
Crown Hill Local Historic District

Preliminary
Study Report

October 5, 2012

Worcester Historical
Commission



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Preliminary Study Report

City of Worcester



Historical Commission

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Summary Sheet

Contact Information

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Study Committee Members

The study committee was a committee of the whole Worcester Historical Commission.

- J. Thomas Constantine – Chair
- Timothy McCann – Vice-Chair
- Kevin Provencher – Clerk
- James Crowley – Member Montvale Local Historic District
- Meagen Mulherin – Member
- Andrew Shveda – Associate Member
- Erika Dunn – Associate Member

Ex-officio members:

- Peter Schneider (former Chair)
- Michael Theerman – Member Massachusetts Avenue Local Historic District

Note: Janet Merrill served on the Historical Commission during part of the study but recused herself from participating on the study committee because she resides in the proposed district.

Acknowledgements

Neil Larson of Larson Fisher Associates (Woodstock, New York) was the primary documentarian for the 2010 Crown Hill Neighborhood Historic Properties Survey that was used, in part, as the basis for this study. He was assisted by Jill Fisher of Larson Fisher Associates and Kathryn Grover of Brownsville, Vermont, an associate of the firm. Their work formed the basis for several sections of this study.

Larson's work was supplemented by primary resource documents including City housing directories, U.S. Census and the *Worcester Society Blue Book: Elite Family Directory and Club Membership*. Larson also utilized maps, atlases as well as locally and nationally published periodicals. Additional materials used include: *Preliminary Study Report on the Establishment of the Lawrence Local Historic District, Brookline, MA* (2011), and *Final Study Report: Ames Historic District, Town of Easton, MA* (2010).

Special thanks to the members of the Crown Hill Neighborhood Association.

Expected Date of Public Hearing & City Council Vote

A public hearing on this matter will be held 60 days after the date the Massachusetts Historical Commission deems this Preliminary Study Report complete. The Worcester City Council will conduct its public hearing thereafter.

Total Number of Properties Affected by the Proposed Local Historic District

The proposed Crown Hill Local Historic District will affect:

- 205 property addresses
- 189 property owners
- 166 parcels (including 21 vacant/parking parcels)
- 173 properties
- 152 buildings
 - 133 contributing
 - 19 non-contributing
- ~40 acres of land

See Property Index and survey forms for more information.

Introduction

This Preliminary Study Report proposes the creation of the Crown Hill Local Historic District (CHLHD) in the area roughly along and within Pleasant, Irving, Austin and Newbury streets.¹ The report describes the CHLHD's cultural, historical and architectural significance and defines district boundaries consistent with the preservation of this important area within the City of Worcester.

A Local Historic District (LHD) is a specific area recognized for its historical and architectural significance. LHD's are intended to preserve architecturally and historically significant buildings, structures and places through a design review process that considers the elements, features as well as overall setting of properties within a district. The creation of a LHD does **not** change underlying land use rights (zoning) for the properties included. Instead, a LHD provides for the thoughtful management of changes made to building exteriors and/or properties that are viewable from a public way. This management occurs through a public design review process by which the local Historical Commission considers changes for approval prior to the issuance of any building permit. 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 (see Appendix C).

The first LHDs in Massachusetts were established in 1955 when Nantucket and Beacon Hill were designated. Since then, over 200 districts² have been established statewide pursuant to Massachusetts General Laws Chapter 40C, including Worcester's Massachusetts Avenue and Montvale LHDs. The Worcester Historical Commission is empowered to administer established LHDs³ and consider changes to these districts as appropriate. According to the Massachusetts Historical Commission, LHDs have 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.

¹ See Property Index for specific details about properties included within the CHLHD.

² Massachusetts Historical Commission. (n.d.) *There's a Difference: Understanding National Register District and Local Historic Districts* [Brochure]. Boston, MA.

³ Massachusetts Avenue Local Historical District (est. September 2, 1975) and Montvale Local Historic District (est. April 27, 1993).

The Need for Establishing this Local Historic District & its Community Benefit

The Crown Hill Local Historic District (CHLHD) will promote preservation of the neighborhood's general character, historic resources and architectural features threatened by ongoing changes and development. The proposed district represents some of the City's best remaining examples of mid and late 19th century architecture. This area presents a rare opportunity for preservation as many of its properties have their original architectural features largely intact. While strong grassroots neighborhood efforts have been present to help protect the area, creation of the CHLHD will serve to formally recognize the sense of pride in the neighborhood's historic meaning and architectural significance to the City. Establishing the CHLHD empowers the Worcester Historical Commission, through a design review process, to help ensure that future changes are consistent with the District's historic character.

In considering the development of the Crown Hill Local Historic District, the Study Committee understood the need for historical preservation and recognized that household incomes vary greatly throughout the district as compared with the City's other local historic districts. As such, the Study Committee made special note of the need for sensitivity related to economic hardship in cases where property owners were of modest means. The Study Committee also identified the opportunity for continued support through the City's Community Development Block Grant program to assist income eligible owners with repair and maintenance of their historically significant properties. The Study Committee strongly recommends that the City Administration align its community development grant programs as appropriate to help leverage the ongoing historic preservation of Crown Hill.

Methodology

Study Committee Creation

On December 4, 2008, the Worcester Historical Commission unanimously voted to form a study committee to consider the creation of the CHLHD. This action was prompted by the September 2008 petition by the Crown Hill Neighborhood Association. (Appendix A).

Study Committee Area for Consideration

The area evaluated was based on the Crown Hill Neighborhood Association's (CHNA) September 2008 petition to Worcester City Council to create a local historic district that includes properties in the area of Pleasant, Piedmont, Chandler, Irving, Clinton Streets and Houchin Avenue. The proposed district expands the 1976 and 1980 Oxford-Crown National Historic District delineations to include a broader area with additional significant buildings to reflect the neighborhood as a whole and provide for continuity of regulation throughout. The area petitioned was winnowed down based on information from a detailed property survey and testimony from key stakeholders including the CHNA, Preservation Worcester and property owners.

Although already designated with National Register Historic District status, documentation of the Crown Hill neighborhood was further improved and expanded upon through a detailed property survey conducted in 2010. This survey, along with existing documentation, was used to create a comprehensive basis for determining the boundaries of the Crown Hill Local Historic District proposed in this Preliminary Study Report.

2010 Crown Hill Neighborhood Historic Properties Survey

The Crown Hill Neighborhood Historic Properties Survey utilized current Massachusetts Historic Commission (MHC) criteria and methodology as defined in *Historic Properties Survey Manual: Guidelines for the Identification of Historic and Archeological Resources in Massachusetts* (1992), *Survey Technical Bulletin #1* (1993) and *MHC Interim Guideline Revisions* (March 1999, et seq.). Method and products outlined in the Secretary of the Interior's *Standards and Guidelines for Identification* (1983) were also used. The survey did not include vacant parcels, those containing non-historic buildings or properties that already had a satisfactory level of historic documentation found in existing Massachusetts Historical Commission inventory forms.

The 2010 survey addressed a full range of cultural resources such as: historic land use patterns, economic development, social and demographic history, and events that had an impact on the local community. Ethnic and cultural diversity, which is fundamental to the social history of this area and the City, was also an important part of this analysis. The survey area was further assessed to refine district boundaries and include a smaller area than what was originally petitioned by the CHNA.

Resident and Property Owner Involvement

The Crown Hill Neighborhood Association (CHNA), a 30-year old community-based organization based in the Oxford-Crown-Piedmont Area of Worcester, played a key role in promoting the creation of the Crown Hill Local Historic District (CHLHD). Their grassroots efforts were instrumental in informing and generating significant support from neighborhood residents, business owners, non-profit organizations and other stakeholder located in the area. In 2008, the CHNA petitioned City Council to create the district and helped fund the historic property survey used to form the basis of this proposal.

Approximately 30 property owners participated at public meetings concerning the development of this Preliminary Study Report. The Commission specifically notified, via mail, all property owners within the Crown Hill study area of its January 29, 2009 informational session and October 14, 2010 Crown Hill Survey Project presentation by Larson Fisher Associates. Property owners and residents were also informed of the Historical Commission's February 24, 2011 meeting to finalize the boundaries of the area. Lastly, all property owners will be notified of the release of this Preliminary Study Report and subsequent hearing(s) on its consideration.

Proposed District Addresses Loss of Resources

The inventory of properties affected was largely conducted in the 1970s when the Oxford-Crown Historic District was listed on the National Register, later expanded in 1980 and further increased with the recent Crown Hill Survey Project (See Table 4. Property Index). The proposed CHLHD will help to prevent the loss of historic resources by ensuring that any alterations or changes to buildings and structures viewable from the public way would be reviewed by the Worcester Historical Commission. This design review process will ensure that all changes are compatible with the neighborhood's historic and architectural features and prevent the unnecessary loss of significant features over time.

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. The Worcester City Council will conduct its public hearing on the matter thereafter.

Significance

Crown Hill Summary of Historical Significance

The proposed ~40 acre Crown Hill Local Historic District (CHLHD) is located in a largely residential area west of Downtown Worcester. The neighborhood is significant in the City as a mid-19th century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. Nearly half of the neighborhood's properties are listed on the National Register of Historic Places, many of which are part of an important collection of Greek Revival-style domestic architecture. This documentation, combined with the 2010 properties survey of lesser design and later date, provides a longer view of the neighborhood's development and a better sense of its economic, ethnic and social diversity.

