terms of four years, which shall begin on January first and end on December thirty-first four years hence, and shall be staggered as such that no two terms shall expire at the same time. Vacancies shall be filled for the unexpired portion of the term vacated. The city manager shall annually designate one member of the commission as its chair.

(c) *Duties & Responsibilities.* The commission shall have the duty and responsibility to:

- (1) perform all actions and issue licenses authorized by chapter one hundred thirty eight of the General Laws relative to the sale of alcoholic beverages, wines or malt beverages;



# Appendix I: Massachusetts General Law

## Chapter 40 §C

**Part I**            ADMINISTRATION OF THE GOVERNMENT

**Title VII**        CITIES, TOWNS AND DISTRICTS

**Chapter**        HISTORIC DISTRICTS  
**40C**

**Section 1**      CITATION

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Section 1. This chapter shall be known and may be cited as the Historic Districts Act.



**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter** HISTORIC DISTRICTS  
**40C**

**Section 2** PURPOSE

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Section 2. The purpose of this chapter is to promote the educational, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the commonwealth and its cities and towns or their architecture, and through the maintenance and improvement of settings for such buildings and places and the encouragement of design compatible therewith.

<b>Part I</b>	ADMINISTRATION OF THE GOVERNMENT
<b>Title VII</b>	CITIES, TOWNS AND DISTRICTS
<b>Chapter 40C</b>	HISTORIC DISTRICTS
<b>Section 3</b>	ESTABLISHMENT OF HISTORIC DISTRICTS; PRE-REQUISITES; ENLARGEMENT OR REDUCTION OF BOUNDARIES; AMENDMENT OF CREATING ORDINANCE; FILING OF MAPS

---

Section 3. A city or town may, by ordinance or by-law adopted by two-thirds vote of the city council in a city or by a two-thirds vote of a town meeting in a town, establish historic districts subject to the following provisions:— Prior to the establishment of any historic district in a city or town an investigation and report on the historical and architectural significance of the buildings, structures or sites to be included in the proposed historic district or districts shall be made by an historic district study committee or by an historic district commission, as provided in this section and in section four, who shall transmit copies of the report to the planning board, if any, of the city or town, and to the Massachusetts historical commission for their respective consideration and recommendations. The buildings, structures or sites to be included in the proposed historic district may consist of one or more parcels or lots of land, or one or more buildings or structures on one or more parcels or lots of land. The Massachusetts historical commission may consult with the director of economic development, the director of housing and



community development and the commissioner of environmental management with respect to such reports, and may make guidelines for such reports, and, after public hearing, establish rules as to their form and manner of transmission. Not less than sixty days after such transmittal the study committee shall hold a public hearing on the report after due notice given at least fourteen days prior to the date thereof, which shall include a written notice mailed postage prepaid, to the owners as they appear on the most recent real estate tax list of the board of assessors of all properties to be included in such district or districts. The committee shall submit a final report with its recommendations, a map of the proposed district or districts and a draft of a proposed ordinance or by-law, to the city council or town meeting.

An historic district may be enlarged or reduced or an additional historic district in a city or town created in the manner provided for creation of the initial district, except that (a) in the case of the enlargement or reduction of an existing historic district the investigation, report and hearing shall be by the historic district commission having jurisdiction over such historic district instead of by a study committee; (b) in the case of creation of an additional historic district the investigation, report and hearing shall be by the historic district commission of the city or town, or by the historic district commissions acting jointly if there be more than one, instead of by a study committee unless the commission or commissions recommend otherwise; and (c) if the district is to be reduced written notice as above provided of the commission's hearing on the proposal shall be given to said owners of each property in the district.

Any ordinance or by-law creating an historic district may, from time to time, be amended in any manner not inconsistent with the provisions of this chapter by a two-thirds vote of the city council in a city or by a two-

thirds vote of a town meeting in a town, provided that the substance of such amendment has first been submitted to the historic district commission having jurisdiction over such district for its recommendation and its recommendation has been received or sixty days have elapsed without such recommendation.

No ordinance or by-law creating an historic district, or changing the boundaries of an historic district, shall become effective until a map or maps setting forth the boundaries of the historic district, or the change in the boundaries thereof, has been filed with the city clerk or town clerk and has been recorded in the registry of deeds for the county or district in which the city or town is located, and the provisions of section thirteen A of chapter thirty-six shall not apply.



