

# Preliminary Study Report

February 20, 2024

*Proposed*

## Ransom C. & Mary L. Taylor Estate Local Historic District



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

Prepared by the City of Worcester Executive Office of Economic Development - Division of  
Planning & Regulatory Services  
on behalf of the Worcester Historical Commission

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## **SUMMARY SHEET**

### ***Contact Information***

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

The study committee was comprised of the members of the Worcester Historical Commission.

- Diane Long – Chair
- Janet Theerman – Vice-Chair (Massachusetts Avenue Local Historic District representative)
- Erika Helnarski – Clerk
- Devon Kurtz – Member (Montvale Local Historic District representative)
- Don Northway – Member (Crown Hill Local Historic District representative)
- Steven Taylor – Member
- Vanessa Andre – Associate Member

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

A public hearing on this matter will be held no sooner than 60 days following submission of the report to the Massachusetts Historical Commission and the Worcester Planning Board. It is anticipated that the hearing will be scheduled for April 25, 2024, and that the City Council will consider the matter on May 14, 2024, pending receipt of any positive recommendation and Final Report from the Historical Commission.

### ***Total Number of Properties Affected by the Proposed Local Historic District***

The proposed Ransom C. & Mary L. Taylor Estate Local Historic District will affect:

- 1 property address
- 1 parcel
- 1 property owner
- 0 non-historic buildings less than 50 years
- 1 detached historic outbuildings 50 years or older
- 0 detached non-historic outbuildings less than 50 years
- 0.88 acres of land

## ACKNOWLEDGEMENTS

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

Eric D. Batista, 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

Jenny Pacillo, District 1

Candy F. Mero-Carlson, District 2

George J. Russell, District 3

Luis A. Ojeda, District 4

Etel Haxhijaj, District 5

### **Worcester Historical Commission**

Diane Long – Chair

Janet Theerman – Vice-Chair

Erika Helnarski – Clerk

Devon Kurtz – Member

Don Northway – Member

Steven Taylor – Member

Vanessa Andre – Associate Member

### **Office of Economic Development**

Peter Dunn, Chief Development Officer

Michelle M. Smith, Assistant Chief Development Officer - Planning and Regulatory Services

### ***Report Preparation***

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

##### Primary Author

Michelle H. Johnstone, Senior Preservation Planner

##### Contributors

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### ***What is a local historic district?***

A local historic district (LHD) is a designated area comprised of one or more properties 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 and the scope of restrictions within LHDs is exclusive to 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 400 districts have been established statewide pursuant to Massachusetts General Laws Chapter 40C, including Worcester’s 4 LHDs: Crown Hill (2013), Elm Park Neighborhood (2023), 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.<sup>1</sup>

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<sup>1</sup> Massachusetts Historical Commission (2014). *A Guidebook for Historic District Commissions*. Boston, MA.

***Rationale for designating the Ransom C. & Mary L. Taylor Estate as a local historic district:***

At their July 27, 2023, meeting, the Worcester Historical Commission considered a request for full demolition of the building located at 36 Butler Street, put forward by attorney Brian Falk on behalf of William J. Fay of Butler Street Trust, the owner. At the meeting, after hearing testimony from the then owners' representatives and comments from members of the public, the Commission voted unanimously to deny the request to waive the one-year delay of the City's demolition delay ordinance (City of Worcester Revised Ordinances, Chapter 9, Section 13). At the meeting, the Commission requested that the owners of the building attempt to find a buyer that would preserve the building.

On January 16, 2024, the Worcester Historical Commission received correspondence from Deborah Packard, Executive Director of Preservation Worcester, that suggested the Commission consider the following:

*"Preservation Worcester recommends that the Commission work to establish the following significant buildings as single building Local Historic Districts*

- *Dr. Robert Goddard House – 1 Tallawanda Drive*
- *Larchmont [AKA Ransom C. & Mary L. Taylor Estate] – 36 Butler Street*
- *Liberty Farm – 118 Mower Street"*

At their January 18, 2024, meeting, the Worcester Historical Commission voted unanimously to study the potential creation of local historic districts for the above three properties, beginning with the Ransom C. & Mary L. Taylor Estate, also sometimes known as "Larchmont", located at 36 Butler Street, given an established threat to the building following the request to demolish the building. Following the completion of the study report for the Ransom C. & Mary L. Taylor Estate, the Commission intends to study Liberty Farm at 118 Mower Street, and then finally the Dr. Robert Hutchings Goddard Birthplace at 1 Tallawanda Drive. This study is in line with a recommendation of the City's 2016 Preservation Plan, which stated that "significant individual buildings worthy of protection should be considered for designation as Single Building Local Historic Districts."

Establishment of the Ransom C. & Mary L. Taylor Estate Local Historic District would promote the preservation of the general character and architectural integrity of one of North Quinsigamond Village's oldest residential buildings and one of the City of Worcester's remaining opulent historic estate residences. The establishment of a local historic district would secure the future survival of the historic building as a key component of the history of the Quinsigamond Village.

A local historic district will provide more permanent protection for the Ransom C. & Mary L. Taylor Estate than the City's existing historic buildings demolition delay ordinance. Although the building is listed on the National and State Register of Historic Places and is subject to the demolition delay ordinance that requires approval for most exterior alterations, this process places only a twelve-month delay on the building's full or partial demolition. Establishing the Ransom C. & Mary L. Taylor Estate Local Historic District will empower the Worcester Historical

Commission to help permanently preserve the architectural character of the building by ensuring that future changes to the building are consistent with its historic character.



## **METHODOLOGY**

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

On January 18, 2024, 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 to consider the creation of the Ransom C. & Mary L. Taylor Estate Local Historic District. This property contains a two-story, eaves-front, wood-frame Italianate style residence constructed for Ransom C. & Mary L. Taylor and their family in 1858, believed to be designed by notable architect Elbridge Boyden, and a non-historically significant single-story cinderblock garage.

This action was precipitated by receipt of a letter from Preservation Worcester, dated January 16, 2024, that recommended that the Worcester Historical Commission work to establish single-building local historic districts for significant historic buildings in Worcester, starting with the buildings at 1 Tallawanda Drive (Dr. Robert Goddard House), 36 Butler Street (Larchmont (AKA Ransom C. & Mary L. Taylor Estate)), and 108 Mower Street (Liberty Farm). The Commission voted unanimously to study all three properties as potential local historic districts, beginning with the Ransom C. & Mary L. Taylor Estate at 36 Butler Street, followed by Liberty Farm, and the Dr. Robert Hutchings Goddard Birthplace.

Their decision to start with 36 Butler Street was due in part to the property's inclusion on Preservation Worcester's 2023 Endangered Structures List, and because the property has been under a demolition delay since July 7, 2023, following a proposal to raze the building. The property was sold on January 11, 2024. Recognizing that the future of this property, which is of immense historical and architectural value, is uncertain, and that it was recently in imminent threat of being lost, the Commission asked that staff, on their behalf, begin study on the property.

Single building local historic districts are not uncommon in Massachusetts. According to the Massachusetts Historical Commission, "The city of Somerville has over 200 single building local historic districts. Other single building local historic districts have been established in Brookline, Huntington, Sharon, Somerville, Springfield, West Springfield and Wellesley."<sup>1</sup> Often, the creation of single building local historic districts is prompted when the sale of a building that is important to the historic and cultural fabric of a community is anticipated.

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

The area evaluated during the course of the study consisted of North Quinsigamond Village. The decision to keep the bounds of the proposed single building district firm around 36 Butler Street was chosen based on review of aerial photography, assessor data, historic atlases, historic aerial imagery, historic maps, and existing historic inventory. This undertaking revealed that 36 Butler Street is one of approximately five extant buildings in North Quinsigamond Village that pre-date 1860, and the only one that was a high style design rather than a vernacular interpretation of contemporaneously popular styles, as is seen in the other remaining properties at 97 Blackstone

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<sup>1</sup> Massachusetts Historical Commission (Revised 2021). *Establishing Local Historic Districts*, 5. Boston, MA.

River Road, 2 & 3 Curran Place, and 55 Blackstone River Road. This confirmed discussions with longtime area residents that suggested that 36 Butler Street is one of the oldest properties in the village. Additionally, 36 Butler Street retains the highest degree of architectural integrity of any property in the village.

Staff from the City of Worcester's Planning and Regulatory Services Division performed reconnaissance-level desktop survey of North Quinsigamond Village. The team was led by Michelle H. Johnstone, 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. Reconnaissance-level desktop survey consisted preliminarily of style identification and field dating of singular buildings, streetscapes, and groupings of buildings within North Quinsigamond Village.

Following reconnaissance-level desktop survey, extensive review of available documentation, discussions with residents and former residents of Quinsigamond Village that have been associated with the village since the late 1930s, and review of comments received by the public, the final boundaries of the study area were kept at the property line of 36 Butler Street. These boundaries were chosen after research showed that, while the property later in its history became well integrated into North Quinsigamond Village, it began as a discrete, sprawling, architect-designed estate constructed for Ransom C. Taylor, one of Worcester's most influential 19<sup>th</sup> century business figures, and his wife, Mary L. Taylor. While a handful of other buildings were identified that may possibly, based on their own history and architecture warrant the establishment of a single building or small-scale local historic district, including 11 Butler Street, and 21 & 23 Blackstone River Road, there is no building more historically and architecturally significant or that has as much architectural integrity in North Quinsigamond Village than 36 Butler Street. Additionally, due to a tremendous amount of demolition, non-historic infill, and high levels of alteration to extant late nineteenth to early twentieth century historic buildings in the village, there is not a cohesive district that could include 36 Butler Street with other property.

The proposed district would be specific to the entire lot but could be revised to include only a portion of the lot where the main building at 36 Butler Street is located, or to conform to a future division of land that includes only the building. This would be done prior to any vote of City Council and following approval for such division of land obtained from the Worcester Planning Board. Given the lack of cohesiveness of the surrounding area, redevelopment of the remainder of the lot, which includes a large surface parking lot, garage, lawn, and landscaping, this approach could be an alternative to strictly protect the building.

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

On January 22, 2024, a letter was sent to approximately 53 owners of property within 300 feet of 36 Butler Street to formally inform them of the historic district study taking place for the property at 36 Butler Street. This letter also included instructions for how residents or any interested parties may share their opinions, questions, concerns and comments on the possibility of the creation of a local historic district in their neighborhood through an online survey hosted by Google Forms. The online survey was also publicized by the City through a Constant Contact

e-mail distribution, with paper and dictation responses encouraged for those not inclined to provide a digital response.

A total of 68 responses were recorded, including 19 (28%) respondents who self-reported as property owners near 36 Butler Street. Responses were generally positive, with 79% of respondents believing that the creation of the Ransom C. & Mary L. Taylor Estate Local Historic District would be beneficial, as compared to 12% who thought it would be detrimental, and 9% who were unsure. Of the 21 nearby property owners and renters that responded, 76% believed that the creation of the district would be beneficial, and compared to 19% that thought it would be detrimental, and 5% who were unsure. A complete table of responses from the survey is provided in Appendix B.

In addition to property owner involvement, interviews with four (4) residents and former residents of the neighborhood were conducted, three of whom grew up in the neighborhood in the 1940s and were able to provide valuable insight into the changes to the property and neighborhood through the years. Two of the interviews conducted were great-grandchildren of the original undertaker that purchased the property from the Taylors, Oscar Lindquist.

On January 11, 2024, the property sold. After learning of the architectural significance of the structure to Worcester's history, the new owner has indicated their intention to preserve the building (excluding the funeral home-era porte-cochère and accessory garage), possibly relocating the structure on the southeastern corner of the lot nearest to Butler Street. However, he has expressed concerns about the uncertainty that a LHD creates for redevelopment of the remainder of the property which is presently a parking lot and lawn.

### ***Historical Research***

On behalf of the Study Committee, Planning & Regulatory Services staff conducted historical research of North Quinsigamond Village to identify when and how the village developed. Sources consulted included National Register of Historic Places nomination forms and other existing historic inventory, census data, city directories, historic maps, historic aerial imagery, historic photographs, historic water hookup records, and land records (plans and deeds).