The Crown Hill neighborhood of Worcester is a well preserved mid-19th century residential area, distinguished by its street layout and the presence of period architecture. In the early 1700s Major Daniel Ward, a Massachusetts militiaman, owned a 30-acre parcel that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. Benjamin Butman, an innholder, bought the parcel in 1818 and hired R.H. Eddy, a Boston engineer, to survey the land and develop subdivision plans.

Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260 but the area was slow to develop. During the panic of 1837 Butman's business failed and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large, ornate homes of Worcester's middle class.

Other prominent real estate developers of the period pushed the neighborhood's envelope west and south. The builders Samuel P. and Leonard S. Harrington laid out and sold lots on Congress and Chatham streets, and Francis H. Dewey, together with the Harringtons platted lots on Newbury, Quincy and Austin streets.⁴

Industrialization expanded and diversified the City's population, a change reflected in the course of Crown Hill's history. The neighborhood began to decline as Worcester's fortunes in the twentieth century waned and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The City invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The Society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid-19th century architecture in Worcester.

⁴ Dewey would also play a significant role in the spread of development west into the Piedmont neighborhood west of Crown Hill.

Near the turn of the 21st century, a group of neighborhood residents developed a keen awareness of the architectural and historical significance of their neighborhood and the need to preserve it. By 2008 this group, known as the Crown Hill Neighborhood Association (CHNA), petitioned Worcester City Council to create the city's third local historic district. Dr. Thomas Johnson, a former Worcester Historical Commission member and long time resident of 11 Oxford Street, strenuously advocated for the creation of a Crown Hill Local Historic District along with fellow residents and CHNA leadership Janet Merrill, President (14 Oxford Street), James Marcotte, Vice President (1 Congress Street), Marc Tumeinski (15 Oxford Street), and Edla and Randolph Bloom of (2 Congress Street).

Understanding the community development benefits that a Local Historic District could bring to the neighborhood and community at-large, City Manager Michael V. O'Brien, allocated \$13,300 from the City's Community Development Block Grant to provide part of the monies needed for a \$10,000 matching grant from the Massachusetts Historical Commission. This commitment leveraged with \$1,200 from Crown Hill residents through CHNA. The added funds from CHNA enabled the City to obtain a matching grant from the State sufficient enough to fund a historic building survey of Crown Hill in 2010. The comprehensive information provided by this survey served as the grist for this 2012 Study Report.

Crown Hill Summary of Architectural Significance

In terms of architectural significance, the proposed Crown Hill Local Historic District (CHLHD) is distinguished by its large concentration of well-intact homes of mid to late 19th century period architecture. While building styles vary from street to street, a significant proportion is Greek Revival (35%). Other commonly found styles throughout the District include Classical Revival (16%), Gothic Revival (11%), Italianate (10%) and Second Empire (10%). See Table 1 below.

Table 1. Architectural Styles of Contributing Buildings

Arch. Style	# of Buildings	% of Total ⁵
Greek Revival	47	35%
Classical Revival	21	16%
Gothic Revival	15	11%
Italianate	13	10%
Second Empire	13	10%
Queen Anne	7	5%
Romanesque	6	5%
Victorian Eclectic	4	3%
Three Decker	2	2%
English Revival	1	1%
Shingle Style	1	1%
Altered ⁶	2	2%
Other	1	1%
Total 133⁷		

⁵ Total does not sum to 100% due to rounding.

⁶ Altered – Architectural features have been substantially modified and are not intact compared to its original construction. Deemed a contributing building due to construction date.

⁷ Architectural styles breakdown does not include properties that are vacant/parking parcels (21) and buildings with non-contributing architectural styles (19).

Table 2. Architectural Styles by Street (With vacant and non-contributing buildings)

Street	Arch. Style	# of Buildings	% of Subtotal ⁸
Ashland St	Greek Revival	1	20%
	Second Empire	3	60%
	Shingle Style	1	20%
	Subtotal 5		
Austin St	Classical Revival	3	13%
	Gothic Revival	3	13%
	Greek Revival	8	33%
	Italianate	1	4%
	Second Empire	2	8%
	Other ⁹	1	4%
	Non-Contributing	1	4%
	Vacant/Parking (parcels)	5	21%
Subtotal 24			
Chatham Pl Chatham St	Classical Revival	6	25%
	Greek Revival	1	4%
	Italianate	2	8%
	Queen Anne	1	4%
	Romanesque	1	4%
	Second Empire	3	13%
	Non-Contributing	5	21%
	Vacant/Parking (parcels)	5	21%
Subtotal 24			
Clinton St	Vacant/Parking	1	100%
Subtotal 1			
Congress St	Classical Revival	1	7%
	Gothic Revival	2	13%
	Greek Revival	7	47%
	Italianate	2	13%
	Queen Anne	2	13%
	Victorian Eclectic	1	7%
Subtotal 15			
Crown St	Gothic Revival	3	17%
	Greek Revival	11	61%
	Italianate	2	11%
	Second Empire	2	11%
Subtotal 18			
Irving St	English Revival	1	7%
	Gothic Revival	1	7%
	Greek Revival	1	7%
	Italianate	3	21%
	Queen Anne	1	7%
	Romanesque	2	14%
	Victorian Eclectic	1	7%
	Altered ¹⁰	1	7%
	Non-Contributing	1	7%
	Vacant/Parking (parcels)	2	14%
Subtotal 14			

⁸ Total does not sum to 100% due to rounding.

⁹ Other – Style cannot be determined based on Form B information provided. However, structure is deemed contributing due to age (built 1890).

¹⁰ Altered – Architectural features have been substantially modified and are not intact compared to its original construction.

Table 2. Architectural Styles by Street (Cont.)

Street	Arch. Style	# of Buildings	% of Subtotal
Newbury St	Classical Revival	2	11%
	Gothic Revival	1	5%
	Greek Revival	8	42%
	Italianate	1	5%
	Queen Anne	1	5%
	Second Empire	1	5%
	Three Decker	2	11%
	Non-Contributing	1	5%
	Vacant/Parking (parcels)	2	11%
	Subtotal 20		
Oxford Pl	Classical Revival	1	33%
	Gothic Revival	1	33%
	Second Empire	1	33%
	Subtotal 3		
Oxford St	Classical Revival	1	8%
	Gothic Revival	2	15%
	Greek Revival	6	46%
	Italianate	1	8%
	Queen Anne	1	8%
	Non-Contributing	1	8%
	Vacant/Parking (parcel)	1	8%
	Subtotal 13		
Pleasant St	Classical/Colonial Revival	6	20%
	Gothic Revival	1	3%
	Greek Revival	3	10%
	Queen Anne	1	3%
	Romanesque	3	10%
	Second Empire	1	3%
	Victorian Eclectic	1	3%
	Altered	1	3%
	Non-Contributing	8	27%
	Vacant/Parking (parcels)	5	17%
	Subtotal 30		
Quincy St	Classical Revival	1	17%
	Gothic Revival	1	17%
	Greek Revival	1	17%
	Italianate	1	17%
	Non-Contributing	2	33%
	Subtotal 6		
West St	Victorian Eclectic	1	100%
	Subtotal 1		
Grand Total 173¹¹			

¹¹ Number of properties grand total (173) is greater than number of parcels (166) because some parcels have more than one building.

Significance of the Non-Historic Properties Affected

Establishing the Crown Hill Local Historic District (CHLHD) will contribute in effectively preserving one of the City’s historical residential neighborhoods. An integral part of protecting this district’s historical value is the ongoing preservation of its character. Regulating the non-historic properties and vacant land located within the CHLHD is important to ensure that future development including accessory structures and accessory parking areas are consistent with the character of the District.

According to the U.S. Department of the Interior’s guidelines¹² “setting” and “feeling” are two of the seven aspects that define a property’s “integrity.” According to these guidelines, “integrity is the ability of a property to convey its significance,” and “the retention of specific aspects of integrity is paramount for a property to convey its significance.” The non-historic properties included in the district help constitute the setting from which the district itself expresses its character and conveys aesthetic qualities as specific type of neighborhood. As the Department of the Interior’s guidelines state, “the physical features that constitute the setting of a historic property can be either natural or manmade...and that these features and their relationship should be examined not only within the exact boundaries of the property, but also between the property and its surroundings. This is particularly important for districts.”

As such, the non-contributing buildings, vacant parcels and parking areas included in the CHLHD are in proximity to historically significant buildings and structures (see Property Index and survey forms) and are therefore important to preserving the integrity of these historically significant properties and the District as a whole. The inclusion of these parcels ensures that future development and changes that could directly impact the District’s character, and thus the historic resources of the district, is reviewed by the Commission.

A relative small proportion (11%) of the buildings included within the District are of a non-contributing architectural style or have had their architectural features altered to such an extent that they are no longer representative of a contributing style. Nineteen (19) non-contributing styled buildings are scattered throughout the proposed District, mostly along Pleasant Street – a busy and vibrant commercial corridor on the CHLHD’s northerly end.¹³ In addition, the two buildings that are considered altered beyond recognition are located along the proposed district’s edges at 129-131 Pleasant Street and 5 Irving Street, and are surrounded by historically and architecturally significant structures.