**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 40C** HISTORIC DISTRICTS

**Section 4** STUDY COMMITTEES; COMMISSIONS; ESTABLISHMENT;  
MEMBERSHIP; TERMS; VACANCIES; COMPENSATION;  
OFFICERS

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Section 4. An historic district study committee may be established in any city or town by vote of the city council or board of selectmen for the purpose of making an investigation of the desirability of establishing an historic district or districts therein. The study committee shall consist of not less than three nor more than seven members appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, including one member from two nominees submitted by the local historical society or, in the absence thereof, by the Society for the Preservation of New England Antiquities, one member from two nominees submitted by the chapter of the American Institute of Architects covering the area, and one member from two nominees of the board of realtors, if any, covering the area. If within thirty days after submission of a written request for nominees to any of the organizations herein named no such nominations have been made the appointing body may proceed to appoint the study committee without nominations by such organization.

Whenever an historic district is established as provided in section three an historic district commission shall be established which shall consist of not less than three nor more than seven members. An historic district commission shall be appointed in a city by the mayor, subject to confirmation by the city council, or in a town by the board of selectmen, in the same manner as an historic district study committee unless (a) the report recommending its establishment recommends alternate or additional organizations to submit nominees for membership and states reasons why such alternate or additional organizations would be appropriate or more appropriate for the particular city or town, the Massachusetts historical commission does not recommend otherwise prior to the public hearing on the establishment of the district, and the ordinance or by-law so provides; or (b) there is an existing historic district commission in the city or town which the report recommends should administer the new district, and the ordinance or by-law so provides. Unless the report recommends otherwise on account of the small number of residents or individual property owners, and the ordinance or by-law so provides, the members of the historic district commission shall include one or more residents of or owners of property in an historic district to be administered by the commission. If within thirty days after submission of a written request for nominees to an organization entitled to submit nominations for membership on the commission no such nominations have been made the appointing body may proceed to make the appointment to the commission without nomination by such organization. The appointments to membership in the commission shall be so arranged that the term of at least one member will expire each year, and their successors shall be appointed in the same manner as the original appointment for terms of three years. Vacancies



shall be filled in the same manner as the original appointment for the unexpired term. Ordinances or by-laws adopted hereunder may provide for the appointment of alternate members not exceeding in number the principal members who need not be from nominees of organizations entitled to nominate members. In case of the absence, inability to act or unwillingness to act because of self-interest on the part of a member of the commission, his place shall be taken by an alternate member designated by the chairman. Each member and alternate shall continue in office after the expiration of his term until his successor is duly appointed and qualified. All members shall serve without compensation. The commission shall elect annually a chairman and vice-chairman from its own number and a secretary from within or without its number.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter** HISTORIC DISTRICTS  
**40C**

**Section 5** DEFINITIONS

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Section 5. As used in this chapter the word "altered" includes the words "rebuilt", "reconstructed", "restored", "removed" and "demolished" and the phrase "changed in exterior color"; the word "building" means a combination of materials forming a shelter for persons, animals or property; the word "commission" means the commission acting as the historic district commission; the word "constructed" includes the words "built", "erected", "installed", "enlarged", and "moved"; the words "exterior architectural feature" means such portion of the exterior of a building or structure as is open to view from a public street, public way, public park or public body of water, including but not limited to the architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures; the words "person aggrieved" mean the applicant, an owner of adjoining property, an owner of property within the same historic district as property within



one hundred feet of said property lines and any charitable corporation in which one of its purposes is the preservation of historic structures or districts; and the word "structure" means a combination of materials other than a building, including a sign, fence, wall, terrace, walk or driveway.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 40C** HISTORIC DISTRICTS

**Section 6** CERTIFICATES OF APPROPRIATENESS, NON-APPLICABILITY  
OR HARDSHIP; NECESSITY; APPLICATIONS AND PLANS, ETC.;  
BUILDING AND DEMOLITION PERMITS RESTRICTED

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Section 6. Except as the ordinance or by-law may otherwise provide in accordance with section eight or said section eight or nine, no building or structure within an historic district shall be constructed or altered in any way that affects exterior architectural features unless the commission shall first have issued a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship with respect to such construction or alteration.

Any person who desires to obtain a certificate from the commission shall file with the commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and



appearance of the property thereafter, as may be reasonably deemed necessary by the commission to enable it to make a determination on the application.