### ***Public Hearing Schedule***

As required, a public hearing on this matter will be held 60 days after the date the MHC deems this Preliminary Study Report complete, anticipated on April 25, 2024. The Worcester City Council will conduct its public hearing on the matter thereafter, anticipated on May 14, 2024.

## ***Significance***

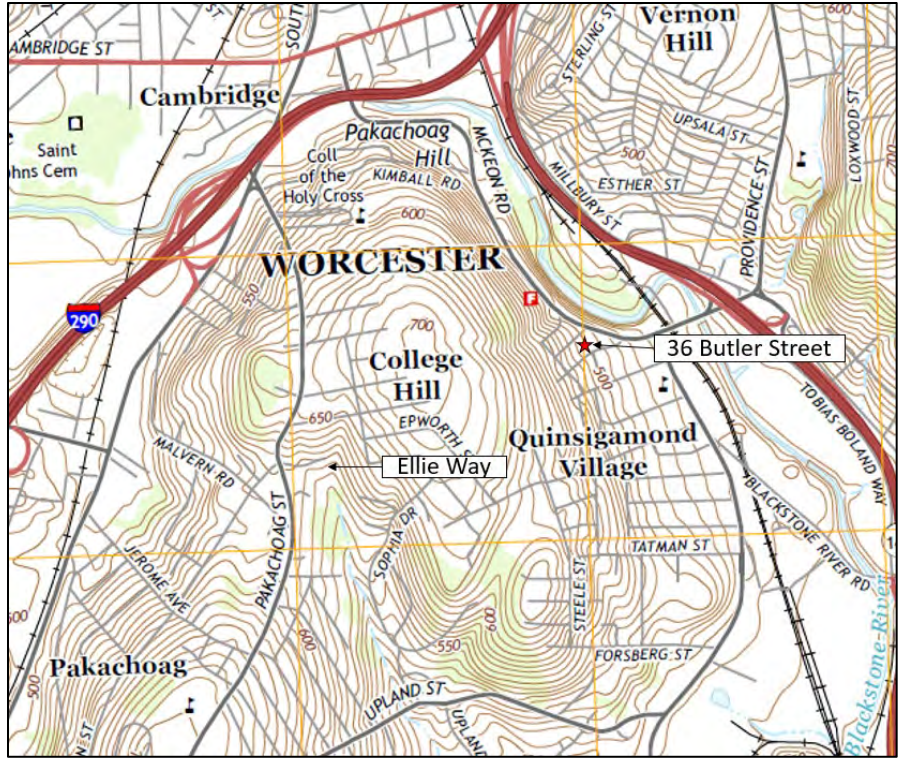
### **Significance of the proposed Ransom C. & Mary L. Taylor Estate Local Historic District**

The proposed Ransom C. & Mary L. Taylor Estate Local Historic District (the Property) is a 0.88-acre residential property situated at 36 Butler Street in the North Quinsigamond Village of Worcester, Massachusetts, situated on the north side of Butler Street, approximately 430 feet west of its intersection with McKeon Road. The Property is significant in the City as a rare surviving example of heavily ornamented Italianate residential architecture likely designed by a prolific local architect – Elbridge Boyden, having served as the home of one of Worcester’s most influential nineteenth century figures, Ransom C. Taylor (Jerome & Pfeiffer 1977), and remains as one of the oldest buildings in the North Quinsigamond Village neighborhood.

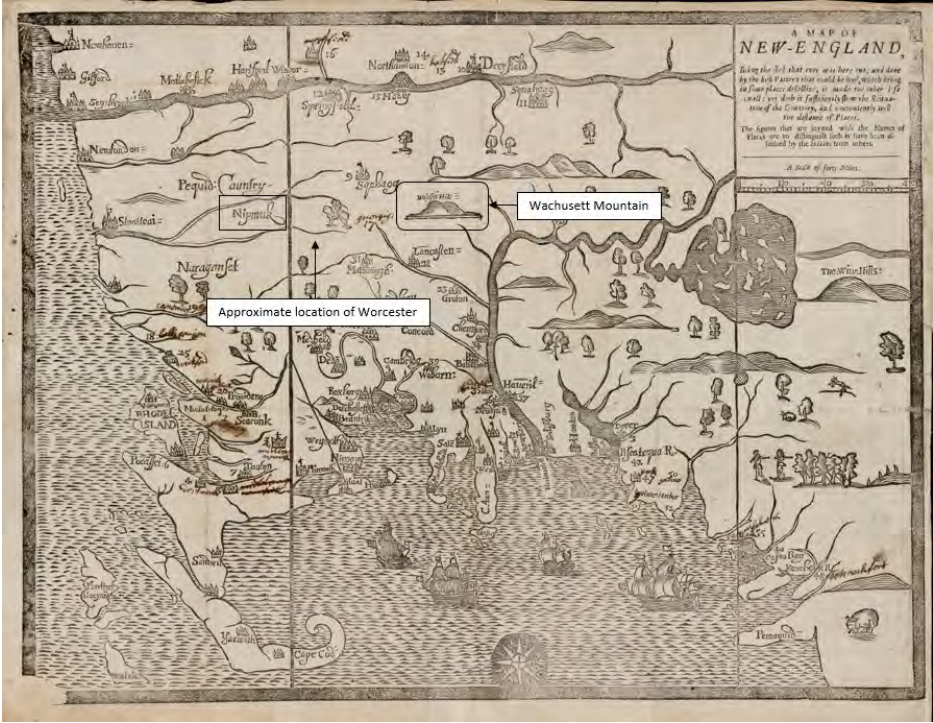
### **Context – Development of Quinsigamond Village**

#### ***Pre-contact and Early European Settlement of Quinsigamond Village to the 1830s***

The earliest inhabitants of what today is known as Quinsigamond Village were Paleo-Indians that arrived in the Blackstone River Valley about 12,000 years before the present. By the time of European contact, Quinsigamond Village was home to the Nipmuc people, near to the largest of three principal villages in Worcester, Pakachoag Hill, the summit of which is today occupied by the College of the Holy Cross. 36 Butler Street stands on the edge of Pakachoag, which translates approximately to “where the river bends.” The village was named for the dramatic bend in the Blackstone River, known by the Nipmuc as “Kattatuck,” which translates approximately to “the great river,” north of the hill, seen in the topographic map (Figure 1) on the following page. The village, which was home to approximately twenty families comprising about 100 individuals, was sited near to, but not directly on the Blackstone River. This siting took advantage of the topography of the hill, which afforded a clear line of site, and access to a spring that provided clean water, located in the area of what is known today as Ellie Way (College of the Holy Cross 2021, Blackstone River Valley National Heritage Corridor).



**Figure 1.** USGS 7.5 minutes map showing Pakachoag Hill, annotated with the location of 36 Butler Street and Ellie Way (USGS 2015).

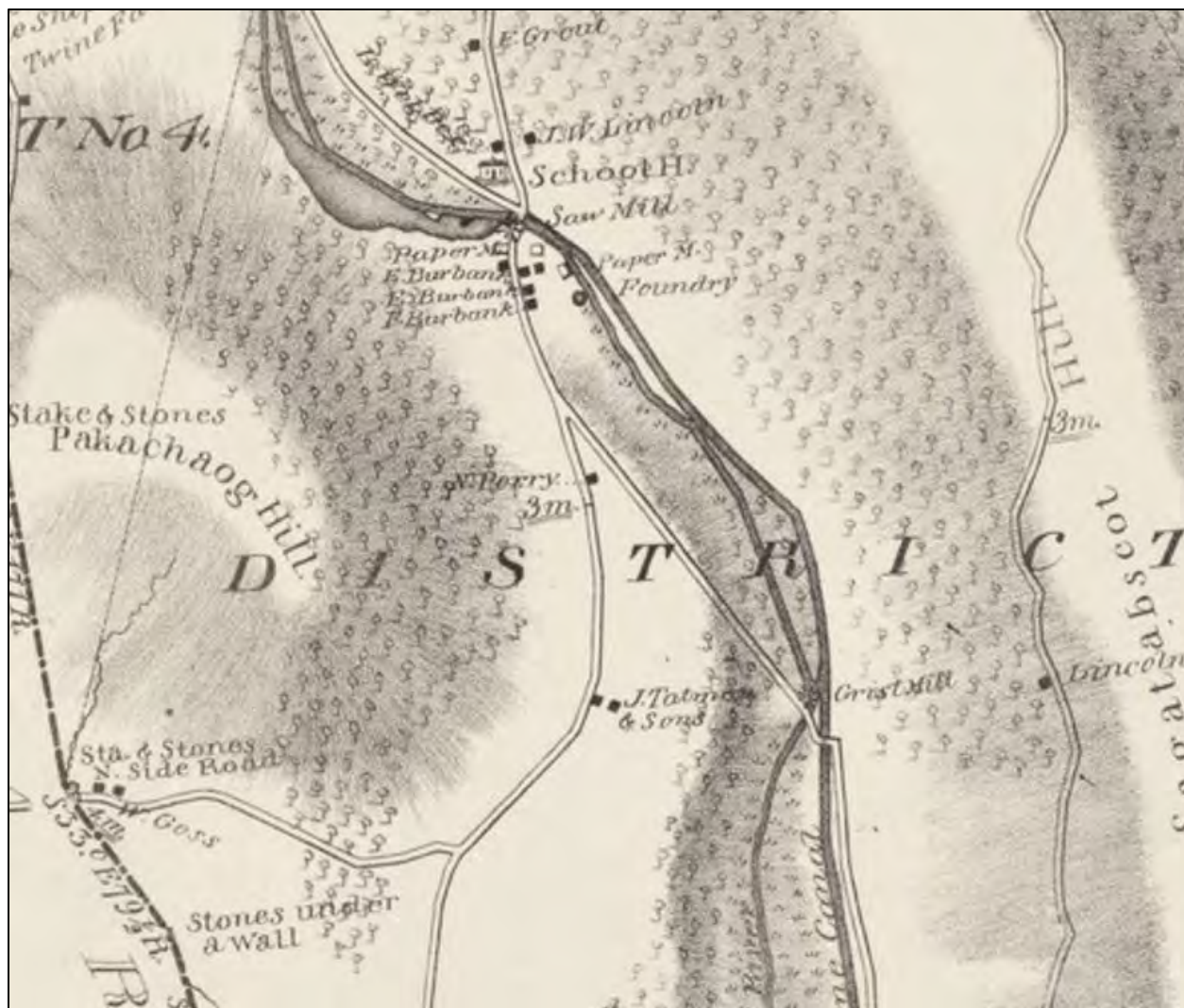


**Figure 2.** Map of New England in 1677, annotated with the location of Wachusett Mountain, the approximate location of Worcester, and reference to the Nipmuc [Nipmuk] (Foster & Hubbard 1677).

Following permanent European settlement in Worcester at the beginning of the 18<sup>th</sup> century, Quinsigamond Village was developed, valuable for its location at the headwaters of the Blackstone River and instrumental in Worcester's development for its ability to be harnessed for water-powered manufacturing and industry. Figure 3 below, originally drawn in 1784 and altered in the early 19<sup>th</sup> century to show watercourses and to reflect the town of Auburn's renaming from its previous name, Ward, shows early development in the area. At that time, sawmills, grist mills, and other light manufacturing proliferated in the village. By the 1830s, as depicted in Figure 4, the village had further developed with the construction of a school, a number of dwellings, a foundry, and a paper mill constructed in 1794 by Isaiah Thomas, the founder of the American Antiquarian Society and the foremost printer, publisher, and bookseller in Colonial America in the time immediately following American independence (Figure 5) (Young 1784, Stebbins 1833, American Antiquarian Society n.d.).



**Figure 3.** Portion of a historic map of Worcester showing Packachoag Hill and mills in Quinsigamond Village, 1784 (Young 1784).