Table 3. Summary of Properties by Type

Type	# of Properties	% of Total	Acres	% of Total Area
Contributing Buildings¹⁴	133	77%	~25	76%
Vacant Land/Parking Parcels	21	12%	~3.7	11%
Non-Contributing Buildings	19	11%	~4.2	13%
Total	173	100%	~32.9 ¹⁵	100%

¹² U.S. Dept. of Interior, National Park Service – Section VIII: How to Evaluate the Integrity of a Property (http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_8.htm).

¹³ These altered properties have been substantially modified and are not intact compared to its originally constructed style.

¹⁴ Includes Other and Altered buildings deemed contributing due to age.

¹⁵ Acres are rounded to nearest tenth. Total area of properties calculated does not include streets. The entire CHLHD (including streets) is ~40 acres.

Justification of the Boundaries

The National Register of Historic Places' 1976 and 1980 Oxford-Crown District boundaries were used as a starting point for delineating the Crown Hill Local Historic District (CHLHD). After a comprehensive historic area survey, a number of neighborhood meetings and Historical Commission public meetings, the proposed district boundaries were winnowed down to encompass a ~40 acre area with a total of 166 parcels with 173 buildings that together form a district with cultural, historic, and architectural significance to the City of Worcester

Demarcated by manmade features such as roads and property lines, CHLHD's periphery lies roughly along Pleasant, Irving, Austin and Newbury streets, which best represent Crown Hill both topographically and developmentally. The district omits parcels containing non-historic buildings and properties on the north side of Chandler Street, which consist of commercial uses and are more recent than those characteristic of the Crown Hill neighborhood. Properties on Hawley and Piedmont streets are also excluded from the boundary delineation because they are better associated with the development history of the Piedmont neighborhood. Properties on the north side of Pleasant Street¹⁶ are included because of their age, high visibility and to create a regularly shaped boundary that includes both sides of this street and contributing structures along the corridor. In addition, 21 vacant and surface parking parcels scattered within the proposed district have been included for their contribution to the continuity of a district and to ensure regulatory consistency.

Two historic homes on Ashland Street¹⁷ north of Pleasant Street are included in the district because they formed a clear boundary between the district and more recent development to the north. Two historic homes on the west side of Linden Street¹⁸ north of Pleasant Street are added for the same reason. Yet a historic house on the east side of West Street north of Pleasant is not included because it is considered part of a group of historic houses on West and Cottage streets that are considered part of another distinct neighborhood north of Pleasant Street, outside the Crown Hill context.

Inclusion of the Austin Street and Irving Street intersection area was reconsidered based on opposition from the property owner of 40 Irving Street, a vacant parcel. Through this reconsideration, the Commission determined that its exclusion would be consistent with the exclusion of the vacant portions of the parcels along Austin Street nearby. Yet the removal of only 40 Irving Street would create an undesirably irregular boundary line for the district if removed in isolation. Thus, although historic, the buildings at 41 also known as 39, 47 Irving Street, 46, 43, and 49 Austin Street were determined not to be central to the creation of the Crown Hill Local Historic District and were removed to create a clear, more regularly shaped boundary for the district in this area.

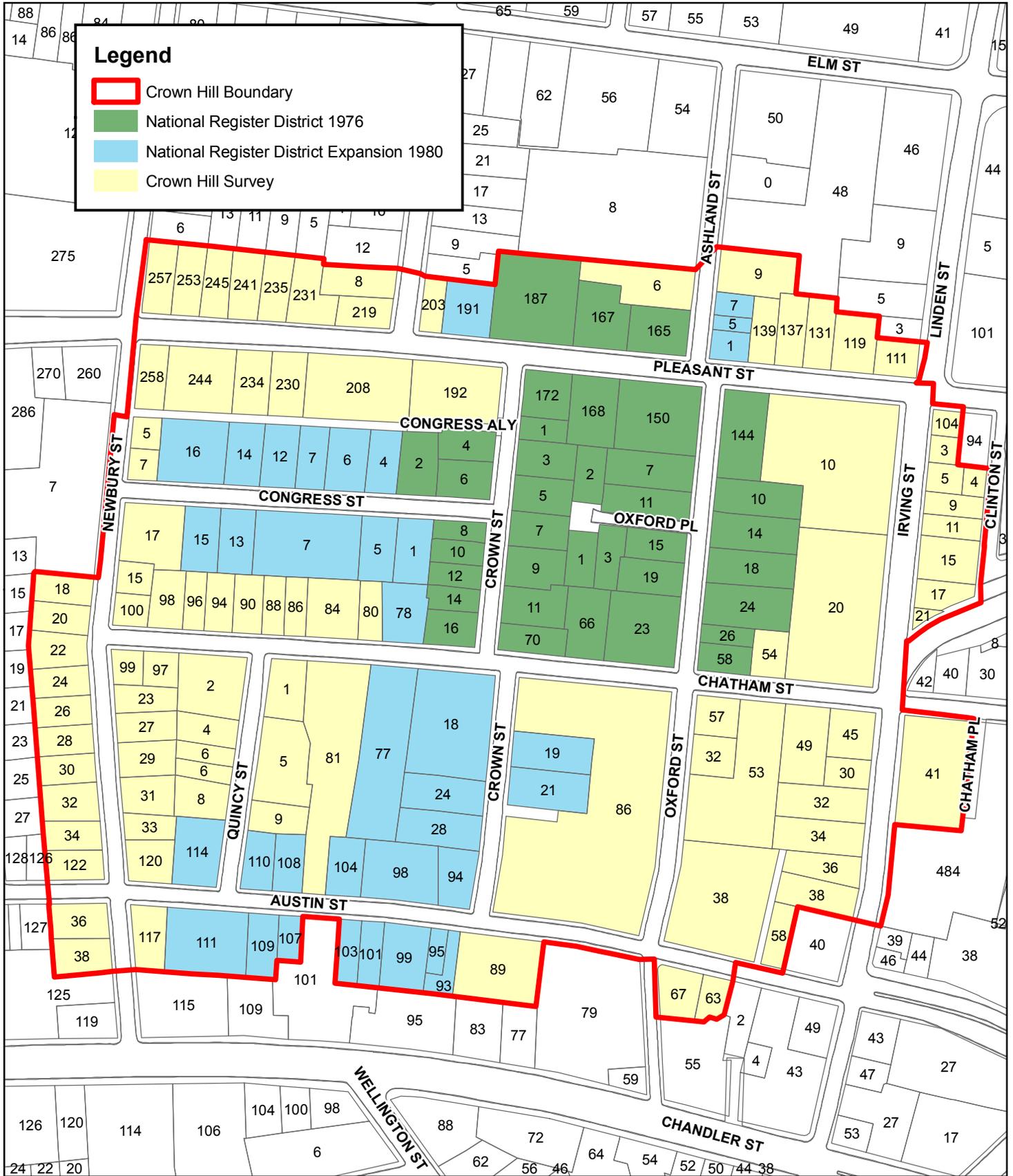
¹⁶ These were not included in the 2010 survey of historic properties.

¹⁷ 6 and 9 Ashland Street - Joseph & Sarah Griggs House (1849) and Union Church Parsonage (1887) respectively.

¹⁸ 111 and 119 Pleasant Street – The Sheriton (1925-1926) and vacant, surface parking respectively.

Map 1 - Proposed Crown Hill Local Historic District Boundaries

As of September 28, 2012



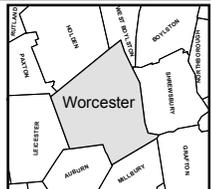
Legend

- Crown Hill Boundary
- National Register District 1976
- National Register District Expansion 1980
- Crown Hill Survey



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Executive Office of Economic Development
Division of Planning and Regulatory Services