No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an historic district and no demolition permit for demolition or removal of a building or structure within an historic district shall be issued by a city or town or any department thereof until the certificate required by this section has been issued by the commission.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter** HISTORIC DISTRICTS  
**40C**

**Section 7** FACTORS TO BE CONSIDERED BY COMMISSION

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Section 7. In passing upon matters before it the commission shall consider, among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, material and color of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures the commission shall consider the appropriateness of the size and shape of the building or structure both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by applicable ordinance or by-law. When ruling on applications for certificates of appropriateness for solar energy systems, as defined in section one A of chapter forty A, the commission shall also consider the policy of the commonwealth to encourage the use



of solar energy systems and to protect solar access. The commission shall not consider interior arrangements or architectural features not subject to public view.

The commission shall not make any recommendation or requirement except for the purpose of preventing developments incongruous to the historic aspects or the architectural characteristics of the surroundings and of the historic district.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 40C** HISTORIC DISTRICTS

**Section 8** REVIEW AUTHORITY OF COMMISSION OVER CERTAIN CATEGORIES OF BUILDINGS, STRUCTURES OR EXTERIOR ARCHITECTURAL FEATURES LIMITED; AUTHORIZATION

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Section 8. (a) Any city or town may provide in the ordinance or by-law establishing a district or in any amendment thereof that the authority of the commission shall not extend to the review of one or more of the following categories of buildings or structures or exterior architectural features in the historic district, and, in this event, the buildings or structures or exterior architectural features so excluded may be constructed or altered within the historic district without review by the commission:

- (1) Temporary structures or signs, subject, however, to such conditions as to duration of use, location, lighting, removal and similar matters as the commission may reasonably specify.
- (2) Terraces, walks, driveways, sidewalks and similar structures, or any one or more of them, provided that any such structure is substantially at grade level.
- (3) Walls and fences, or either of them.



- (4) Storm doors and windows, screens, window air conditioners, lighting fixtures, antennae and similar appurtenances, or any one or more of them.
- (5) The color of paint.
- (6) The color of materials used on roofs.
- (7) Signs of not more than one square foot in area in connection with use of a residence for a customary home occupation or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one sign in connection with the nonresidential use of each building or structure which is not more than twelve square feet in area, consist of letters painted on wood without symbol or trademark and if illuminated is illuminated only indirectly; or either of them.
- (8) The reconstruction, substantially similar in exterior design, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.
- (b) A commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (a), if the provisions of the ordinance or by-law do not limit the authority of the commission with respect thereto, may be constructed or altered without review by the commission without causing substantial derogation from the intent and purposes of this chapter.
- (c) A city or town may provide in its ordinance or by-law, or in any amendment thereof, that the authority of the commission shall be limited to exterior architectural features within a district which are subject to view from one or more designated public streets, public ways, public

parks or public bodies of water, although other portions of buildings or structures within the district may be otherwise subject to public view, and, in the absence of such provision of the ordinance or by-law, a commission may determine from time to time after public hearing that the authority of the commission may be so limited without substantial derogation from the intent and purposes of this chapter.

(d) Upon request the commission shall issue a certificate of nonapplicability with respect to construction or alteration in any category then not subject to review by the commission in accordance with the provisions of paragraph (a), (b) or (c).



**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter** HISTORIC DISTRICTS  
**40C**

**Section 9** MAINTENANCE, REPAIR OR REPLACEMENT.

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Section 9. Nothing in this chapter shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an historic district which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable historic district ordinance or by-law.

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<b>Title VII</b>	CITIES, TOWNS AND DISTRICTS
<b>Chapter 40C</b>	HISTORIC DISTRICTS
<b>Section 10</b>	ADDITIONAL POWERS, FUNCTIONS AND DUTIES OF COMMISSION

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Section 10. The commission shall have the following additional powers, functions and duties:—(a) If the commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the historic district, the commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness the commission shall place upon its records the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the commission, to be issued to the applicant, and the commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval the commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the commission. If within fourteen days of the receipt of



such a notice the applicant files a written modification of his application in conformity with the recommended changes of the commission, the commission shall cause a certificate of appropriateness to be issued to the applicant.

(b) In the case of a determination by the commission that an application for a certificate of appropriateness or for a certificate of nonapplicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the commission in accordance with the provisions of section eight, the commission shall cause a certificate of nonapplicability to be issued to the applicant.