**Figure 4.** Portion of a historic map of Worcester showing Pakachaog Hill and development in Quinsigamond Village, 1833 (Stebbins 1833).

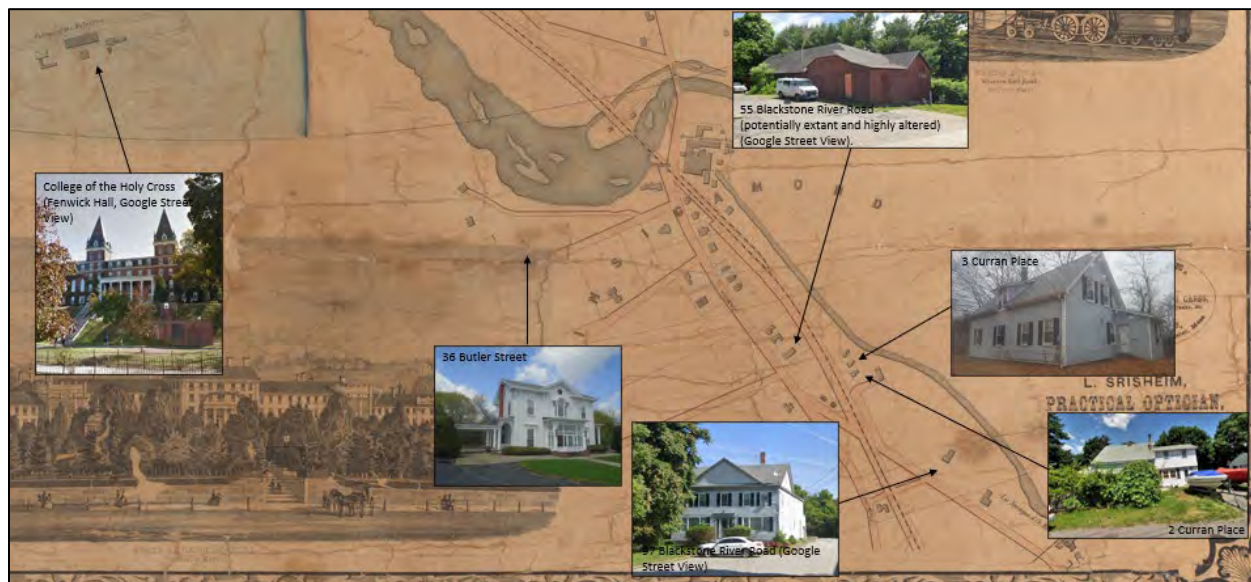


**Figure 5.** Depiction of Isaiah Thomas's paper mill, constructed in 1794 in Quinsigmond Village (courtesy of American Antiquarian Society).

*Quinsigmond Village of the mid-19<sup>th</sup> century*



By the middle of the 19<sup>th</sup> century, following the development of the Blackstone Canal in the 1820s and its subsequent replacement by the railroad in the late 1840s, more heavy industry, residential development, and institutions emerged around Quinsigamond Village. These included, most notably Washburn's Iron Works (later the South Works of Washburn & Moen), which merged with other wire companies to form American Steel & Wire in 1899 (Worcester Historical Museum 2000), and the College of the Holy Cross, which was founded in 1843. The undated map below (Figure 6), published by Phineas Ball, depicts the village about 1860. Extant buildings dating from this time within the map's extent are called out. Buildings that remain in Quinsigamond Village that predate 1860 include the Ransom C. & Mary L. Taylor Estate; a pair of altered vernacular residential buildings at 2 & 3 Curran Place, both of which appear to have been constructed in the 1840s or 50s; the highly altered Josiah Perry House at 97 Blackstone River Road (ca. 1840); and potentially a single-story wood-frame commercial building at 55 Blackstone River Road. Given the extreme alterations to the building at 55 Blackstone River Road, interior inspection by a dendrochronologist would be required to more accurately ascertain whether the extant building is the same as the one depicted on this map, or a later replacement. The Ransom C. & Mary L. Taylor Estate is the oldest remaining building on the west side of Blackstone River Road in North Quinsigamond Village, which at the time of its construction was one of several large estates south of the wire works to the west of Blackstone River Road. It is the only high-style, architect-designed estate that remains in the entirety of the village.



**Figure 6.** Historic map of Quinsigamond Village, ca. 1860, annotated with extant buildings. Note that remaining buildings, except 36 Butler Street, have been significantly altered. Fenwick Hall at the College of the Holy Cross, which is at the fringe of Quinsigamond Village, is included for context (Ball n.d.).

During the mid-19<sup>th</sup> century, at the time of the construction of the Ransom C. & Mary L. Taylor Estate, Quinsigamond Village was inhabited predominantly by a mixture of native-born Americans and Irish immigrants, many of whom immigrated to dig the Blackstone Canal, employed by local industry (US Federal Census 1860, 1870, Blackstone River Valley National

Heritage Corridor). By the 1880s, however, the ethnological fabric of the village had been dramatically changed due to the recruitment by Washburn & Moen of Swedish wire workers to their South Works plant (US Federal Census 1880, Blackstone River Valley National Heritage Corridor). The following pages show the census sheets for the properties directly surrounding the Ransom C. & Mary L. Taylor Estate in 1870 as compared to 1880.

Page No. 127

SCHEDULE 1.—Inhabitants in Ward 5 Worcester, in the County of Worcester, State of Mass., enumerated by me on the 24 day of August, 1870.

Post Office: Worcester Mass. J. J. Hastings, Ass't Marshal. 339

1	2	3	4	5	6	7		10	11	12	13	14	15	16	17	18	19	20	
						8	9												
The name of every person whose place of abode on the first day of June, 1870, was in this family.			DESCRIPTION.			PROFESSION, OCCUPATION, or Trade of such person, male or female.		PLACE OF BIRTH, naming State or Territory of U. S.; or the Country, if of foreign birth.	FARMSTAND.		Whether deaf and dumb, blind, insane, or idiotic.		COUNTY/TOWNSHIP RESIDENCE.						
1		Donnelly Mary	5	2	11	at home			Mass.	1	1								
2		— Susan D.	3	11	11	at home			—	1	1								
3		— Catherine	1	2	11	at home			—	1	1								
4		Mc Connick Ellen	27	2	11	Scampstress			Ireland	1	1								
5		— James	70	10	11	Ve occupation			—	1	1								
6	1315	Johy Bedon	32	11	11	Wagon Driver			—	1	1								
7		— Ellen	26	7	11	Keeping house			Mass.	1	1								
8		— Mary	8	2	11	at school			—	1	1								
9	1816	Mullins Nancy	38	11	11	Wicker Pelling			Ireland	1	1								
10		— Hannah	30	2	11	Keeping house			—	1	1								
11		— Margaret	13	11	11	at school			Mass.	1	1								
12		— Kate	7	2	11	at school			—	1	1								
13	1377	Keary Deminick	35	11	11	Walter			Ireland	1	1								
14		— Agnes	30	7	11	Keeping house			—	1	1								
15		— Maria	2	11	11	at home			Mass.	1	1								
16		— Anna	7	2	11	at home			—	1	1								
17	151	1318 Taylor Ransom C.	41	11	11	Wife Ransom	220,000	45000	N. Hamp.										
18		— Mary L.	32	2	11	Keeping house			Mass.										
19		— Agnes	10	2	11	at school			—										
20		— David W.	5	11	11	at home			—										
21		Matthews Maggie	23	2	11	Domestic servant			Ireland	1	1								
22		— Gordon John	24	11	11	Wagon Driver			—	1	1								
23	1319	Gray William	33	11	11	Wife Maker			—	1	1								
24		— Mary	30	7	11	Keeping house			—	1	1								
25		— Elizabeth	9	11	11	at school			Mass.	1	1								
26		— John	4	11	11	at home			—	1	1								
27		— Willi	2	11	11	at home			—	1	1								
28		— Mary G.	7	2	11	at home			—	1	1								
29	1320	Kueland Edwin	40	11	11	Wife Maker			Ireland	1	1								
30		— Abba	40	7	11	Keeping house			—	1	1								
31		— James	10	11	11	at school			Mass.	1	1								
32		— Caroline	13	7	11	at school			—	1	1								
33		— Annie	1	2	11	at home			—	1	1								
34		Russell John	21	11	11	Wife Maker			Ireland	1	1								
35		— Francis James	20	11	11	Wife Maker			—	1	1								
36		— Maria August	24	11	11	Wife Maker			Canada	1	1								
37		— Melissa John	27	11	11	Wife Maker			Ireland	1	1								
38		— Kilday James	23	11	11	Wife Maker			—	1	1								
39		— Burke Patrick	25	11	11	Wife Maker			—	1	1								
40	1321	1321 Taylor Philip	45	11	11	Labourer			—	1	1								

No. of dwellings, 3. No. of white males, 17. No. of males, foreign born, 13. No. of males, colored males, 0. No. of females, 6. No. of white males, 23. No. of females, 0. No. of males, 23. No. of females, 0. Total, 23. Total, 0. Total, 23. Total, 0.

Figure 7. United States Federal Census for Worcester, 1870, in the area surrounding the Ransom C. & Mary L. Taylor Estate.

D.

[7-2196.]

Page No. 20  
Supervisor's Dist. No. XIS  
Enumeration Dist. No. 895

Note A.—The Census Year begins June 1, 1879, and ends May 31, 1880.  
Note B.—All persons will be included in the Enumeration who were living on the 1st day of June, 1880. No others will. Children BORN SINCE June 1, 1880, will be OMITTED. Members of Families who have DIED SINCE June 1, 1880, will be INCLUDED.  
Note C.—Questions Nos. 13, 14, 22 and 23 are not to be asked in respect to persons under 10 years of age.

SCHEDULE I.—Inhabitants in Worcester, in the County of Worcester, State of Mass, enumerated by me on the 5 day of June, 1880.

A. W. Parker

Page No. \_\_\_\_\_  
Supervisor's Dist. \_\_\_\_\_  
Enumeration Dist. \_\_\_\_\_  
SCHEDULE