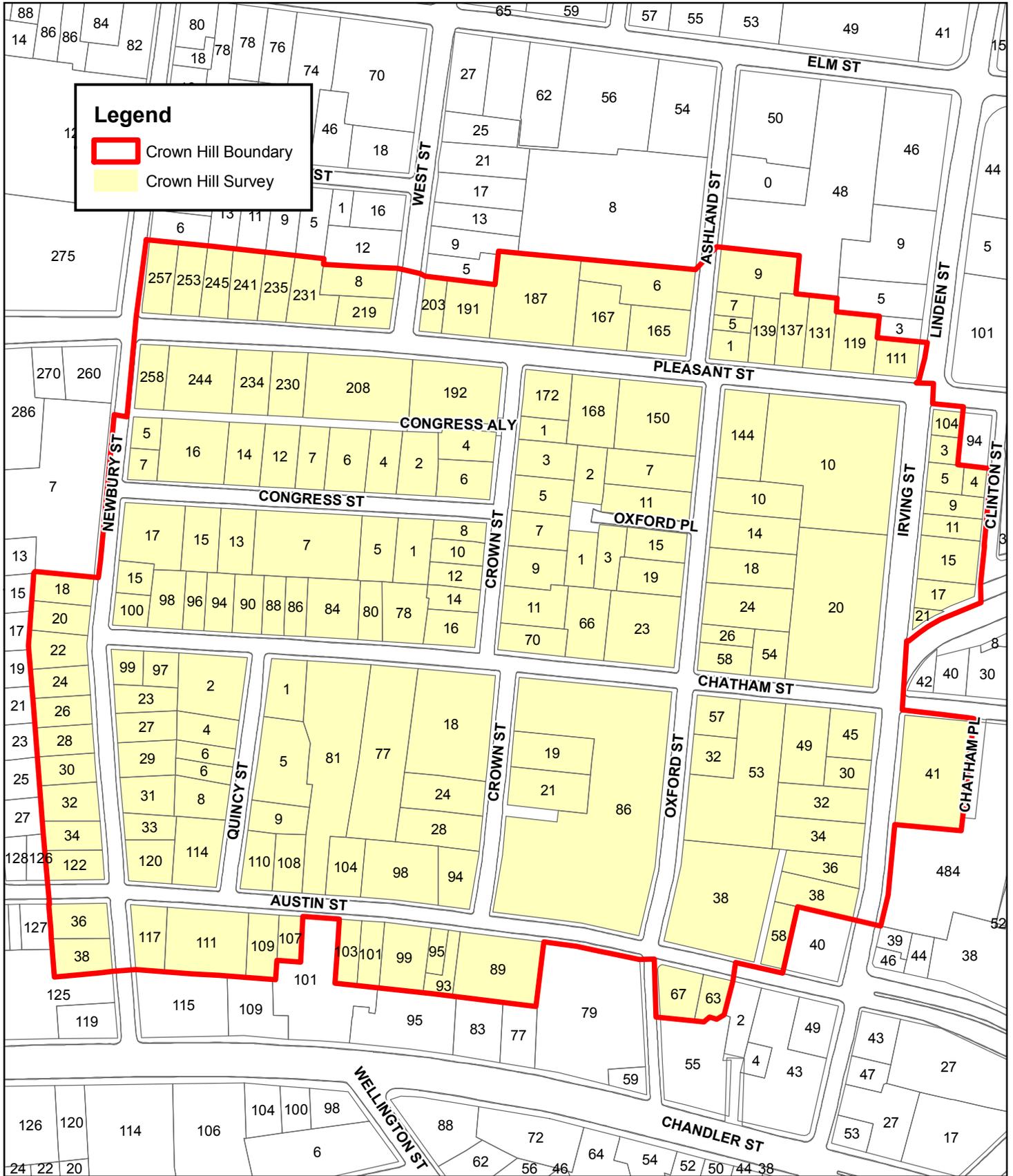
DATA SOURCES:
All data: City of Worcester Geographic Information System
COORDINATE SYSTEM:
All map data is in the Massachusetts State Plane Coordinate system,
North American Datum of 1983, Massachusetts Mainland Zone (4151)
Units are measured in Feet.



Produced by Triarii Date: August 27, 2012 File: CHLHD.mxd

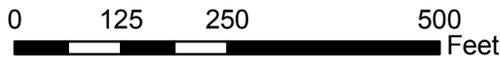
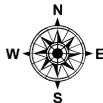
Map 2 - Proposed Crown Hill Local Historic District Boundaries

As of September 28, 2012



Legend

- Crown Hill Boundary
- Crown Hill Survey



Produced by City of Worcester
Executive Office of Economic Development
Division of Planning and Regulatory Services

DATA SOURCES:
All data: City of Worcester Geographic Information System
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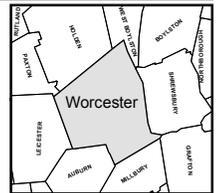


Table 4. Property Index

Property Index - Crown Hill Local Historic District								
No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
1-3	Ashland St	03-029-05+19	1872	George R. & Charlotte Bullens House (1) David & Lucy Manning House (3)	Second Empire	WOR.1014	NR80	(aka) 145-151 Pleasant St
5	Ashland St	03-029-00018	1872	Alexander & Adeline Bigelow House	Second Empire	WOR.2946	NR80	
6	Ashland St	03-028-00018	1849	Joseph & Sarah Griggs House	Greek Revival	WOR.466 WOR.2987	CHLHD10	¹⁹
7	Ashland St	03-029-00017	1872	Henry W. & Julia Eddy House	Second Empire	WOR.2947	NR80	
9	Ashland St	03-029-00020	1887	Union Church Parsonage	Shingle Style	WOR.464	CHLHD10	
58	Austin St	See Note 1	c. 1869	Charles S. & Ellen L. Goddard House	Second Empire	WOR.2948	CHLHD10	
63	Austin St	03-017-00020	1898	Peirce Block	Classical Revival	WOR.2844	CHLHD10	
65-69	Austin St	03-017-00021	c. 1870 (67) 1928 (69)	Abner Kelley & Herbert C. Greenwood, Herbert Rental House (67) Joseph E. Turgeon Bakery (69)	Greek Revival	WOR.2845 WOR.2846	CHLHD10	(aka) 52 Oxford St
86	Austin St	03-023-001-8		No description except for "factory"	-	WOR.1520	CHLHD10	(aka) 52 Oxford St ²⁰
89	Austin St	03-016-09+32	c. 1866	Daniel B. & Helena W. Maynard House	Greek Revival	WOR.2949	CHLHD10	
93	Austin St	03-016-00001	1888	Horgan Tenant Three Decker	Classical Revival	WOR.2950	NR80	
94-96	Austin St	03-024-00024	-	Vacant lot	-	O ²¹	NR80	
95	Austin St	03-016-00013	1856	Micah & Roxy Holbrook House	Greek Revival	WOR.1021	NR80	
98	Austin St	03-024-18+23	c. 1870	Amos & Amarith White House	Greek Revival	WOR.1029	NR80	(aka) 102 Austin St
99	Austin St	03-016-00014	-	Vacant lot, surface parking	-	O	NR80	
101	Austin St	03-016-00034	-	Vacant lot	-	O	NR80	
102	Austin St	See 98 Austin St	c. 1905	Now part of 98 Austin St parcel Dennis Lynch Triple-Decker (102)	Classical Revival	WOR.1030	NR80	(aka) 98 Austin St

¹⁹ Error – Form B incorrectly lists property 165 Main Street and 4 Ashland Street

²⁰ Deemed contributing due to age

²¹ O = No Information available

Property Index - Crown Hill Local Historic District

No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
103	Austin St	03-016-00017	1859	John A. & Elizabeth Farley House	Greek Revival	WOR.1024	NR80	
104	Austin St	03-024-0017A	1866	Edwin & Eliza Ames House	Gothic Revival	WOR.1031	NR80	
107	Austin St	03-016-00028	1859	Samuel A. & Elizabeth L. Pratt House	Gothic Revival	WOR.1025	NR80	
108	Austin St	03-024-00016	1987	<i>Non-contributing building</i>	-	O	NR80	
109	Austin St	03-016-00021	c. 1865	William A. & Mary Richardson House	Gothic Revival	WOR.1026	NR80	
110	Austin St	03-024-00015	1849	Lewis & Chloe Bradford House	Italianate	WOR.1022	NR80	
111-115	Austin St	03-016-00022	1855 R (111) 1855 R (113) No info (115)	Edwin A. Morse House (111) Josian P. Houghton House (113) No description (115)	Italianate (111) Victorian Eclectic (113) Second Empire (115)	WOR.1027 WOR.1028 WOR.1529	NR80	Vacant combined lot now all 111 Austin St
114	Austin St	03-024-00002	1863	Rufus H. & Adeline E. Chase House	Greek Revival	WOR.1032	NR80	
117-119	Austin St	03-016-00025	1866	Edwin Ames Rental House	Second Empire	WOR.1530	CHLHD10	
120	Austin St	03-024-01+27	1857	George Bradford House & Cigar Shop Site	Greek Revival	WOR.1531	CHLHD10	
122	Austin St	06-006-00032	-	Vacant lot, playground use	-	O	CHLHD10	
4	Chatham Pl	<i>See Note 2</i>	-	See 41 Chatham St	-	WOR.2958	CHLHD10	(aka) 6 Chatham Pl 41 Chatham St 27-29 Irving St
6	Chatham Pl	<i>See Note 3</i>	-	See 41 Chatham St	-	WOR.2958	CHLHD10	(aka) 4 Chatham Pl 41 Chatham St 27-29 Irving St
41	Chatham St	<i>See Note 4</i>	1918	The Irving	Classical Revival	WOR.2958	CHLHD10	(aka) 4-6 Chatham Pl 27-29 Chatham St
45	Chatham St	03-017-00005	-	Vacant, surface parking	-	O	CHLHD10	
49	Chatham St	03-017-00004	-	Vacant, surface parking	-	O	CHLHD10	
53	Chatham St	03-017-00002	-	Vacant, surface parking	-	O	CHLHD10	
54	Chatham St	03-022-00023	1847	Davis & Sarah Thayer House	Greek Revival	WOR.2959	CHLHD10	
57	Chatham St	03-017-00001	1942	Meenes Apartment House I	Classical Revival	WOR.2960	CHLHD10	