(c) If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the historic district generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this chapter. If the commission determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or in the event of failure to make a determination on an application within the time specified in section eleven, the commission shall cause a certificate of hardship to be issued to the applicant.

(d) Each certificate issued by the commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the commission to sign such certificates on its behalf.

(e) The commission shall keep a permanent record of its resolutions, transactions, and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of this act and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The commission shall file a copy of any such rules and regulations with the city or town clerk.

(f) The commission shall file with the city or town clerk and with any department of the city or town having authority to issue building permits a copy or notice of all certificates and determinations of disapproval issued by it.

(g) A commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the commission for its approval.

(h) The commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes. The commission may administer on behalf of the city or town any properties or easements, restrictions or other interests in



real property which the city or town may have or may accept as gifts or otherwise and which the city or town may designate the commission as the administrator thereof.

(i) The commission shall have, in addition to the powers, authority and duties granted to it by this act, such other powers, authority and duties as may be delegated or assigned to it from time to time by vote of the city council or town meeting.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 40C** HISTORIC DISTRICTS

**Section 11** APPROVAL OR DISAPPROVAL OF EXTERIOR  
ARCHITECTURAL FEATURES BY COMMISSION; MEETINGS;  
APPLICATIONS FOR CERTIFICATES; PUBLIC HEARINGS;  
NOTICES

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Section 11. Meetings of a commission shall be held at the call of the chairman and shall be called at the request of two members of the commission and in such other manner as the commission shall determine in its rules. A majority of the members of a commission shall constitute a quorum. The concurring vote of a majority of the members of the commission shall be necessary to issue a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship.

A commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the commission. If a commission determines that such application involves any such features



which are subject to approval by the commission the commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided.

The commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as they appear on the most recent real estate tax list of the board of assessors, to the planning board of the city or town, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the commission shall deem entitled to notice.

As soon as convenient after such public hearing but in any event within sixty days after the filing of the application, or such lesser period as the ordinance or by-law may provide, or within such further time as the applicant may allow in writing, the commission shall make a determination on the application. If the commission shall fail to make a determination within such period of time the commission shall thereupon issue a certificate of hardship.

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the commission if the commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the historic district that it may be reviewed by the commission without

public hearing on the application, provided, however, that if the commission dispenses with a public hearing on an application notice of the application shall be given to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as above provided and ten days shall elapse after the mailing of such notice before the commission may act upon such application.



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<b>Title VII</b>	CITIES, TOWNS AND DISTRICTS
<b>Chapter 40C</b>	HISTORIC DISTRICTS
<b>Section 12</b>	REVIEW PROCEDURE PROVIDED BY LOCAL ORDINANCE OR BY-LAW

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Section 12. A city or town may provide in its ordinance or by-law or in any amendment thereof, for a review procedure whereby any person aggrieved by a determination of the commission may, within twenty days after the filing of the notice of such determination with the city or town clerk, file a written request with the commission for a review by a person or persons of competence and experience in such matters, designated by the regional planning agency of which the city or town is a member. If the city or town is not a member of a regional planning agency, the department of community affairs shall select the appropriate regional planning agency.

The finding of the person or persons making such review shall be filed with the city or town clerk within forty-five days after the request, and shall be binding on the applicant and the commission, unless a further appeal is sought in the superior court as provided in section twelve A.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

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**40C**

**Section 12A** APPEAL TO SUPERIOR COURT

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Section 12A. Any person aggrieved by a determination of the commission, or by the finding of a person or persons making a review, if the provisions of section twelve are included in a local ordinance or by-law, may, within twenty days after the filing of the notice of such determination or such finding with the city or town clerk, appeal to the superior court sitting in equity for the county in which the city or town is situated. The court shall hear all pertinent evidence and shall annul the determination of the commission if it finds the decision of the commission to be unsupported by the evidence or to exceed the authority of the commission, or may remand the case for further action by the commission or make such other decree as justice and equity may require. The remedy provided by this section shall be exclusive but the parties shall have all rights of appeal and exception as in other equity cases. Costs shall not be allowed against the commission unless it shall appear to the court that the commission acted with gross negligence, in bad faith or with malice in the matter from which the appeal was taken. Costs shall



not be allowed against the party appealing from such determination of the commission unless it shall appear to the court that such party acted in bad faith or with malice in making the appeal to the court.