In Office	Name of Family	Number of Family	Sex	Age	Color	Profession, Occupation, or Trade of each person, male or female.	Health	Education	Native	Place of Birth of this person, unless born in the Territory of Columbia, or in the County of George Town.				
										Place of Birth of the Parents of this person, unless born in the Territory of Columbia, or in the County of George Town.	Place of Birth of the Grandparents of this person, unless born in the Territory of Columbia, or in the County of George Town.	Place of Birth of the Great-Grandparents of this person, unless born in the Territory of Columbia, or in the County of George Town.		
1		73	138	Marshall Geo H W 1835		Wife	1		Mass	England	England		3	76
				Marriet W F 34		Wife	1		Mass	Mass	Mass			
				William L W 21		Son	1		Mass	Mass	Mass			
				Ant Joes A W 21		Boarder	1		Mass	Mass	Mass			
				Pey Maggie W F 24		Servant	1		Ireland	Ireland	Ireland			
7		74	139	Hogerton L J W 32		Wife	1		Sweden	Sweden	Sweden		11	78
				Elise M F 31		Wife	1		Sweden	Sweden	Sweden			
				Mattie W F 6		Daughter	1		Sweden	Sweden	Sweden			
				Alma J W F 4		Daughter	1		Mass	Sweden	Sweden			
				Milla W F 2		Daughter	1		Mass	Sweden	Sweden			
				Ellen A W F 2		Daughter	1		Mass	Sweden	Sweden			
13		74	140	Jenn August W 35		Wife	1		Sweden	Sweden	Sweden		15	80
				M Louise W F 34		Wife	1		Sweden	Sweden	Sweden			
				Alma W F 1		Daughter	1		Sweden	Sweden	Sweden			
15				John Alfred W 23		Boarder	1		Sweden	Sweden	Sweden			
16		74	141	Antoine August W 36		Wife	1		Sweden	Sweden	Sweden			
				Merritt W F 23		Wife	1		Sweden	Sweden	Sweden			
				Christin W F 12		Daughter	1		Sweden	Sweden	Sweden			
				Carl A W 8		Son	1		Sweden	Sweden	Sweden			
				Esther W 7		Son	1		Sweden	Sweden	Sweden			
				Andrew T W 25		Son	1		Sweden	Sweden	Sweden			
				Joseph John W 25		Boarder	1		Sweden	Sweden	Sweden		21	82
50		74	142	William Alex W 24		Wife	1		Sweden	Sweden	Sweden		21	
				Karolin W F 21		Wife	1		Sweden	Sweden	Sweden			
				William W F 3		Daughter	1		Sweden	Sweden	Sweden			
				Joseph W F 1		Daughter	1		Sweden	Sweden	Sweden			
				John John W 22		Boarder	1		Sweden	Sweden	Sweden			
		74	143	Joseph August W 34		Wife	1		Sweden	Sweden	Sweden		21	
				Joseph J W F 38		Wife	1		Sweden	Sweden	Sweden			
				John W 13		Son	1		Sweden	Sweden	Sweden			
				August W 9		Son	1		Sweden	Sweden	Sweden			
				Carl F W 7		Son	1		Sweden	Sweden	Sweden			
				Huldah W F 5		Daughter	1		Sweden	Sweden	Sweden			
				Anna W F 4		Daughter	1		Sweden	Sweden	Sweden			
				Alto W 7/10		Boy	1		Sweden	Sweden	Sweden			
63		75	144	Day Lov Kannon W 30		Wife	1		Mass	Mass	Mass		21	
				Mary W F 27		Wife	1		Mass	Mass	Mass			
				Darius S W F 27		Daughter	1		Mass	Mass	Mass			
				Alman F W 25		Son	1		Mass	Mass	Mass			
				Agnes W F 14		Daughter	1		Mass	Mass	Mass			
				Format W 14		Son	1		Mass	Mass	Mass			
				Ross Alex W 21		Boarder	1		Mass	Mass	Mass			
				Murphy Nora W F 21		Servant	1		Ireland	Ireland	Ireland			

Note D.—In making entries in columns 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, an affirmative mark only will be used—thus /, except in the case of divorced persons, column 21, when the letter "D" is to be used.  
Note E.—Question No. 12 will only be asked in cases where an affirmative answer has been given either to question 10 or to question 11.  
Note F.—Question No. 14 will only be asked in cases where a definite occupation has been reported in question 10.  
Note G.—In column 7 an abbreviation in the name of the month may be used, as Jan., Apr., Dec.

Note D. \_\_\_\_\_  
Note E. \_\_\_\_\_  
Note F. \_\_\_\_\_  
Note G. \_\_\_\_\_

Figure 8. United States Federal Census for Worcester, 1880, in the area surrounding the Ransom C. & Mary L. Taylor Estate.

## **Ransom C. & Mary L. Taylor Estate**

Ransom Clarke Taylor (1829–1910) was born in Winchester, New Hampshire, the son of Charles and Susan (nee Butler) Taylor (Commonwealth of Massachusetts 1910). His parents moved the family to a farm in Northbridge, Massachusetts, about 1833, where his father was engaged in the retail meat trade. As an adolescent, Ransom worked for his father by driving his delivery wagon. At the age of seventeen, Ransom took on a greater role in his father's business, traveling to Worcester to oversee the manufacture of neatsfoot oil, made from oil rendered from boiling the shin bones and feet of cattle and used as a water repellent and conditioner for leather; glue stock for adhesives, made from rendering animal connective tissue; tallow, rendered from suet and used in several applications, including shortening (used in cooking), candle making, and lubrication, among others; and dressing tripe, made from cattle stomach and used in cooking, on behalf of his father (F.S. Blanchard 1899).

At the age of eighteen, Ransom moved to the town of Sutton, Massachusetts to begin working on his own accord in the manufacture of meat products, presumably residing as a boarder at the farm of Harvey Dodge. There, in 1851, he married Sutton native Mary Louisa Chase (1825–1878), daughter of Captain Abraham & Mrs. Mary Chase. Ransom enjoyed quick success in his trade, returning to Worcester about 1852, settling and establishing his tripe business in Quinsigamond Village, the first major business outside of the wire works based in the village. In short order, he opened branches of his business throughout the region, with locations in New York City, Hartford, New Haven, and Springfield, among other places (F.S. Blanchard 1899, Find A Grave Memorial ID 112066532, Howland 1853, New England Historic Genealogical Society 1911-1915, U.S. Federal Census 1850, Worcester Daily Spy 1901).

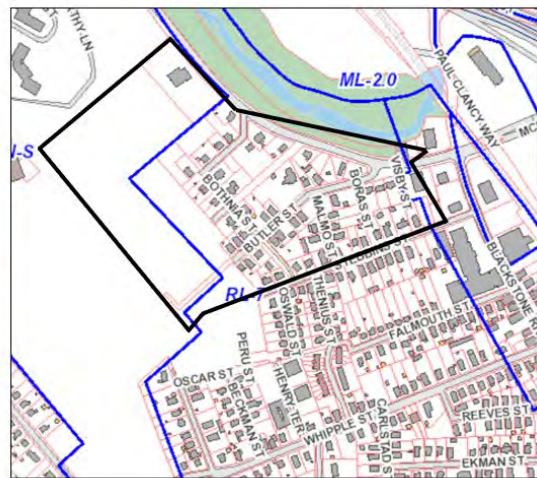
Following their marriage, Ransom C., and Mary L. Taylor went on to have five children, four of whom survived to adulthood. They were Emma S. (1852–1925), Ransom F. (1855–1915), Charles A. (1858), Forrest W. (1865–1951) Taylor, and Agnes L. (nee Taylor) Davis (1860–1958) (Find A Grave Memorial ID 112066532). In 1856, four years after the family's relocation to Quinsigamond Village, Mr. Taylor acquired 22.5 acres of land from John Healy, on which to conduct business and later build the family's residence (WCRD 1856:567/625–626). In 1858, Mr. Taylor acquired an additional 48.8 acres of land from Charles Washburn, likely to house livestock and for the manufacture of meat products, given that the deed stipulated that no slaughterhouses were to be erected on the deeded premises, but that the manufacture of tripe and the erection of buildings for such purposes would be permissible in a specified section of the parcel (WCRD 1858:642/263–265). About 1858, Mr. Taylor had what is now 36 Butler Street constructed as a residence for his family and him. The building was likely designed by Elbridge Boyden, the prolific Worcester architect who designed Worcester's Mechanic's Hall and a host of other important Worcester buildings, and one of few registered architects known to have been active in Worcester at that time (Jerome & Pfeiffer 1977).

Mr. Taylor further expanded his property holdings around the estate with two further land acquisitions in 1868 (WCRD 1868:768/544–546, 774/464–465). The extent of the property at its

height, less approximately 10 or 11 acres previously sold to the Catholic Bishop to append to the College of the Holy Cross is shown in Figure 9, below (WCRD 1883:1149/303–304). The manufacture of tripe continued at the premises until 1873, when he was served a cease and desist for boiling bones and meat by the State Board of Health. This followed a lawsuit, brought by John S. Ballard, et al, against Mr. Taylor and included testimony from a local physician that asserted the neighborhood surrounding the business was “remarkably free of zymotic diseases,” and testimony from the president of the College of the Holy Cross, employees of the college, and others, that there was no cause for concern for public health relating to the tripe manufacturing taking place, and that the nearby brewery and wire works were more of a nuisance to the neighborhood (Worcester Spy 1873).



*Extent Ransom C. & Mary L. Taylor Estate in 1886, following conveyance to son Ransom F. Taylor.*



*Approximation of 1886 extent Ransom C. & Mary L. Taylor Estate in 1886, overlaid on a 2022 map.*

**Figure 9.** Extent of Ransom C. & Mary L. Taylor Estate in 1886 following its conveyance to Ransom F. Taylor (L), and overlay of the extent on a modern map (R) ( Hopkins 1886).

Mr. Taylor amassed a great amount of wealth from his business ventures in the manufacture of tripe. During and following his exit from that industry in the early 1870s, he was also heavily invested in real estate. Mr. Taylor was responsible for the construction of the first five-, six-, and seven-story buildings in the City of Worcester. By the turn of the 20th century, he owned more than half of the buildings on Front Street in downtown Worcester and paid more taxes than anyone else in the city (F.S. Blanchard 1899). The largest of his buildings, the Chase Building, constructed in 1886 and named in memory of his late wife, stands opposite Worcester Common on Front Street, and is flanked by two other buildings, constructed in 1883 (L) and 1897 (R) by Taylor (Figures 10 & 11).



**Figure 10.** Buildings constructed by Ransom C. Taylor at 38–50 Front Street, with his largest building, the Chase Building, at center.



**Figure 11.** Detail of the Chase Building.

Ransom C. Taylor shared the estate at what is now 36 Butler Street with his wife until her death in 1878. He remarried, to Mary S. Stevens in 1880, with whom he had two additional children, Willard (b. 1881) and Florence (b. 1883) (U.S. Federal Census 1900). He retained ownership of the estate until 1883, when he deeded the whole of the property, less a portion earlier deeded to the Catholic Bishop for the College of the Holy Cross, to his son, Ransom F. Taylor, who in April of that year was married to Virginia Byrd Chapman of Pennsylvania (Historical Society of Pennsylvania 1883, WCRD 1883:1149/303–304). While it was owned by Ransom F. and Virginia Taylor, it was sometimes referred to as “Larchmont” (Figure 12).

Miss Florence Hall of Dansville, N. Y., who has been a guest at Larchmont the beautiful home of Mr. and Mrs. R. F. Taylor in Quinsigamond, returned to New York yesterday morning. Mrs. Taylor gave a luncheon for her guest last week.

Figure 12. Worcester Daily Spy "Out and About" entry from 1903.

Following Ransom C. Taylor's relinquishment of the estate in 1883, the property remained in the Taylor family until 1912, when it was sold and subdivided as Home Park, and the building was likely slated for demolition as shown in Figure 13, below (WCRD 1912:1992/81-82, WCRD Plans 1915:27/80).

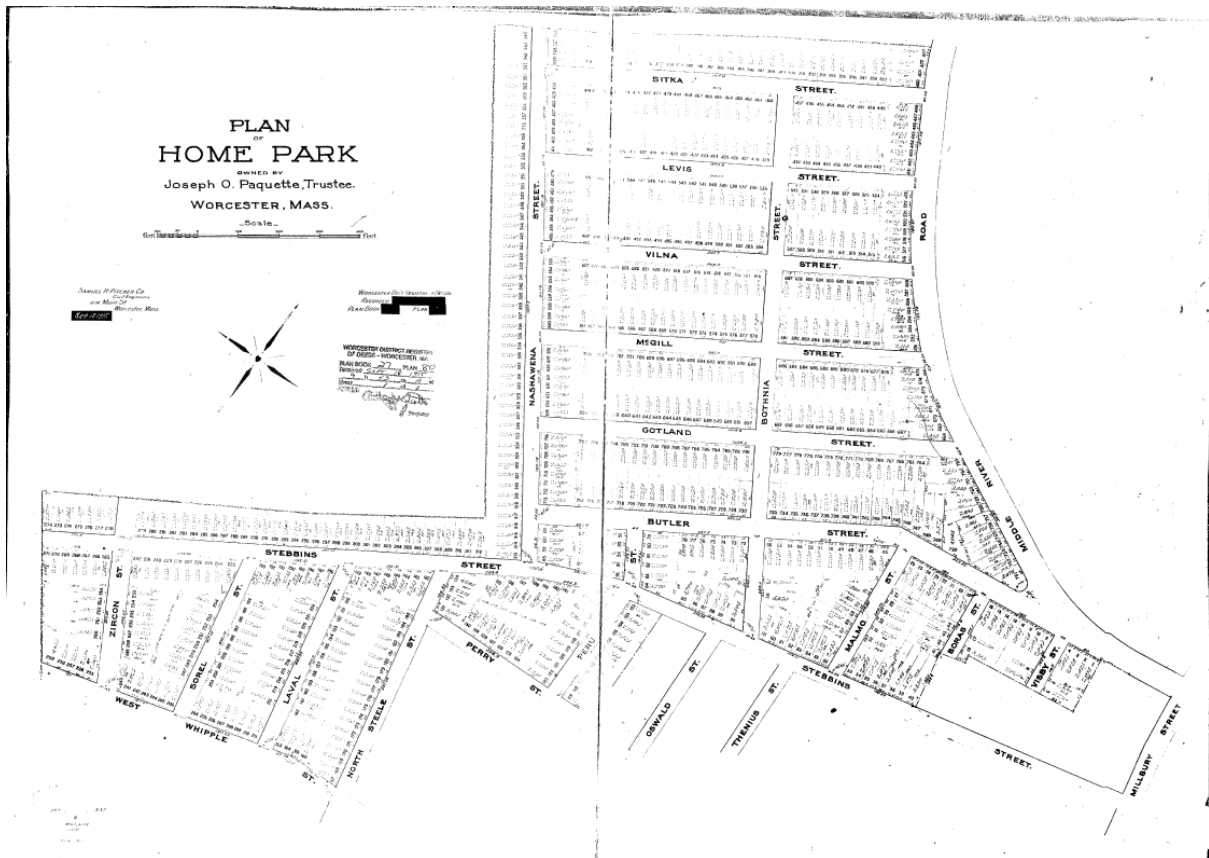


Figure 13. Subdivision plan for Home Park (WCRD Plans 1916:27/80).