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No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
58-60	Chatham St	03-022-00022	1911	The Oxford Gate Apartment Building	Classical/ Colonial Revival	WOR.2855	NR76	
66-68	Chatham St	03-025-15+18	1896	Knibbs Flats	Romanesque	WOR.1787	NR76	
70	Chatham St	03-025-00019	-	Vacant	-	NS	NR76	
77	Chatham St	03-024-00019	1869	Willard & Annise Jones House	Second Empire	WOR.1033	NR80	
78	Chatham St	03-026-00030	1866	Amasa & Hattie Ballou House	Italianate	WOR.1034	NR80	
80	Chatham St	03-026-0030A	1879	Amasa Ballou Tenant House	Second Empire	WOR.2961	CHLHD10	²²
81	Chatham St	03-024-00013	1960	<i>Non-contributing building</i>	-	O	CHLHD10	
84	Chatham St	03-026-00029	c. 1885	Alexander J. Warfield Tenant House	Italianate	WOR.2962	CHLHD10	
85	Chatham St	03-024-00034	1928	Abraham Katz Chatham Street Apt. House	Classical/Colonial Revival	WOR.2856	CHLHD10	
86	Chatham St	03-026-00046	1982	<i>Non-contributing building</i>	-	O	CHLHD10	(aka) 29-33 Oxford St
88	Chatham St	03-026-00021	1982	<i>Non-contributing building</i>	-	O	CHLHD10	
90-92	Chatham St	03-026-00020	1888	Samuel H. Putnam House	Queen Anne	WOR.2857	CHLHD10	
94	Chatham St	03-026-00019	-	Vacant	-	O	CHLHD10	
96	Chatham St	03-026-00012	c. 1870	John D. Baldwin & John McIntosh House	Classical Revival	WOR.2858	CHLHD10	
97	Chatham St	03-024-00010	1982	<i>Non-contributing building</i>	-	O	CHLHD10	
98	Chatham St	03-026-00011	1857	Eleazer W. & Alona Carter House	Second Empire	WOR.2963	CHLHD10	
99	Chatham St	03-024-0010A	1982	<i>Non-contributing building</i>	-	O	CHLHD10	
100	Chatham St	03-026-00001	c. 1857	Berzalda & Catherine Butler House I	Classical Revival	WOR.2964	CHLHD10	
4	Clinton St	03-022-00007	-	Vacant lot, surface parking	-	O	CHLHD10	
1	Congress St	03-026-00036	1865	David L. & Margaret W. Morrill House	Italianate	WOR.1035	NR80	
2	Congress St	03-026-00035	1856	William P. & Ann Daniels House	Italianate	WOR.1774	NR76	

²² Error – Form B incorrectly lists property as 80 Chestnut Street

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No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
4	Congress St	03-026-00032	1850	James & Persis H. Andrews House	Greek Revival	WOR.1041	NR80	
5	Congress St	03-026-00031	1859	John E. & Alvira Spaulding House	Greek Revival	WOR.1026	NR80	
6	Congress St	03-026-00027	1852	Oliver & Caroline Chase House	Greek Revival	WOR.1042	NR80	
7 ²³	Congress St	See Note 5	1851	Alex. J. Warfield House (7)	Greek Revival	WOR.1037	NR80	
8-10	Congress St	See Note 6	1891	Hiram E. & Mabel Barnard House (8) George R. & Anna Bliss (10)	Queen Anne	WOR.1043	NR80	
9	Congress St	03-026-007-1	1908	John J. Pope House (9)	Greek Revival	WOR.1038	NR80	CO-NDO-00060
12	Congress St	03-026-00023	1867	Nelson & Alida Cowan House	Classical Revival	WOR.1044	NR80	
13	Congress St	03-026-00018	c. 1855	Charles & Caroline Lang House	Greek Revival	WOR.1039	NR80	
14	Congress St	03-026-00017	1860	Alfred E. & Dorinda Metcalf House	Gothic Revival	WOR.1045	NR80	
15	Congress St	03-026-00013	c. 1854	Simon T. & Clarissa S. Jacobs House	Greek Revival	WOR.1040	NR80	
16	Congress St	03-026-00014	1857	Joshua S. & Dorothy M. Wheeler House	Gothic Revival	WOR.1046	NR80	
17-19	Congress St	03-026-00004	c. 1870	Lewis C. Stone & Edward Parker House (17)	Victorian Eclectic	WOR.2859	CHLHD10	
1	Crown St	03-025-00020	c. 1862	Luther M. Capron & Angenette House	Greek Revival	WOR.1770	NR76	
3	Crown St	03-025-00007	c. 1859	Lorenzo & Mary Harding House	Greek Revival	WOR.1771	NR76	
4	Crown St	03-026-00043	c. 1850	Henry A. & Elmira L. Lee House	Greek Revival	WOR.1781	NR76	
5	Crown St	03-025-00008	1848	Russell R. & Elzada E. Shepard House	Greek Revival	WOR.1772	NR76	
6	Crown St	See Note 7	c. 1865	George S. & Emeline B. Barton House	Second Empire	WOR.1780	NR76	
7	Crown St	03-025-00009	1854	Ezra & Elizabeth Sawyer House	Greek Revival	WOR.1773	NR76	
8	Crown St	03-026-0041B	c. 1848	Fayette H. & Lucy A. Putnam House	Gothic Revival	WOR.1779	NR76	
9	Crown St	03-025-00010	c. 1850	Fannie C. Fales House	Greek Revival	WOR.1782	NR76	
10	Crown St	03-026-0041A	c. 1848	Sewell & Mary W. Holbrook House	Gothic Revival	WOR.1799	NR76	

²³ The Assessor's GIS data shows 7, 8-10 & 9 Congress Street (on different street sides) as one parcel because they are condominiums.

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No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
11	Crown St	03-025-00016	c. 1851	William Greenleaf House	Greek Revival	WOR.1019	NR76	
12	Crown St	03-026-00039	c. 1855	Horace H. & Delia M. Dayton House	Greek Revival	WOR.1778	NR76	
14	Crown St	03-026-00038	c. 1855	Ephraim C. & Ella L. Tainter House	Greek Revival	WOR.1777	NR76	
16	Crown St	03-026-00037	c. 1854	Samuel R. & Harriet M. Heywood House	Greek Revival	WOR.1776	NR76	
18	Crown St	03-024-00020	1850	Rev. Elam & Louisa J. Smalley House & Barn	Italianate	WOR.1049 WOR.2997	NR80	(aka) 75 Chatham St
19	Crown St	03-023-00011	c. 1870	Granville A. & Elizabeth B. Longley House	Second Empire	WOR.1047	NR80	
21-23	Crown St	03-023-09+10	c. 1855	Carter & Emily A. Whitcomb Double House	Greek Revival	WOR.1048	NR80	
24	Crown St	03-024-00021	1866	Elijah F. & Mercy W. Brooks House II	Italianate	WOR.1050	NR80	
28	Crown St	03-024-00022	1860	Edward P. & C.S. Drury House	Gothic Revival	WOR.1051	NR80	
1	Irving St	03-022-00005	-	See 104 Pleasant St	-	WOR.1007	CHLHD10	(aka) 104-106 Pleasant St
3	Irving St	03-022-00004	1920	<i>Non-contributing building</i>	-	O	CHLHD10	
5	Irving St	03-022-00008	c. 1896 c.1880	Milnes Apartments The Estey	Altered	WOR.2386	CHLHD10	Altered beyond recognition
9	Irving St	03-022-09+10	c. 1855; c. 1888	Francis Waldron & Orianna Blacker House	Queen Anne	WOR.2303	CHLHD10	
10	Irving St	03-022-00002	1877; 1934	All Saints Episcopal Church	Gothic Revival	WOR.1008	CHLHD10	
11	Irving St	03-022-11+33	c. 1888	Edward F. & Anna E. Bisco House	Romanesque	WOR.1010	CHLHD10	
15	Irving St	03-022-00017	c. 1915	Irving Street Apartments	English Revival	WOR.2305	CHLHD10	
17	Irving St	03-022-18+32	-	Vacant lot	-	O	CHLHD10	
20	Irving St	03-022-00020	1891 R	English High School Building	Romanesque Revival	WOR.1011	CHLHD10	
21	Irving St	03-022-00037	-	Vacant lot	-	O	CHLHD10	
27	Irving St	See Note 8	c. 1901	F. S. Robbins Apartment House See 41 Chatham St	No Style	WOR.1208	CHLHD10	(aka) 4-6 Chatham Pl 41 Chatham St 29 Irving St
29	Irving St	See Note 9	-	See 27 Irving St See 41 Chatham St	-	O	CHLHD10	(aka) 4-6 Chatham Pl 41 Chatham St 27 Irving St