**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

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**Section 13** JURISDICTION OF SUPERIOR COURT; PENALTY

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Section 13. The superior court sitting in equity for the county in which the city or town is situated shall have jurisdiction to enforce the provisions of this chapter and any ordinance or by-law enacted hereunder and the determinations, rulings and regulations issued pursuant thereto and may, upon the petition of the mayor or of the board of selectmen or of the commission, restrain by injunction violations thereof; and, without limitation, such court may order the removal of any building, structure or exterior architectural feature constructed in violation thereof, or the substantial restoration of any building, structure or exterior architectural feature altered or demolished in violation thereof, and may issue such other orders for relief as may be equitable.

Whoever violates any of the provisions of this chapter shall be punished by a fine of not less than ten dollars nor more than five hundred dollars. Each day during any portion of which a violation continues to exist shall constitute a separate offense.



**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 40C** HISTORIC DISTRICTS

**Section 14** POWERS AND DUTIES OF COMMISSIONS ESTABLISHED AS  
HISTORICAL COMMISSIONS

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Section 14. If the city council or town meeting so votes a commission established hereunder shall have the powers and duties of an historical commission as provided in section eight D of chapter forty and, in this event, a commission may be entitled an historical commission.

**Part I**            ADMINISTRATION OF THE GOVERNMENT

**Title VII**        CITIES, TOWNS AND DISTRICTS

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**40C**

**Section 15**     FILING OF ORDINANCES, MAPS, REPORTS, ETC.

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Section 15. All ordinance or by-laws creating an historic district adopted by a city or town under authority of this chapter and under authority of any special law, unless the special law shall otherwise provide, amendments thereto, maps of historic districts created thereunder, and annual reports and other publications of commissions, and rosters of membership therein, shall be filed with the Massachusetts historical commission.



**Part I** ADMINISTRATION OF THE GOVERNMENT

**Title VII** CITIES, TOWNS AND DISTRICTS

**Chapter 40C** HISTORIC DISTRICTS

**Section 16** SPECIAL HISTORIC DISTRICTS; ACCEPTANCE AND EFFECT  
OF THIS CHAPTER

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Section 16. A city or town in which there is located an historic district established under a special law may, upon recommendation of the historic district commission having jurisdiction over such district, accept the provisions of this chapter with respect to such district by a two-thirds vote of the city council in a city or by two-thirds vote of a town meeting in a town, and thereafter such historic district shall be subject to the provisions of this chapter notwithstanding the terms of any special act pursuant to which such historic district was created. The provisions of this chapter shall not impair the validity of an historic district established under any special act.

**Part I**            ADMINISTRATION OF THE GOVERNMENT

**Title VII**        CITIES, TOWNS AND DISTRICTS

**Chapter**        HISTORIC DISTRICTS  
**40C**

**Section 17**     SEVERABILITY

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Section 17. The provisions of this chapter shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction the remaining provisions shall continue in full force and effect.



# Appendix J: Worcester Historical Commission Public Hearing Meeting Minutes



**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

**Thursday, September 29, 2022**

61 Sever Street, Room 210

with remote participation options available via Webex online at  
<https://cow.webex.com/meet/historicalncommissionwebex> and  
call-in number 415-655-0001 (Access Code: 1608081191).

**Commissioners Present:** Diane Long, Chair  
Janet Theerman, Vice-Chair  
Steven Taylor, Clerk  
Erika Helnarski  
Vanessa Andre, Alternate

**Commissioners Absent:** Devon Kurtz  
Tomi Stefani

**Staff Present:** Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)  
Michelle Smith, Division of Planning & Regulatory Services (DPRS)

**Call Commission to Order** – 6:30 PM

**Other Business**

**A. Public hearing regarding the proposed creation of a new local historic district to be known as the “Elm Park Neighborhood Local Historic District.”**

Chair Long stated that this meeting is solely to take public comment regarding the new local historic District for the Elm Park Neighborhood Local Historic District and no vote on the item will take place.

Ms. Johnstone reviewed the following items with participants:

- What is a Local Historic District?
- Why are Local Historic Districts important?
- What do Local Historic Districts do and not do?
- What’s proposed for the Elm Park Neighborhood and why?
- What do property owners need to do if the Local Historic District is established?
- Permitting process



### Public Comment

Sharon Norton, stated that she has a slate roof and asked with this new Historic District would she would need to come before Commission. Ms. Johnstone stated that if it is “like for like” material the home owner could do a Certificate of Non-Applicability which is a much shorter process.

Ms. Norton stated that she does like the idea of a Local Historic District for the area.