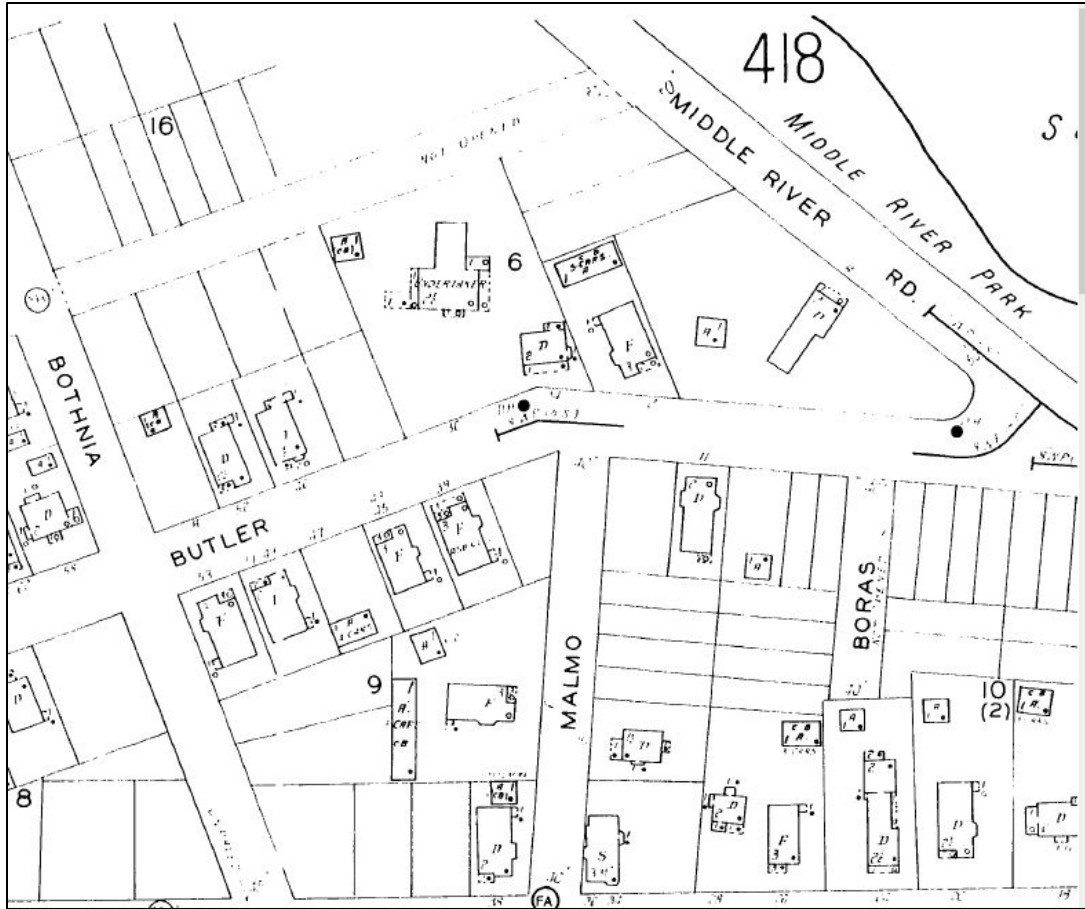


However, the demolition of the building never came to pass, and in 1916, the building was purchased by Oscar Lindquist (1866–1938), a Swedish-born undertaker who had immigrated in 1881 (U.S. Federal Census 1910). After acquiring the property, Mr. Lindquist resided in the former Taylor residence with his family, and occasionally boarders. In 1920, the house was occupied by Mr. Lindquist, daughter Emma and son-in-law Charles Lundgren, Clara and son-in-law William Lundin, Amy and son-in-law Carl Otter, five of his grandsons, and an apparently unrelated boarder, Matilda Erickson (U.S. Federal Census 1920).

It is unclear exactly when funerals began taking place at 36 Butler Street, as in the 1920s, Swedish newspaper Svea advertised that funerals were arranged from 36 Butler Street but took place at 11–13 Green Street, where Mr. Lindquist had begun his business (Figure 14). In interviews with Walter Lundin (b. 1939) and Patricia (nee Otter) Luyrink (b. 1939), great-grandchildren of Oscar Lindquist, they stated that during their lives, business was always conducted at 36 Butler Street. It can be inferred from the 1936 Sanborn Fire Insurance Company map (Figure 15) that by that time funerals were taking place at 36 Butler Street, given the addition of the porte-cochère, ubiquitous at funeral homes. Also shown on the 1936 map is a second dwelling that housed members of the family, and a garage.



**Figure 14.** 1922 advertisement for Oscar Lindquist, Funeral Director, which lists a business address of 11–13 Green Street, but states that funerals were arranged from the residence at 36 Butler Street (Svea 1922).



**Figure 15.** 1936 fire insurance map of Butler Street (Sanborn Fire Insurance Company 1936).

The property remained under the ownership of the descendants of Oscar Lindquist until 2003, when the Lindquist-Lundin Funeral Home merged with Fay & Caswell (WCRD 2003: 31990/253).

## Architectural Description

The Ransom C. & Mary L. Taylor Estate at 36 Butler Street, constructed about 1858 in the Italianate style, is a two-story, three-bay-wide, T-shape, wood-frame building that was originally constructed as a single-family dwelling. It is seated on a granite foundation, which is faced with red brick throughout the main block. The building is sheathed in aluminum siding that terminates at wide, overhanging eaves supported by paired brackets and ornamented with moulded modillions at each gable peak. Moulded wood corner pilasters are retained throughout the building, except at the junction of the east and south, and east and north walls of the main block. The eaves-front gable roof is clad in three-tab asphalt shingle that is punctuated at the center of the façade by a prominent cross-gable, and by two red brick chimneys: one at the ridge of the main block and one at the ridge of the rear ell. An exterior red brick, wall end chimney, slightly off-center at the west elevation of the main block, has been capped at an open eave.

Façade fenestration is symmetrical and consists of a central second story Palladian window, protected by a moulded hood supported by decorative brackets, set beneath a fixed radial wood window in the gable peak, and above an enclosed entry portico. Windows at the east and west bays of the façade have been replaced with six-over-six, double-hung, vinyl replacement sash. The replacement windows retain their original exterior trim, consisting, on the first story of moulded wood surrounds beneath wood denticulated splayed lintels, and consisting, on the second story of moulded wood surrounds with rectangular sills atop paired brackets. Fenestration throughout the remainder of the building is symmetrical, and consists primarily of six-over-six, double-hung, original wood sash set in moulded wood surrounds with rectangular sills atop paired brackets.

The building has several exterior appendages. They consist of a pair of modified verandas, sited at the east and west ends of the building, an enclosed entry portico center of the first floor of the façade, and a flat roofed porte-cochère attached to the west veranda, which was added in the early to mid-20<sup>th</sup> century. The modified verandas and portico are similar in design, and consist of narrowly pitched hip roofs with wide, overhanging eaves supported by ornate brackets, and with denticulated cornices. The roofs are supported by shouldered wood arches atop brick plinths resting on poured concrete. Originally, the wood plinths at the base of the arches would have come to rest at wood floors, which were removed in the early to mid-20<sup>th</sup> century. The east veranda is partially enclosed. Alterations to the building include the application of aluminum siding in the early to mid-20<sup>th</sup> century, which appears to conform to the lap pattern of the original wood clapboards; the replacement of four windows on the façade, first with aluminum windows, likely in the mid-20<sup>th</sup> century and later with vinyl; the replacement of the roof in the early to mid-20<sup>th</sup> century; alterations to the porches in the early to mid-20<sup>th</sup> century; and the addition of a one-bay-wide, shed roof, second story addition at the east junction of the main block and ell, which sits atop the veranda roof. Character defining elements remain almost entirely intact, and alterations made are almost entirely reversible.

Also on the parcel is a single-story 1920s era cinderblock garage that is topped by a pyramidal asphalt shingle roof. It does not contribute to the significance of the proposed LHD.

## Architectural Significance

The Ransom C. & Mary L. Taylor Estate was likely designed by Elbridge Boyden, the prolific Worcester architect who designed Worcester's Mechanic's Hall and a host of other important Worcester buildings, and one of few registered architects known to have been active in Worcester at that time (Jerome & Pfeiffer 1977). It was said to be one of Boyden's designs based on research conducted in 1977 for the inventory form produced at that time, but more research would be required to definitively attribute the design to him. According to the inventory form, "It seems likely that Larchmont was designed by Elbridge Boyden, architect of Mechanics Hall, although the reference is somewhat confused. The obituary of Elbridge Boyden notes that Boyden designed the "present residence of R.C. Taylor" (1898). As Taylor's home in 1898 was a house known to have been designed by Elias Carter, (see form 141-F), and built in 1842 for Levi Dowley, it is likely that the obituary reference was meant to indicate Larchmont, which was then the residence of R.F. Taylor, son of Ransom C. Taylor. Supportive of a Boyden attribution are details of Larchmont which resemble other known Boyden designs of the 1850s," (Jerome & Pfeiffer 1977).

36 Butler Street is one of four known extant buildings in the City of Worcester that were constructed as eaves-front, cross-gable type, Italianate style single-family dwellings. Other known extant examples are the Morse – Charles R.B. Clafin House at 34 Oread Street (WOR.1158, constructed 1855), the Reverend Elam Smalley House at 18 Crown Street (WOR.1049, constructed 1850), and the David Lawrence Morrill House at 1 Congress Street (WOR.1035, constructed 1865). The subject property is a late example of this style that remains in Worcester; one of only two examples that postdate 1855. When compared to even older contemporaneously popular building styles and typologies, an incredibly low number of these buildings survive. As noted in the National Register nomination for 36 Butler Street, it was recognized as early as 1977 that this building was "*a rare survivor of the many Italianate and Second Empire style villas which dotted the hillsides around Worcester in the 1850s and 1860s.*" (Jerome & Pfeiffer 1977).