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No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
30	Irving St	03-017-00033	1870	John C. & Mary L. White House	Italianate	WOR.2965	CHLHD10	
32	Irving St	03-017-00006	1853	Joseph E. Fales & Submit W. House	Italianate	WOR.1012	CHLHD10	
34	Irving St	03-017-00007	c. 1870	Edward C. A. & Mary C. Becker House	Italianate	WOR.2966	CHLHD10	
36	Irving St	03-017-00012	1851	Leonard & Emily White Two-Family House	Greek Revival	WOR.2967	CHLHD10	
38	Irving St	03-017-00013	1850	John C. & Cordelia Davidson House	Victorian Eclectic	WOR.2968	CHLHD10	
5	Newbury St	03-026-00006	-	Vacant lot	-	O	CHLHD10	
7	Newbury St	03-026-00005	c. 1869	John H. & Caroline Watson House	Greek Revival	WOR.2969	CHLHD10	
15	Newbury St	03-026-00002	c. 1865	Berzalda & Catherine Butler House II	Gothic Revival	WOR.2970	CHLHD10	
18	Newbury St	06-006-00015	c. 1859 c. 1900	William L. & Elizabeth Maynard House	Greek Revival	WOR.2971	CHLHD10	
20	Newbury St	06-006-00018	c. 1859	Julius & Johanna Gunther House	Greek Revival	WOR.2972	CHLHD10	
22	Newbury St	06-006-00019	-	Vacant lot	-	O	CHLHD10	
23	Newbury St	03-024-00008	c. 1883	Ira Davis Three Decker	Three Decker	WOR.2973	CHLHD10	
24	Newbury St	06-006-00020	c. 1870	James D. Moore House	Classical Revival	WOR.2982	CHLHD10	
26	Newbury St	06-006-00023	2010	<i>Non-contributing building</i>	-	O	CHLHD10	
27	Newbury St	03-024-00007	c. 1887	John L. Parker Three Decker	Three Decker	WOR.2974	CHLHD10	
28	Newbury St	06-006-00024	c. 1870	Isabella & Elizabeth McCausland House	Greek Revival	WOR.1975	CHLHD10	
29	Newbury St	03-024-00005	c. 1886	Charles F. Maynard & Henry E. Davis House	Queen Anne	WOR.2893	CHLHD10	
30	Newbury St	06-006-00027	c. 1870	Samuel B. & Fannie Crosby House	Greek Revival	WOR.2976	CHLHD10	
31	Newbury St	03-024-00003	c. 1865	N. D. Gay & Michael McGrath House	Greek Revival	WOR.2895	CHLHD10	
32	Newbury St	06-006-00028	c. 1868	George W. & Almira S. Huse House	Greek Revival	WOR.2977	CHLHD10	
33	Newbury St	03-024-00028	c. 1886	Patrick & Mar C. Crane House	Classical Revival	WOR.2978	CHLHD10	
34	Newbury St	06-006-00031	c. 1870	George E. & Selma S. Miller House	Second Empire	WOR.2979	CHLHD10	

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No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
36	Newbury St	06-014-00022	c. 1865	Charles B. & Margaret S. Haynes House	Greek Revival	WOR.2980	CHLHD10	
38-40	Newbury St	06-014-20+21	c. 1857	Charles C. & Annette Green House	Italianate	WOR.281	CHLHD10	
1	Oxford Pl	03-025-00011	c. 1885	Charles B. & Abbie B. Knight House	Classical Revival	WOR.1791	NR76	
2	Oxford Pl	03-025-00006	1850	Samuel N. & Elvira H. Whitney House Joseph H. & Martha B. Dodd House	Second Empire	WOR.1790	NR76	
3	Oxford Pl	03-025-00017	1868	James J. & Sarah T. Russ House	Gothic Revival	WOR.1792	NR76	
7-9	Oxford St	03-025-00004	1846	Henry P. & Martha F. Howe House (7) Salem & L. Maria Griggs Tenant House (9)	Greek Revival (7) Queen Anne (9)	WOR.1789 WOR.2993	NR76	
10	Oxford St	03-022-00013	1849	Charles C. & Susan M. Coleman House	Greek Revival	WOR.1764	NR76	
11	Oxford St	03-025-00005	1850	Samuel A. & Susan F. Goss House	Greek Revival	WOR.1788	NR76	
14	Oxford St	03-022-00014	1846	Simeon N. & Eunice Story House	Greek Revival	WOR.1765	NR76	
15	Oxford St	03-025-00012	1850	Lemuel G. & Catherine J. Mason House	Italianate	WOR.1767	NR76	
18	Oxford St	03-022-00015	1850	Benjamin & Martha Goddard House	Greek Revival	WOR.1785	NR76	
19	Oxford St	See Note 10	1856	Elijah F. & Mercy W. Brooks House I	Greek Revival	WOR.1768	NR76	
23	Oxford St	03-025-00014	1908	Worcester Friends Church	Gothic Revival	WOR.1769	NR76	
24	Oxford St	03-022-00021	-	Vacant lot	-	O	NR76	
26	Oxford St	03-022-00034	c. 1870	James White Rental House	Gothic Revival	WOR.1786	NR76	
32	Oxford St	03-017-0001A	1942	Meenes Apartment House II	Classical Revival	WOR.2982	CHLHD10	
38	Oxford St	03-017-00009	1983	<i>Non-contributing building</i>	-	O	CHLHD10	(aka) 64-68 Austin St 40-42 Oxford St
104-106	Pleasant St	03-022-00005	1884	Robinson and Swan Blocks	Victorian Eclectic	WOR.1007	CHLHD10	(aka) 1 Irving St 106 Pleasant St
111-117	Pleasant St	03-029-00022	c. 1926 c. 1925	The Sheriton (111) The Sheraton Apartment House (117)	Classical Revival Neo-Federal/ Colonial Revival	WOR.2983 WOR.2037	CHLHD10	
119	Pleasant St	03-029-00015	-	Vacant lot, surface parking	-	O	CHLHD10	

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No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
129-131	Pleasant St	03-029-00021	c. 1869	Daniel F. Estabrook Two-Family House (131)	Altered	WOR.2984	CHLHD10	
137	Pleasant St	03-029-00007	c. 1855	D. Francis & Sarah Estabrook House	Colonial Revival	WOR.2985	CHLHD10	
139-143	Pleasant St	03-029-00006	c. 1870	George H. & Hannah Atwood House (139)	Classical Revival	WOR.2986	CHLHD10	
144	Pleasant St	03-022-00001	1844	Asa & Lucy Walker House	Greek Revival	WOR.1763	NR76	
150	Pleasant St	03-025-00003	1827	<i>Non-contributing building</i>	-	O	NR76	
165	Pleasant St	03-028-00019	1890	Pleasant Street Baptist Church	Romanesque	WOR.2987	NR76	(aka) 4 Ashland St ²⁴
167	Pleasant St	03-028-17+23	-	Vacant	-	WOR.1784	NR76	
168	Pleasant St	03-025-00002	-	Vacant, surface parking	-	O	NR76	
172	Pleasant St	03-025-00001	-	Vacant lot, surface parking	-	O	NR76	
179-187	Pleasant St	03-028-14+16	c. 1865 c. 1888 c. 1845	Hamilton B. & Hannah Fay House (179) John E. Day Rental House (187) Caleb & Laurenda Dana House (187R)	Second Empire Queen Anne Greek Revival	WOR.1052 WOR.1783 WOR.2988	NR76	
191-195	Pleasant St	03-028-00013	1888	Harrison S. Prentice Flat Block	Queen Anne	WOR.1009	NR80	
192	Pleasant St	03-026-44+45	1950	<i>Non-contributing building</i>	-	O	CHLHD10	
203	Pleasant St	03-028-00021	1917	The Westland Apartments	Classical Revival	WOR.2884	CHLHD10	(aka) 1-3 West St
208	Pleasant St	03-026-26+33	1996	<i>Non-contributing building</i>	-	O	CHLHD10	
219	Pleasant St	03-027-00025	1950	<i>Non-contributing building</i>	-	O	CHLHD10	Merged with 223 (aka) 4 West St
230	Pleasant St	03-026-00024	c. 1865	Alexander Bigelow House	Greek Revival	WOR.2901	CHLHD10	
231	Pleasant St	03-027-00026	-	Vacant, surface parking	-	O	CHLHD10	
234	Pleasant St	03-026-00016	1911	The Parlin	Classical Revival	WOR.2902	CHLHD10	
235	Pleasant St	03-027-00027	c. 1870	Samuel K. Buell House & Store	Gothic Revival	WOR.2903	CHLHD10	
241	Pleasant St	03-027-0028B	1925	<i>Non-contributing building</i>	-	O	CHLHD10	
242-250	Pleasant St	03-026-08+15	1894	The Newbury (244)	Romanesque	WOR.2905	CHLHD10	Romanesque Revival

²⁴ Error – Form B incorrectly lists property as 165 Main Street

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No.	Street	MBL	Date Constructed	Historic Name	Arch. Style	MHC No.	Status	Notes
245	Pleasant St	03-027-0028A	1890	<i>Non-contributing building</i>	-	O	CHLHD10	
253	Pleasant St	03-027-00029	1930	<i>Non-contributing building</i>	-	O	CHLHD10	
257	Pleasant St	<i>See Note 11</i>	1898	The Whittier	Romanesque Revival	WOR.2906	CHLHD10	
258	Pleasant St	03-026-00007	1925	<i>Non-contributing building</i>	-	O	CHLHD10	
2	Quincy St	<i>See Note 12</i>	2007	<i>Non-contributing building</i>	-	O	CHLHD10	
4	Quincy St	03-024-00030	c.1867	Moses & Louisa Church House	Classical Revival	WOR.2989	CHLHD10	
5	Quincy St	03-024-00032	c.1885	Lemira H. Baldwin House	Gothic Revival	WOR.2990	CHLHD10	
6	Quincy St	<i>See Note 13</i>	2005	<i>Non-contributing building</i>	-	O	CHLHD10	
8	Quincy St	03-024-00004	c. 1862	Josiah P. & Frances A. Houghton House	Greek Revival	WOR.2991	CHLHD10	
9	Quincy St	03-024-00014	c. 1867	James D. & Sarah J. Moore House	Italianate	WOR.2992	CHLHD10	
8	West St	03-027-00024	c. 1856	Gerry Hutchinson House	Victorian Eclectic	WOR.630	CHLHD10	