Terry Field of Somerset Street asked if someone is doing work to a home how will it be enforced if they don’t come before the Commission. Ms. Johnstone stated that if the home is in a Local Historic District the Commission can require that homeowner correct the illegal work as it is much higher level of oversight if home in a Historic District.

Ms. Johnstone stated that if people see anything she would encourage them to call her office and she can follow up.

Cheryl LaFournette asked how this effect Solar Panel installation. Ms. Johnstone stated that there is a section in the law that that requires Historical Commission to consider solar panel installation and stated that the panels should be in the portion of the house that is not visible from house.

Ms. LaFournette asked about fees to apply to the Historical Commission. Ms. Johnstone stated currently there are no fees but there may be fees in the future.

Ms. LaFournette asked if houses that currently in area would have to correct historical violations they did in the past once they become part of the District. Ms. Johnstone stated no that the law cannot authorize the Commission to make corrections to homes that did work prior to the creation of the Historic District.

Ms. LaFournette asked about trees in a Historic District that are removed and not replaced. Ms. Smith stated that is reviewed by the Worcester Parks Department. Ms. Johnstone stated that the Historical Commission had no purview of vegetation.

Ms. LaFournette stated that she believes creating a Historic District will create higher taxes for the area and doesn’t see much advantage to creating one.

Anna Santos Restivo stated that her family lives on Fruit Street and stated that she thinks that this long overdue and asked about adding additional homes to the District. Ms. Johnstone stated that the District had to stop somewhere and reviewed the boundaries proposed for the District.

Lara (didn’t say last name), a WebEx participant, asked Ms. Johnstone to review the boundaries again and asked if any funding would be available in future for homeowners to help with historical property repairs.

Ms. Smith stated there are some programs from Preservation Worcester and the sometimes the City Housing Program may have some grant funding available but depends on type of work and there are income requirements and there is some information on the City’s housing development web site regarding that.

Jonathan Ostrow, stated that he thinks is a great proposal and wish there were more historical districts being proposed.

Deborah Packard, Preservation Worcester, stated that they are in support of the new district and stated that there should be more districts in the city including single building historic districts.

Ms. Packard stated that Preservation Worcester has a revolving loan fund to help with historical property repairs and stated that in this November there will be a Community Preservation Act initiative that voters can vote on and if it passes funding would be available to help with historic properties.

Chair Long thanked everyone for coming and stated that the Commission will review all the comments made.

### **ADJOURNMENT**

Upon a motion made and duly seconded the Commission voted 6-0 to adjourn the meeting at 6:45 p.m.



**MINUTES OF THE PROCEEDINGS OF THE  
HISTORICAL COMMISSION OF THE CITY OF WORCESTER**

**Thursday, January 26, 2023**

Worcester City Hall - Levi Lincoln Chamber,  
with remote participation options available via Webex online at  
<https://cow.webex.com/meet/historicalncommissionwebex> and  
call-in number 415-655-0001 (Access Code: 1608081191).

**Commissioners Present:** Diane Long, Chair  
Janet Theerman, Vice-Chair  
Erika Helnarski (participated remotely)  
Donald Northway  
Vanessa Andre, Alternate (participated remotely)

**Commissioners Absent:** Steve Taylor, Clerk  
Devon Kurtz  
Tomi Stefani

**Staff Present:** Michelle Smith, Division of Planning & Regulatory Services (DPRS)  
Michelle Johnstone, Division of Planning & Regulatory Services (DPRS)

**Call Commission to Order** – 5:30 PM

**Approval of Minutes** – November 17, 2022

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to approve the minutes of December 1, 2022.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 4-0 (Commissioner Long was absent from that meeting) to approve the minutes of December 15, 2022.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to approve the minutes of January 12, 2023.

**Request for Continuance**

**1. 114 Austin Street (03-024-00002) – HC-2022-090**

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to continue the application to the February 9, 2023 Historical Commission meeting and to extend the constructive grant deadline to February 24, 2023.

**New Business**

**Certificate of Non-Applicability**

**2. 1 Drury Lane (MBL 20-016-01-04) – CNA-23-1**

Nick Palumbo, on behalf of WPI, participating remotely, spoke in regard to the application.

Mr. Palumbo stated that they have been told they need to install a random mitigation system and need to install a pipe on the building, but that the pipe would not be visible from the street.