## Property Index

Property Address	MHC ID	Property Name	Style	Date of Construction	Materials
36 Butler Street	WOR.1485	Ransom C. & Mary L. Taylor Estate	Italianate	ca. 1858	Wood frame, aluminum siding, asphalt shingle roof, granite and brick foundation, wood and vinyl windows, wood trim

<b>36 Butler Street</b>	N/A	36 Butler Street Garage	Not researched	ca. 1920s	Cinderblock, asphalt shingle roof, wood windows
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## **BOUNDARY JUSTIFICATION**

The boundary of the proposed Ransom C. & Mary L. Taylor Estate was chosen following desktop level reconnaissance survey of the general environs surrounding 36 Butler Street, and review of the historical development of Quinsigamond Village using historic maps, atlases, and aerial photography. This work revealed that there is a substantial amount of non-historic infill surrounding 36 Butler Street, as well as a number of altered historic buildings that were constructed after the subdivision of the original Ransom C. & Mary L. Taylor Estate and that do not correlate with the architectural and historical significance of 36 Butler Street.

## **BOUNDARY DESCRIPTION**

The current proposed boundary of the proposed Ransom C. & Mary L. Taylor Estate Local Historic District conforms to the current parcel boundary of 36 Butler Street, Worcester, Massachusetts 01607, more particularly described in a deed on file with the Worcester District Registry of Deeds (Book 70087, Pages 335–339).

The proposed district boundary, at this time, is specific to the entire lot, but it is recommended that the boundary be revised to conform to any future division of land that includes only the building to allow for development on the underutilized portion of the existing parcel. This would be done prior to any vote of City Council and following approval for such division of land obtained from the Worcester Planning Board. Given the lack of cohesiveness of the surrounding area following the early 20<sup>th</sup> century subdivision of the land holdings associated with the estate, redevelopment of the remainder of the lot, which includes a large surface parking lot, garage, lawn, and landscaping, would not adversely affect the historic significance of the building itself.

## 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 Ransom C. & Mary L. Taylor Estate 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.

Based on a practice established with the 2023 creation of the Elm Park Neighborhood Local Historic District, the Worcester Historical Commission decided to exclude the items below from consideration within the Ransom C. & Mary L. Taylor Estate 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. Appendix C provides an entire copy of Article Three, Section 16 of Part Three, Organization of City Agencies, of the Revised Ordinances of 2015, which is being amended. Appendix D 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 16 OF ARTICLE III OF PART II OF THE REVISED ORDINANCES OF 2015 CREATING THE RANSOM C. & MARY L. TAYLOR ESTATE LOCAL 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, Elm Park Neighborhood, and Ransom C. & Mary L. Taylor Estate 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,” the “Elm Park Neighborhood Historic District,” and the “Ransom C. & Mary L. Taylor Estate 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, the Elm Park Neighborhood Historic District is shown on a map dated March 22, 2023, and the Ransom C. & Mary L. Taylor Estate Historic District is shown on a map dated February 7, 2024, 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 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. Three of the seven members shall reside in one of the five 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, their 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, **the Ransom C. & Mary L. Taylor Estate 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 & Ransom C. & Mary L. Taylor Estate Historic Districts.* 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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### **Photographers**

Michelle H. Johnstone (primary photographer)

Brian Saksa

# Appendix A: Photo Sheets



1. 36 Butler Street, looking north.





**2. 36 Butler Street, looking northwest.**



3. 36 Butler Street, looking west (courtesy of Brian Saksa).



4. 36 Butler Street, looking northeast.



5. 36 (garage & house), 34 & 12 Butler Street (L-R), looking north.



**6. Butler Street from west edge of subject property, looking east.**



7. Butler Street from subject property, looking west.

# Appendix B: Table of Results of Opinion Survey

Local Historic District Preliminary Study Report - 36 Butler Street

1. In what city/town do you live?	2. Please indicate the option that best describes you.  <i>(Options: I am the owner of 36 Butler Street; I am a property owner near 36 Butler Street; I rent property near 36 Butler Street; None of the above)</i>	3. Do you feel that historic buildings, sites, and structures are important to Worcester's cultural identity?	4. Do you feel that the preservation of Worcester's historic buildings, sites, and structures is important?	5. Do you feel that the proposed district at 36 Butler Street should be preserved?	6. Do you feel that the proposed Local Historic District, to include only the property at 36 Butler Street, shown on the boundary map below is historically significant?	7. If you feel the proposed boundary should change, please describe what changes you would like to see to the below map.	8. If a local historic district is established, demolition, new construction, and most exterior changes to 36 Butler Street (and any additional properties that may be added to the local historic district) would require a design review and approval from the Worcester Historical Commission. Do you feel this design review would be beneficial or detrimental to the neighborhood/city?	8a. Please explain why you think this would be beneficial or detrimental:	9. If a local historic district is established, what kind of exterior work, if any, should be exempt from review? (Routine maintenance/repairs and landscaping will be exempt from review, but communities can make exemptions for changes to paint color, installation of storm windows & doors, satellite dishes, etc.)	10. Do you know what a Local Historic District is?	11. What other buildings in Worcester do you think deserve to be preserved or protected?	12. Please include any additional comments/questions below.
Worcester	None of the above	Yes	Yes	Is it economically viable to preserve	No		Detrimental	Generally do not think a single structure historical district is a good idea.	Paint color and windows	I know a bit, but would like to know more	Bull Mansion	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	The purpose is to maintain the integrity of the structure as it is	Anything other than ordinary maintenance.	Yes		
Oxford	None of the above	Yes	Yes	Yes	Yes		Beneficial	It would help preserve the historic character of the building.	Minor repairs that cannot be seen from a public way.	Yes	There are several homes in the Burncoat area of Worcester that should be preserved.	



Worcester	I am a property owner near 36 Butler Street.	Generally yes, but I have worked in housing long enough to see many examples of preservation taken too far. This building really doesn't seem all that significant or important an example.	Again, yes, but more important than meeting the demand for safe and affordable housing? No.	No	No		Detrimental	Adding a subjective layer of approval to the maintenance or development process creates more opportunities for inequity by empowering those who understand the process to abuse it to further their own aims or opinions.	I am in favor of no review. However, if one must be done I would be in favor of demolition delay being the only power afforded it.	Yes	Large, public, beautiful spaces that people value. I don't generally think housing should be included.	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	To preserve as much of the historic character of the home as possible.	paint color, satellite dishes, storm windows	Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	It is one of Worcester's finest structures.	storm windows and solar panels - both reversable	Yes	Liberty Farm, The Robert Goddard childhood home	
Worcester	None of the above	Yes	Yes	No	No		Unsure	I do not think single property historic district is a proper use of the enabling statute allowing for establishment of historic districts.		Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	Without review there us no need for a commission	Routine maintanance	I know a bit, but would like to know more		

Worcester	None of the above	Yes	Yes	Yes	No		Beneficial	I'm not sure that creating a district for one building is the proper avenue for preservation of this building. I am unclear on what this would achieve that differs from a MACRIS listing or NLHP listing. Would this just be done to expedite a listing at the local level?		Yes		
Natick (former resident of Worcester)	None of the above	Yes	Yes	Yes	Yes		Beneficial	Provides streetscape continuity for the neighborhood.		Yes	Memorial Hall	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	Design review and approval by WHC would help ensure preservation of the architecture of this property for generations to come.	Exemptions for improvements that would help with energy efficiency but are not historically sympathetic to the property should be considered.	Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	Preserving an unusual and significant architectural asset is important.		I know a bit, but would like to know more		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	This property represents how a wealthy Worcester resident established a summer retreat outside of the downtown area. Also the structure is still relatively intact.	All aspects of exterior work should be under review similar what is required in the other three local historic districts.	Yes	Structures at Lincoln Square	

Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	It would be beneficial to ensure any changes would fit the historical nature of the building and the neighborhood	Exemption I think should include, any energy efficiency improvements, landscaping or color.	Yes	Quinsig Village Fire House.	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	Over the last 75 years , thousands of historic buildings in the city have been demolished or rendered unrecognizable, often with misguided intentions, which in many areas has resulted in an urban landscape that is less unique, interesting and human-scale. In many cases, the result has been a proliferation of profoundly ugly structures that make the surrounding neighborhoods less attractive and lead to further abandonment and decay Saving this one building could provide an anchor to bind the community. Let's do it.	No further exemptions are needed as the Historical Commission typically grants exemptions for needed work and sympathetic modifications to protected structures.	Yes	Any building or structure constructed prior to 1945.	A better, more comprehensive solution would be for the City to grant annual real estate tax credits for buildings and structures of a certain age. For instance, maybe a 10% credit for any 50+ years old buildings, 25% for 75+ year old buildings and 40% for 100+ year old buildings. The more generous the better. This would provide an economic incentive for preservation that does not exist today.
worcester	I am a property owner near 36 Butler Street.	Yes	Yes	No	No		Detrimental	Property owners have property rights. These should not be taken away without just compensation.	Any work that improves the structure within its current boundaries and maintains the existing look even if newer type materials are used.	Yes	There are many. Worcester City hall for one.	

Northborough	None of the above	Yes	Yes	Yes	Yes, but I feel the area should be made larger	Would need to see what is also in the area	Beneficial	Sign off from Historical Commission lends credibility	none. Consider all	Yes	Pleasant Street between Main & Chestnut. Bull Mansion.	
Worcester	None of the above	Yes	Yes	Not sure single lot district is proper	Yes, but I feel the area should be made larger	One lot does not define a district. How will it affect neighbors? Maybe listing on the register is best	Unsure	Not enough context.....what is the new use to be?	Na	Yes		
WORCESTER	None of the above	Yes	Yes	Yes	Yes	Single historic district	Beneficial	Building needs to be saved design review important	Routine maintenance	Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	This is a beautiful building with historical value. In general design review may slow a process but is worth the time and consideration. The same principal as measure twice and cut once.	Routine maintenance/ repairs and landscaping should be exempt. Paint colors, siding changes and the rest should require review. Once paint is on, the cost to ask a homeowner to change it would be burdensome.. In the long run, the review of paint color is not burdensome.	Yes	Liberty Farm, the Goddard home and possibly others	This is such an important issue - there are many buildings that might warrant a "second look"

Worcester	None of the above	Yes	Yes	Yes	Yes	Don't expand the proposed district. As an insurance agent, I know that historic districts make obtaining homeowners insurance on residences difficult. Expanding the district in that neighborhood could adversely impact current and future homeowners.	Detrimental	As an insurance agent, I know that historic districts make obtaining homeowners insurance on residences difficult. Expanding the district in that neighborhood could adversely impact current and future homeowners. And the Commission's review process can significantly restrict options and/or increase costs to property owners.	I think the review should focus on retaining the design features and that's it. The property owner should have wide latitude on exterior work.	Yes	City Hall, Mechanics Hall, GAR building on Pearl St.	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	Future uses of this space would benefit the neighborhood. This is a beautiful well-made structure. ANYTHING that replaces it will be inferior, both in design and construction.	Paint color, installation of storm windows and doors. Putting satellite dishes in the back of the property if installed at all.	Yes	As many as can be!	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	There needs to be more oversight to maintain historic structures	Any changes in the outside appearance should be under the preview of the historical commission	Yes	The Aud	
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes, but I feel the area should be made larger	34 butler street may have been a part of the funeral home at one time but not sure if it's historical.	Beneficial	There's not many buildings as old as that one in the city.	None	Yes	Not sure	My husband has lived a block away from 36 butler Street for 58 years and never knew the history of the building. It would be nice to learn more about

												this neighborhood gem.
Worcester	None of the above	Yes	Yes	Yes	Yes, but I feel the area should be made larger		Beneficial			Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	The creation of the district could help preserve the historic building.		Yes	Cow Tavern (274 Salisbury St.)	We need to prevent destruction of historic buildings by owners intentionally neglecting the buildings.
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	It's the only way to ensure a respectful preservation of the property.	Paint color, perhaps. I wouldn't altogether exclude storm windows and doors, but I'd make them subject to a review process that ensures that they don't damage the aesthetic value of the property.	Yes		