Notes to Table 4. Property Index Table

Note	No.	Street	MBL	
1	58	Austin St	CO-NDO-02090 03-017-58-01	03-017-58-02 03-017-58-03
2	4	Chatham Pl	03-18A-P2-U1 03-18A-P2-U2	03-18A-P2-U3 03-18A-P2-U4
3	6	Chatham Pl	03-18A-P3-U1 03-18A-P3-U2 03-18A-P3-U3 03-18A-P3-U4	03-18A-P3-U5 03-18A-P3-U6 03-18A-P3-U7 03-18A-P3-U8
4	41	Chatham St	CO-NDO-00090 03-8A-P1-U1 03-8A-P1-U2 03-8A-P1-U3 03-8A-P1-U4	03-8A-P1-U5 03-8A-P1-U6 03-8A-P1-U7 03-8A-P1-U8
5	7	Congress St	CO-NDO-00060 03-026-007-2	03-026-007-3 03-026-007-4
6	8-10	Congress St	03-026-007-5 03-026-007-6 03-026-007-7	03-026-007-8 03-026-007-9
7	6	Crown St	CO-NDO-00070 03-026-042-1	03-026-042-2 03-026-042-3
8	27	Irving St	03-18A-P4-U1 03-18A-P4-U2	03-18A-P4-U3 03-18A-P4-U4
9	29	Irving St	03-18A-P5-U1 03-18A-P5-U2 03-18A-P5-U3 03-18A-P5-U4	03-18A-P5-U5 03-18A-P5-U6 03-18A-P5-U7 03-18A-P5-U8
10	19	Oxford St	03-025-19-01 03-025-19-02	03-025-19-03
11	257	Pleasant St	03-027-257-1 03-027-257-2 03-027-257-3 03-027-257-4 03-027-257-5 03-027-257-6 03-027-257-7 03-027-257-8 03-027-257-9	03-027-257-10 03-027-257-11 03-027-257-12 03-027-257-13 03-027-257-14 03-027-257-15 03-027-257-16 03-027-257-17
12	2	Quincy St	03-024-02-2A 03-024-02-2B 03-024-02-2C	03-024-02-2D 03-024-02-2E 03-024-02-2F
13	6	Quincy St	03-024-06-1L	03-024-06-1R

Regulatory Alternatives Considered

Per Chapter 40, Section 8 of Massachusetts General Laws, the Study Committee considered the scope of the Commission's purview with regard to the Crown Hill Local Historic District. Specifically, the Committee considered whether to recommend providing exclusions for any of the following:

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

After deliberation and based on feedback by the petitioners, the Study Committee decided not to exclude any of the above items from consideration within the Crown Hill Local Historic District. (See Recommended Ordinance).

The next section provides the Recommended Ordinance Amendment proposed for adoption by City Council. For reference, Appendix B provides an entire copy of Article Three, Section 17, Part II of the 2008 General Revised Ordinance that is being amended. Appendix C 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 17 OF ARTICLE THREE, PART II, OF THE REVISED ORDINANCES OF 2008 CREATING THE CROWN HILL HISTORIC DISTRICT

Section 17 of Article Three, Part II of the Revised Ordinances of 2008 is hereby amended as follows:

SECTION 1. Subsection (b) is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

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

SECTION 2. Subsection (c) is hereby amended by deleting the first four sentences in their entirety and inserting the following 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. One member shall be a resident of the Massachusetts Avenue Historic District, one member shall be a resident of the Montvale Historic District and one member shall be a member of the Crown Hill Historic District.

SECTION 3. Subsection (d)(1) is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

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

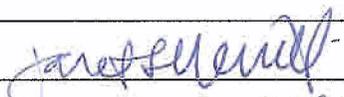
Appendix A

Crown Hill Neighborhood Association. Petition to Worcester City Council

TO THE CITY COUNCIL OF THE CITY OF WORCESTER:

The undersigned person(s) most respectfully petitions your Honorable Board :

Request: ~~The Crown Hill Neighborhood Association respectfully petitions the Worcester City Council to create a Local Historic District to include some properties in the area of Pleasant, Piedmont, Chandler, Irving, Clinton Streets and Houchin Avenue (as depicted on attached map).~~

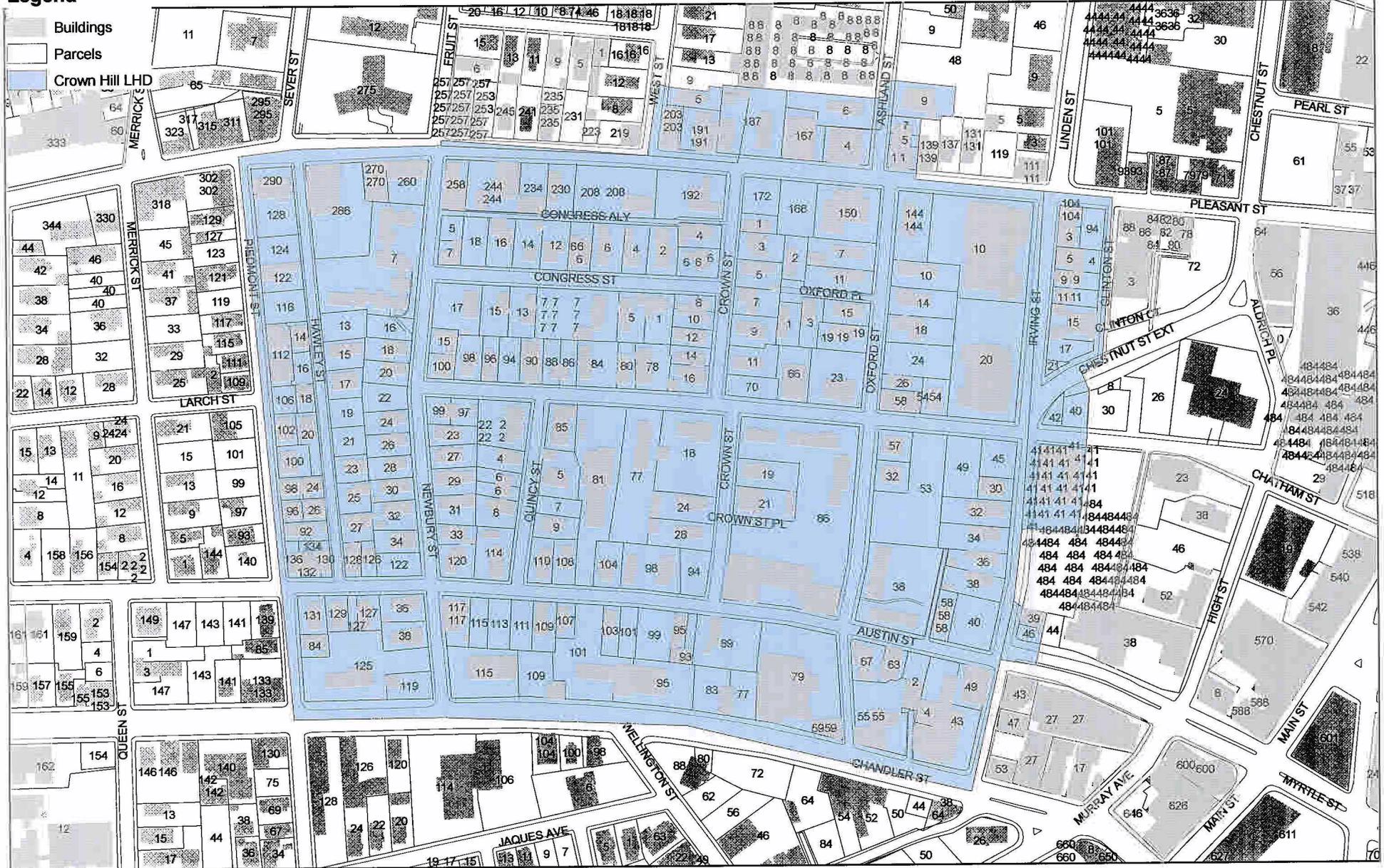

JANET S. MERRILL

PRESIDENT,
CROWN HILL NEIGHBORHOOD ASSOCIATION

14 OXFORD ST.
WORCESTER, MA 01609
508 752-9095

Crown Hill Historic District

Legend



1 inch equals 300 feet



PETITION

The Crown Hill Neighborhood Association (CHNA), a 30 year old community organization based in the Oxford-Crown-Piedmont Area of Worcester, hereby respectfully petitions the Worcester Historical Commission (WHC), a Certified Local Government, and the Worcester City Council to CREATE WORCESTER'S THIRD LOCAL HISTORIC DISTRICT (LHD).

The proposed LHD, The Oxford-Crown-Piedmont Local Historic District, lies within the geographical confines of the 1980 National Register *Expanded* Oxford-Crown Historic District. It consists of approximately 90 properties (resources), most of which are certified "historic" by national and/ or state agencies (please see the CHNA consensus map and the property inventory included in this handout).

The unique social, historical, cultural, and architectural significance of this area developed in 1837, cannot be overstated. Its value for the neighborhood, city, region, state, and nation are well chronicled elsewhere, e.g. National Register Area Survey Form A's (1978 and 1980), and in copious published materials, many of which emanated from Preservation Worcester (PW). PW's predecessor, The Worcester Heritage Preservation Society, was instrumental in early neighborhood stabilization and preservation in the 1970's.