Public Comment

No public comment.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to close the public hearing portion of the meeting.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted five (5) in favor and zero (0) opposed to approve a Certificate of Non-Applicability, having determined that the proposed work constitutes work not visible from a public way and will not change the design, color, or outward appearance in any way, and is not subject to the Commission's review.

**Building Demolition Delay Waiver**

**3. 41 Burncoat Street (MBL 22-031-00002) – HC-2022-095**

Brandon Boyle, the homeowner, appeared in person to speak in regard to the application. Mr. Boyle stated that he is proposing to replace windows at the property.

Ms. Johnstone stated that some of the windows are visible from the street and what is proposed are white vinyl windows according to the specification sheets provided from the window company.

Mr. Boyle stated that he doesn't want white vinyl windows and that the window company didn't tell him that was what they were proposing; he wanted darker windows.

Chair Long asked if the applicant would like to just to come back with a new proposal, as the Historical Commission wouldn't likely approve white vinyl windows.

Mr. Boyle stated that he would prefer the Commission vote not to approve the application and he would go to the window company to try and get his deposit back.

Public Comment

None.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to close the public hearing portion of the meeting.

Upon a motion made by Vice-Chair Theerman and seconded by Commissioner Northway the Commission voted zero (0) in favor and five (5) opposed, that the work proposed at 41 Burncoat Street, consisting of the installation of eight (8) vinyl replacement windows as described in the Building Demolition Delay Wavier application would not be detrimental to the historical or architectural resources of the City. Having failed to gain a majority affirmative vote, the motion failed and the Building Demolition Delay Waiver for 41 Burncoat Street was thus denied.



### **Communications**

- A. Communication from MHC to Taylor Bearden of Civico Development notifying Mr. Bearden of a finding of "no adverse effect" for his proposed project at 98 Beacon Street.

No comment.

- B. Invitation to comment on a proposed telecommunications facility installation at 1092 Pleasant Street (Section 106).

Upon a motion made by Vice Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to not comment on the item.

### **Other Business**

- A. Public meeting to discuss proposed Elm Park Local Historic District.

Ms. Johnstone reviewed the proposed Elm Park Local Historical District and what it would encompass.

#### **Public Comment**

Anna Santos, in person, stated that she is in support of the creation of the Local Historic District.

Attorney Douglas Radigan, speaking remotely, stated that he was representing Cornerstone Bank at 230 Park Avenue, which he opines is an outlier to the proposed district. He noted that several years ago the bank, city, and Preservation Worcester entered into a Memorandum of Agreement (MOA), and that he feels that the city is now trying to renegotiate the document and that he feels the inclusion of the building in a new LHD is different than the deal the bank had with the city when they originally agreed to the MOA.

Mr. Radigan stated that the property is also used by Preservation Worcester and the bank keeps the property in excellent condition. He requested that the city exclude this property as part of the district and reiterated that the bank will still maintain the property in excellent condition.

Ted Connor, in person, spoke in support of the creation of the Local Historic District.

Doug Fox, speaking remotely, spoke in support of the creation of the Local Historic District.

Eve Patterson, in person, asked if her property had to be part of the district. Ms. Johnstone reviewed the regulations that covered Ms. Patterson's home.

Jonathan Ostrow, participating remotely, stated that with regard to the Cornerstone Bank Property, he would support that property being part of the Local Historic District. Mr. Ostrow asked questions regarding the property named the Ambassador Building and asked why it was included. Ms. Johnstone explained.

Ms. Johnstone stated that they were not closing public comment on the item so that people could still comment for the next two weeks.

- B. Commission officer elections.

Upon a motion made Commissioner Northway and seconded by Vice Chair Theerman the Commission voted 5-0 to approve Diane Long as Chair, Janet Theerman as Vice Chair and Steven Taylor as Clerk.

- C. Request for a determination of effects for work proposed at 70 Webster Street.

Chair Long stated that this property is located within flood zone and that the owner has proposed to do interior work.

Ms. Smith reviewed the flood plain requirements and how it impacts historic buildings.

Upon a motion made Vice-Chair Theerman and seconded by Commissioner Northway the Commission determined by a vote of five (5) in favor and zero (0) opposed that the proposed work would not preclude the continued designation of 70 Webster Street as a historic structure.

**ADJOURNMENT**

Upon a motion made Vice Chair Theerman and seconded by Commissioner Northway the Commission voted 5-0 to adjourn the meeting at 6:39 p.m.