Worcester	None of the above	Yes	Yes	Yes	Yes		Unsure	Beneficial because it will add value to the property and ensure that it is well kept and preserved. It may be detrimental to the owner(s) because of the need of extra work, permits and construction or maintenance costs, unless the fact that the property becomes a historic house can be offset by special treatment from the state or the city providing lower taxes, funds or grants for its preservation to the owner(s).	Anything that will modify the overall external view of the house. Paint color should be only relevant if the new color is extremely different to the current one. Maybe a simple review is ok, but minor changes in color should not require special approval. Additions, architectural modifications, changes in external materials should be reviewed.	Yes	Several houses in the Hammond Heights neighborhood.	Is the historic district establishment for a specific number of years and then requires a new review or is it undefined?
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	Historical homes should be preserved and maintained	I think the property should be allowed to update windows and doors to be energy efficient. (But still try and keep as historically accurate as possible in their design)	I know a bit, but would like to know more		
Worcester	None of the above	Yes	Yes	Yes	Yes, but I feel the area should be made larger	WHC should take a closer look at the buildings bordering 36 Butler, they might be of historical or architectural value.	Beneficial	Once its gone its history with it	Windows	Yes	Automatic preservation for any building over 100 years old.	WHC should oversee the heights of all new constructions when they border/or are in historic areas.
worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial			Yes		

Boylston	None of the above	Yes	Yes	Yes	Yes		Beneficial	Keep the historical significance of the home in place as it is an important structure that has much significance to Worcester's history.	Routine maintenance/repairs with like equal materials/colors.	Yes		
Worcester,MA	None of the above	Yes	Yes	Yes	Yes		Beneficial			Yes		
Dudley	None of the above	Yes	Yes	Yes	Yes		Beneficial	I believe it would be beneficial to preserve the integrity of the neighboring properties and the Quinsigamond Village Community	Landscaping should be exempt from review	Yes	838 Main Street Worcester MA	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial		None	Yes	North Main Street	
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes, but I feel the area should be made larger	The Boundary should be what the original property line was when the building was first built ( if it's different than this) keeping in line with the historical accuracy of the structure , with appropriate markers in place.	Beneficial	It would provide More oversight and increase awareness of how the area is impacted. Many residents, including myself and four generations of my family, have a history with this building.	None. All should be reviewed.	I know a bit, but would like to know more	Quinsigamond village fire stationAll original homes of Quinsig village built prior to 1930s as this was one of the first areas Swedish immigrants lived in when they arrived in 1890's-1920's	The entire neighborhood is so important historically. Please see my comment above. In addition, the steel industry and its workers traded in this neighborhood and the old homes need help with maintenance



worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes, but I feel the area should be made larger		Detrimental	it needs to remain as is, any developement of the area would take away from the historical buildings and total neighborhood appearance	maintenance of what is there is all that should be done	I know a bit, but would like to know more	all historic buildings of significance- libraries, schools, churches-- the old arcitecture is something that is not and cannot be replicated-- these old buildings tell a story!	new builds are not always better-- developers call it progress, I call it demolishing history
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial			Yes		
Webster Ma	None of the above	Yes	Yes	Yes	Yes		Unsure		Routine maintenance and landscaping	I know a bit, but would like to know more	I'm not sure	I lived next door to this building when I was younger. Additionally many of my family members where buried through the funeral home that used to be there. These building are a dying art and it is sad to see them go
Wellesley	None of the above	Yes	Yes	Yes	Yes		Detrimental	Because we are destroying the original neighborhood.	Paint color,,satellite dishes	Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial		No changes except for routine maintenance and a change of paint color to a historically appropriate color	Yes	56 Fruit st , WPI campus including Higgins House	

Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	It has been demonstrated that historic buildings retaining their original appearance actually are more valuable and are more likely to sell quickly than those stripped of their details or sided with vinyl.	Nothing	Yes	56 Fruit Street, WPI campus,	
Oxford	None of the above	Yes	Yes	Yes	Yes		Beneficial	We add value to the community by preserving its history.	Exemptions may lead to changes that will impact the original structure as it was intended.	I know a bit, but would like to know more	I don't know what other buildings are being considered.	Thank you for your work to preserve the best of the city!
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial		Updates to make the building more energy efficient, such as storm windows or solar panels	I know a bit, but would like to know more		
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	It is a beautiful building.	None	Yes		
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Detrimental	Quinsigamond Village has already lost enough of its charm and quaintness. Having a historical building on the map would help some if that stay alive	Routine maintenance and upkeep	Yes	The old fire station in Quinsigamond village.	

Worcester	None of the above	Yes	Yes	Yes	Yes, but I feel the area should be made larger		Beneficial	it is beneficial to preserve the integrity of the city's historical structures	colors that are not historically accurate to the time period the structures were built should not be used. woodworking/details not historically accurate to the time period should not be used.	I know a bit, but would like to know more	Everything still standing	
Auburn	None of the above	Yes	Yes	Yes	Yes		Beneficial	Worcester needs to preserve more of its past. It's full of big disgusting architecturally boring buildings. Restoring and renovating should be looked at before just ripping every thing down.		Yes		
Worcester	None of the above	Yes	Yes	No	Yes		Unsure		None	Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	A design review would not only help to preserve the history of this neighborhood. I would also add to the value of nearby properties.	Only routine maintenance/repairs and landscaping.	Yes	Salisbury Estates at WPI	
Holden	None of the above	Yes	Yes	Yes	Yes		Beneficial	A review of the impact of the community and its historic significance should be considered	The historic integrity of the building should be considered including color and architectural changes	Yes	Graham Putnam and Mahoney building main st	
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial			Yes		

Holden	None of the above	Yes	Yes	No	No		Detrimental	I think it would place undo financial hardship on the owner.	If it was created routine maintenance should be exempt as well as landscaping.	Yes		
	None of the above	Yes	Yes	Yes	Yes		Beneficial			Yes		
Worcester	None of the above	Yes	Yes	Yes	Yes, but I feel the area should be made larger	Include homes built prior to 1950 on Butler, Bothnia, McGill and McKeon (in the vicinity of Butler & McGill) If that means the whole area, and not individual homes, then the whole area	Beneficial	It's important for oversight to any changes to historic buildings and properties.	On the surface, simple repairs seem reasonable enough not to review, however, cannot trust owners to maintain the integrity of the historical components. Certainly should review landscape, paint colors, windows etc. Satellite dishes shouldn't be allowed to be attached to the building. The technology alone is not historical, and it takes away from the aesthetics overall, regardless of historical or not.	I know a bit, but would like to know more	As many as reasonably possible	
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	To keep the charm and culture of Worcester		Yes		

Worcester, MA	I am a property owner near 36 Butler Street.	Yes	Yes	Do not know enough about the property to make a judgment.	Yes	n/a	Beneficial			I know a bit, but would like to know more		Not sure that one building districts were in the intent of the law enabling them. It seems like a stretch to use them for one property.
Worcester Ma	None of the above	Yes	Yes	Yes	Yes		Beneficial		Upgrades to windows, doors, and electrical amenities should be allowed. Consider a limited scope of paint colors. Holiday decor should be permitted while a private home.	I know a bit, but would like to know more		
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes, but I feel the area should be made larger	To include any other buildings in Quinsigamond Village that historicly significant	Beneficial	To preserve the buildings as they are	Just routine maintenance and landscaping should be exempt	Yes	City hall, Mechanics Hall, union Station, the Auditorium, Tuckerman Hall, the Armoury	
Worcester	None of the above	Yes	Yes	Yes	Yes		Beneficial	Each case is different, but context of the site is important.	Sensitive weatherization (windows, etc.) should be exempt after staff review.	Yes		

Douglas	None of the above	Yes	Yes	Yes	Yes		Beneficial	Once history is gone, it's gone. Once the building is gone, that's it. My brother and I did a lot of insulation on the building and when you go up in the attic and look at the beams, every beam was 12 inches on center 2x6, every 3rd beam was a 4x6. The building isn't going to blow away.	Paint color, installation of storm doors & windows, satellite dishes	I know a bit, but would like to know more	Worcester Auditorium, Courthouse	I'm one of the former owners along with my brother Robert who lives in Florida.
Worcester - all of my life	I am a property owner near 36 Butler Street.	Absolutely! The rich quality of the heritage of Worcester, MA, particularly Quinsigamond Village - American Steel & Wire, Norton, Heald, the birth of America came from Quinsigamond Village.	Yes	Yes	Yes, but I feel the area should be made larger	More prominent private homes that have been well taken care of on Butler Street should be preserved.	Unsure		The original look of it should be maintained.	Yes	Any that are justified by their long-term compliments to the area and what they contributed to that area.	

Holden	None of the above	Yes	Yes	Yes	Yes		Beneficial	Because it would avoid arbitrary changes that could damage the historical character of the building and its surrounding property.	Changes other than routine maintenance should require review	Yes	A study should be made of Worcester buildings especially in areas where threat of demolition or alteration is great. This effort should take place promptly and a list of candidates for single property historic districts should be made and enacted as soon as possible. Areas such as downtown, Lincoln Square, and the Canal District should be made either a traditional historic district or, if that is not feasible, individual buildings should be selected for single building historic districts. The same process should take place across the city where buildings or historic sites are important to the architectural character and sense of place of each neighborhood and of the city. These sites should include industrial buildings and worker housing as well as important public buildings and other grand pieces of architecture.	
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	Try to save a historic building in my neighborhood that someone has been trying to destroy.	Paint color	I know a bit, but would like to know more	Auditorium, Denholm's	

Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	The building has survived to date almost intact for 150 years plus. The exterior details remain in original condition and proportions, in spite of the aluminum siding. Its past use has kept the interior intact and in very good condition.	Routine maintenance only	I know a bit, but would like to know more	?	thank you for the opportunity to participate
Worcester	I am a property owner near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	It would be important to understand plans prior to construction.	none	I know a bit, but would like to know more	Fire Station on Blackstone River Road	
Worcester	I rent property near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial		No significant exterior changes to the building itself (additions, satellite dishes, Storm windows)	I know a bit, but would like to know more	Quinsigamond Village Fire station	
Worcester	I rent property near 36 Butler Street.	Yes	Yes	Yes	Yes		Beneficial	It would be beneficial because it would preserve historic structures and aid in the promoting an attractive neighborhood aesthetic.	Installation of storm windows and doors.	I know a bit, but would like to know more	The Quinsigamond Firehouse at 15 Blackstone River Road.	



Appendix C: Article 3 §16 of City of  
Worcester Part Two, Organization of  
City Agencies of the Revised  
Ordinances Of 2015

**§16. 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, 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.

(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. 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.

(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, the Elm Park Neighborhood 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) *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.

(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.

## **§ 17. Planning Board**

(a) *Establishment of the Planning Board.* Under authority of General Laws, chapter forty-one, section eighty-one A, and Article Six of the Home Rule Charter there is hereby established under the jurisdiction of the city manager a regulatory board of the city to be known as the "Planning Board".

(b) *Membership of the Planning Board.* The planning board shall consist of five members appointed by the city manager for a term of five years such that one term shall expire on May thirty-first of each year.

(c) *Duties & Responsibilities of the Planning Board.* It shall be the duty and responsibility of the planning board to exercise the authority granted to it by the subdivision control law, and any other applicable general or special law, and the city wetlands ordinance, and any other applicable city ordinance.

# Appendix D: 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

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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.

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**Title VII** CITIES, TOWNS AND DISTRICTS

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**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).

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**Title VII** CITIES, TOWNS AND DISTRICTS

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**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.

<b>Part I</b>	ADMINISTRATION OF THE GOVERNMENT
<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.

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

**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

**Chapter** HISTORIC DISTRICTS  
**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 E: Notification Mailing to Property Owners Regarding Proposed District



The City of  
**WORCESTER**  
Historical Commission

Diane Long, Chair  
Janet Theerman, Vice Chair  
Erika Helnarski, Clerk  
Devon Kurtz  
Don Northway  
Steven Taylor  
Vanessa Andre

January 19, 2024

Dear Property Owner:

The Worcester Historical Commission is conducting a preliminary study of the establishment of a single-building local historic district in your neighborhood and would like your input. **Please consider expressing your thoughts on whether a single building local historic district may be appropriate and beneficial for the Butler Street neighborhood by completing a brief online questionnaire**, which may be accessed by scanning the QR code below or 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 City of Worcester’s Division of Planning & Regulatory Services at [planning@worcesterma.gov](mailto:planning@worcesterma.gov) or (508) 799-1400 ext. 31440 to request one. You may also call the same number and request to complete the survey with a staff member via phone.