CHNA submits its historical research and publically-distributed information and surveys, included herein, for the full use of the WHC in preparation of the formal LHD Study Report, consonant with the Massachusetts General Laws-Chapter 40, Section 3 (portion of which is included in the following materials-see CONTENTS).

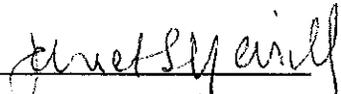
Although the proposed area has been WELL surveyed in the past by the Massachusetts Historical Commission (MHC) of behalf of the National Register (1976 and 1980), and the MHC/WHC (2005), many of the resources *ironically* do NOT have a Building Form B with the MHC (they are presumably "lost"). However, much authoritative individual architectural information and historical narrative can be gleaned from the extant Area Survey Forms (A), other published materials, and the Waite Manuscript Collection (held at the American Antiquarian Society).

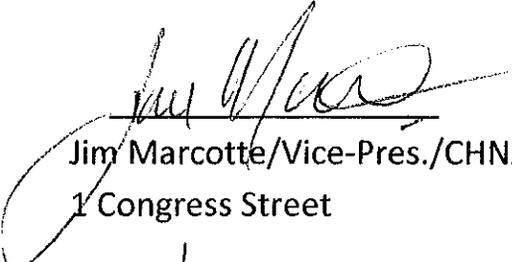
It remains for the WHC, and (persuasively) confirmation by the MHC), to determine what additional information/content may be required to complete a LHD Study Report.

The CHNA undertook active formulation of this proposal in 2007 in view of the following circumstances (here summarized):

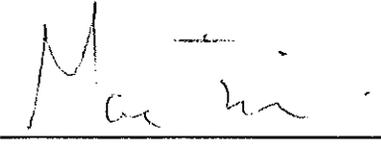
1. The area continues to lose a number of properties through neglect, piecemeal destruction, demolition, and foreclosure.
2. A LHD would potentially save housing otherwise lost, providing an opportunity for melding historical preservation with affordable housing. Note that the neighborhood has *welcomed* and *hosts* multiple non-profits engaged in provision of shelter or low income housing, e.g. Abby House, Worcester Community Housing Resources, and Worcester Common Ground.
3. The city and community appear knowledgeable, prepared, and energized to move ahead with such a project.
4. The vision of an inclusive, safe, tolerant, beautiful, and cohesive working class neighborhood in an historical setting is WELL SERVED BY THE CREATION OF THIS LHD, THE OXFORD-CROWN-PIEDMONT LOCAL HISTORIC DISTRICT.

Thank you for your consideration and action on this petition.


Janet Merrill/ President/CHNA
14 Oxford Street


Jim Marcotte/Vice-Pres./CHNA
1 Congress Street


Edla Ann Bloom/ Treasurer/CHNA
2 Congress Street


Marc Tumeinski/Scribe/CHNA
15 Oxford Street.


Thomas A. Johnson, MD/CHNA/11 Oxford Street

5/29/08
TBJ

Appendix B

Revised Ordinance of the City of Worcester

Article 3, § 17. Historical Commission

Article 3, § 17. Historical Commission

§ 17. 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 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” and the “Montvale Historic District”, both being shown on maps bearing their respective titles and on file with the city clerk and made a part hereof.
- (c) *Membership of the Historical Commission.* The commission shall consist of six 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 two terms of regular members shall expire every December thirty-first. The terms of alternate members shall be staggered such that the terms shall expire on December thirty-first on successive years and none shall expire every third year. One member shall be a resident of the Massachusetts Avenue Historic District and one member shall be a resident of the Montvale 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 and the Montvale Historic District, and any additional historic districts lawfully established, consistent with General Laws;
 - (2) issue certificates of appropriateness, certificates of nonapplicability, and certificates of hardship with respect to construction or alteration of buildings and structures within the historic district when such construction or alteration affects exterior architectural features. Such certificates shall be issued as prescribed in the General Laws, chapter forty C, section six;
 - (3) consider factors as prescribed in General Laws, chapter forty C, section seven, in passing upon matters before it;
 - (4) issue such certificates, make such recommendations, keep such records and have such powers, functions and duties as are prescribed in General Laws, chapter forty C, section ten, except that officers and employees necessary for the proper administration of the commission shall be appointed and removed by the city manager in accordance with the city charter; and all gifts shall be subject to approval of the city manager and city council;
 - (5) call and conduct meetings and to hold such public hearings as are prescribed in General Laws, chapter forty C, section eleven;

- (6) conduct research for places of historic value, to coordinate the activities of unofficial bodies organized for similar purposes, to advertise, prepare, print and distribute books, maps, charts, plans and pamphlets which it deems necessary for its work, and to make such recommendations as are described in General laws, chapter forty C, section eight D;
 - (7) propose from time to time to the city manager as it deems appropriate, the establishment in accordance with the provisions of this Article and the General Laws, chapter forty C, section three, of additional historic districts and changes in historic districts;
 - (8) determine an appropriate system of markers for selected historic sites and buildings not already sufficiently marked, to arrange for preparation and installation of such markers, and to arrange for the care of historic markers;
 - (9) advise the redevelopment authority, planning board and any other city department or agency in matters involving historic sites and buildings;
 - (10) cooperate with and enlist assistance from the National Park Service, the National Trust of Historic Preservation, and other agencies, public and private, concerned with historic sites and buildings;
 - (11) advise owners of historic buildings in Worcester on problems and solutions of preservation; and
 - (12) perform such other duties as may be prescribed by law.
- (e) *Advisory Board to the Historical Commission.* The commission may recommend to the city manager from time to time as needed, appointment of advisory committees of historians and persons experienced in architecture or other arts or in historic restoration or preservation to assist the commission.
- (f) *Rules & Regulations of the Historical Commission.* The commission, under the authority of General Laws, chapter forty C, shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not inconsistent with the provisions of chapter forty C and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business.
- (g) *Maintenance & Repair of Properties Under the Jurisdiction of the Historical Commission.* Nothing herein shall be construed to prevent the ordinary maintenance and repair of buildings, structures or grounds within the district nor prevent actions by duly authorized public officers as described in General Laws chapter forty C, section nine.
- (h) *Appeals from Decisions of the Historical Commission.* Any applicant aggrieved by a determination of the commission may file a written request with the commission for review by person or persons of competence and experience in such matters designated by the Central Massachusetts Regional Planning Commission as prescribed in the General Laws, chapter forty C, section twelve, and may further appeal such determination to the superior court as prescribed in the General Laws, chapter forty C, section twelve A.

Appendix C

Massachusetts General Laws, Chapter 40C



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Section 1	Citation	PREV NEXT

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

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Section 2	Purpose	PREV NEXT

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.

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Section 3	Establishment of historic districts; pre-requisites; enlargement or reduction of boundaries; amendment of creating ordinance; filing of maps	PREV NEXT

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.

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Section 4	Study committees; commissions; establishment; membership; terms; vacancies; compensation; officers	PREV NEXT

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.

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Section 5	Definitions	PREV NEXT

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.

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Section 6	Certificates of appropriateness, non-applicability or hardship; necessity; applications and plans, etc.; building and demolition permits restricted	PREV NEXT

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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Section 7	Factors to be considered by commission	PREV	NEXT

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.

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Section 8	Review authority of commission over certain categories of buildings, structures or exterior architectural features limited; authorization	PREV	NEXT

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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Section 9	Maintenance, repair or replacement.	PREV NEXT

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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Section 10	Additional powers, functions and duties of commission	PREV	NEXT

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.

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Section 11	Approval or disapproval of exterior architectural features by commission; meetings; applications for certificates; public hearings; notices	PREV NEXT

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

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

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

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

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the commission if the commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the historic district that it may be reviewed by the commission without public hearing on the application, provided, however, that if the commission dispenses with a public hearing on an application notice of the application shall be given to the owners of all adjoining property and other property deemed by the commission to be materially affected thereby as above provided and ten days shall elapse after the mailing of such notice before the commission may act upon such application.

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Section 12	Review procedure provided by local ordinance or by-law	PREV NEXT

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.

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Section 12A	Appeal to superior court	PREV	NEXT

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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Section 13	Jurisdiction of superior court; penalty	PREV	NEXT

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.

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Section 14	Powers and duties of commissions established as historical commissions	PREV NEXT

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.

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Section 15	Filing of ordinances, maps, reports, etc.	PREV NEXT

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.

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Section 16	Special historic districts; acceptance and effect of this chapter	PREV	NEXT

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.

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Section 17	Severability	PREV NEXT

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.

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Appendix D

Slides: District Character & Context

**Images taken on October 1, 2012 by
Nancy Tran, Planning Analyst**



Crown Street



Crown Street



Congress Street



Oxford Place



Pleasant Street



Oxford Street



Irving Street

Appendix E

Inventory Forms

Many properties affected by the proposed district were documented by Larson Fisher Associates as part of the 2010 Crown Hill Neighborhood Historic Properties Survey. The work was partially financed with Massachusetts Historical Commission Survey and Planning funds. Form Bs not completed by the consultant were downloaded from the Massachusetts Cultural Resource Information System (MACRIS) website.

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