The proposed local historic district would potentially include the National Register-listed Larchmont property at 36 Butler Street (formerly used as Lindquist Lundin funeral home) which is the historic country home of Ransom Clark Taylor, a prominent businessman. The structure was constructed in 1858, designed by Elbridge Boyden, the same architect who designed Worcester’s Mechanic’s Hall. The structure is believed to be one of the best-preserved and few surviving examples of Italianate villa style architecture in the City of Worcester.

The Worcester Historical Commission believes the establishment of a local historic district to include Larchmont is important to preserving the survival, character and historic significance of the property, and has therefore initiated this study to gather information on the property, to consult with the property owner, neighborhood residents, and the public at large, and to formulate a recommendation on the formation of a potential new local historic 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 400 local historic districts in Massachusetts, including four in Worcester: Crown Hill, Elm Park Neighborhood, Massachusetts Avenue, and Montvale. Within a local historic district, any changes to the exterior features of a property 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 property, ensuring that it’s architectural and historic character remain a distinct feature of the neighborhood for decades to come.

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

Sincerely,

Scan me!

DocuSigned by:  
*Diane Long*  
0EA8B752BA3C42B...

01/19/2024



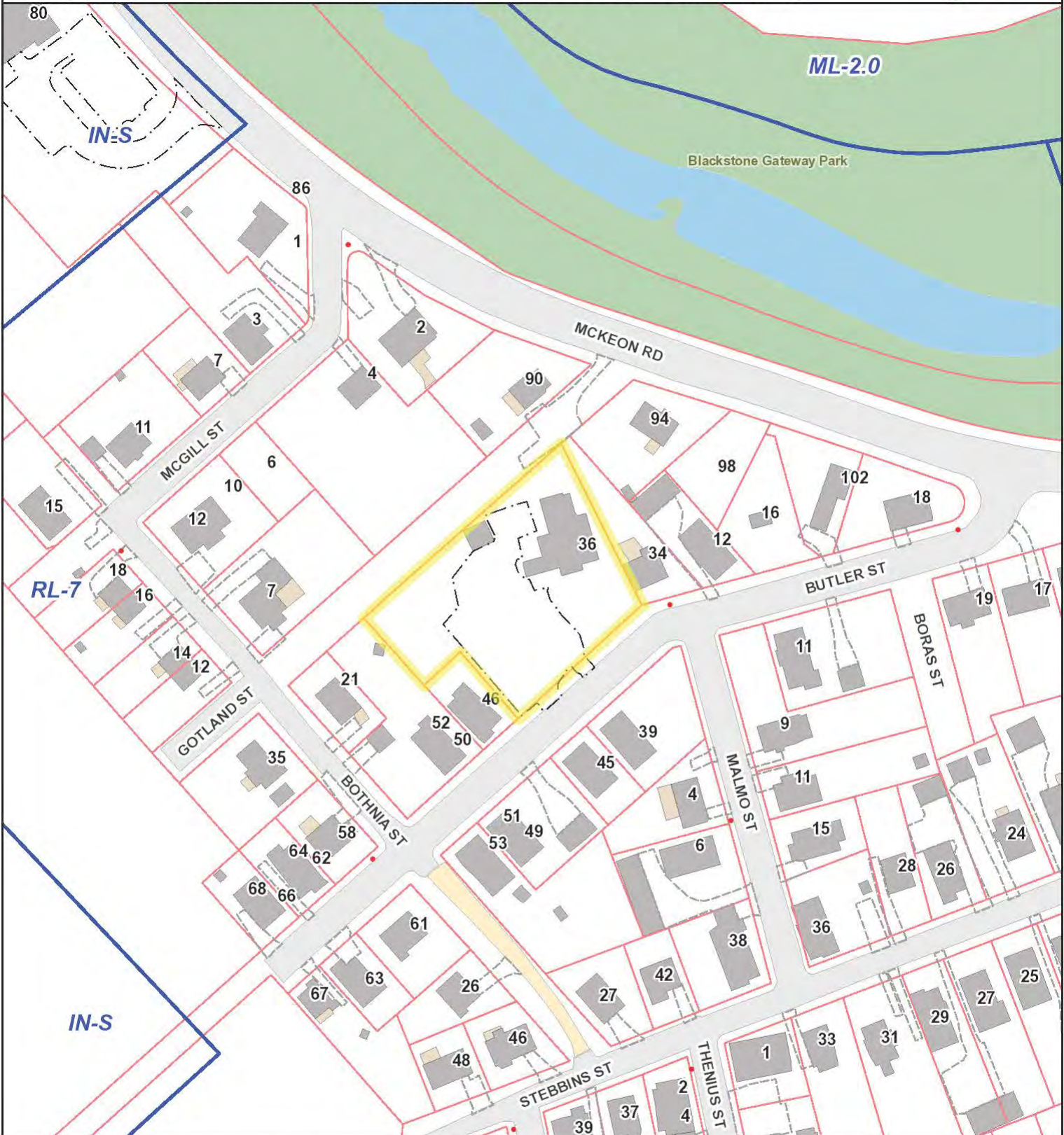
Diane Long, Chair, Worcester Historical Commission

**Worcester Historical Commission c/o  
Planning & Regulatory Services Division**  
Worcester City Hall, 455 Main Street, Room 404 (4<sup>th</sup> floor), Worcester, Massachusetts 01608  
Telephone: (508) 799-1400 x31440 Fax: (508) 799-1406  
Email: [planning@worcesterma.gov](mailto:planning@worcesterma.gov)  
Website: [www.worcesterma.gov/development](http://www.worcesterma.gov/development)





# Proposed Local Historic District Boundary - Larchmont (36 Butler Street)



**DATA SOURCES:**  
 Basemap data: City of Worcester, MA Geographic Information System  
 Original Data - Digitized at 1:480 scale (Data true resolution: 1 inch = 40 feet)  
 Updated Using Spring 2003 Photography at 1 inch = 100 feet  
 Further Updates Using City of Worcester Information  
 Property Details: City of Worcester, MA Assessing Division

**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. Vertical Datum NAVD88.

**DISCLAIMER:**  
 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. This map is a graphical representation of information for tax-administration purposes only and does not represent a professional survey. 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.

- Hydrants
- Zoning
- Driveways
- Parking Lots
- Parcels
- Edge of Pavement
- Road Surface
  - Paved
  - Unpaved
- Streams
- Ponds
- Buildings
  - Building
  - Deck/Patio
  - Open Space
- Conservation Restriction
- City of Worcester Parks
- Worcester Conservation Commission
- Greater Worcester Land Trust

- Massachusetts Audubon Society
- Commonwealth of Massachusetts
- Other (school, cemetery, private)
- City

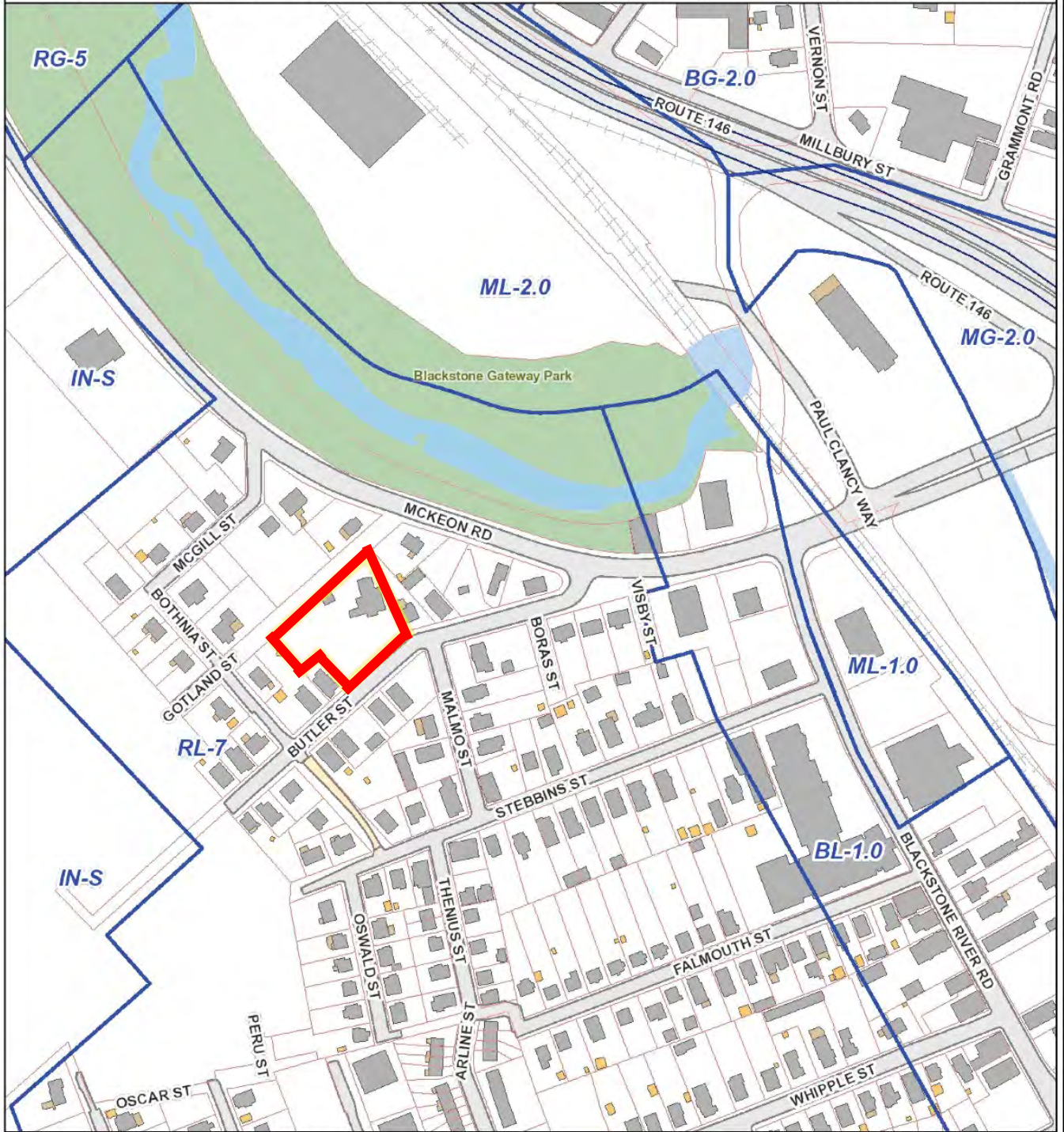


Proposed District Boundary for the possible Larchmont (36 Butler Street) local historic district



# Appendix F: Boundary Map

# Proposed Local Historic District - Ransom C. & Mary L. Taylor Estate (36 Butler Street)



**DATA SOURCES**  
 Base map data: City of Worcester, MA Geographic Information System  
 Original Date: Digitized at 1:400 scale (Data line resolution: 1 inch = 40 feet)  
 Updated: Spring 2003 Photography at 1 inch = 100 feet  
 Parcel Updates using City of Worcester Information  
 Photo by Date: City of Worcester, MA Assessing Division

**COORDINATE SYSTEM:**  
 All map data is in the Massachusetts State Plane Coordinate system,  
 North American Datum of 1983, Massachusetts Mainland zone (NAD83).  
 Units are measured in Feet. Vertical Datum NAVD83.

**DISCLAIMER:**  
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- Highways**
- Interstate
  - U.S.
  - State
- Zoning**
- Parcels
  - Edge of Pavement
- Road Surface**
- Paved
  - Unpaved
  - Railroad
  - Streams

- Ponds
- Buildings
- Building
- Deck/Patio
- Garage/Outbuilding
- Open Space
- City of Worcester Parks
- Commonwealth of Massachusetts

1" = 278 ft  
 February 7, 2024

