Town of Framingham

Historic Preservation Plan

Adopted: July 24, 2002

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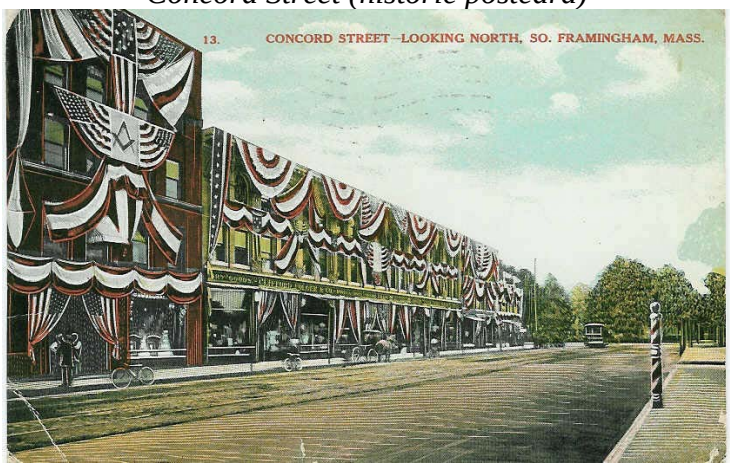
1. Preamble

The Town of Framingham will be a better place tomorrow than it is today, providing that plans for growth and change respect and include our historic resources. Historic resources are finite, nonrenewable and dwindling in number. It is essential to preserve our irreplaceable historic resources that contribute to our heritage, our economy, our neighborhoods, and our sense of who we are as citizens of Framingham. As a tool to assist the Town of Framingham in the preservation of its valuable historic and cultural resources, the Framingham Historical Commission adopted this Historic Preservation Plan on July 24, 2002.

1.1 Historic Preservation Goals

- **Identify historic, archeological and natural resources significant to the town.**
  - Evaluate and recognize historic resources, natural sites, and landscapes.
  - Identify and protect the Town's historic archives and artifacts.
- **Protect historic resources, natural sites and landscapes.**
  - Make protection of historic resources a municipal policy, implemented through effective legislation, regulatory measures, and departmental procedures.
  - Strengthen Town boards, commissions, departments, and local organizations that have an effect on historic resources.
  - Protect Town-owned buildings and sites.
  - Provide incentives and financial aid to preserve and revitalize Framingham's historic buildings and places.
  - Obtain better maintenance and protection for State-owned historic properties in Framingham.
  - List all historically and architecturally significant property controlled by the Department of Corrections in Framingham on the National Register of Historic Places.
- **Invest in the historic Downtown to insure its continuing viability as a community center.**
- **Make Town-owned historic buildings and sites accessible.**
- **Educate the public about historic resources and heighten its awareness of historic preservation.**
- **Encourage the adaptive re-use of historic buildings whenever possible. Provide incentives when available.**
- **Develop a mechanism to protect and enhance historic buildings, sites, and their settings**.

Concord Street (historic postcard)



- Provide a design review element within the zoning regulations for parcels located in Framingham's historic villages to encourage respect for the traditional scale and massing of buildings within the villages, and to allow neighboring historic architecture to guide the size, shape, style, materials and detailing of new buildings; thereby ensuring that new construction will be compatible with the village environment. Develop a process whereby the Framingham Historical Commission is notified of pending recommendations from any source for input and comment.
- Seek state and federal aid in revitalizing historic village centers.

1.2 History of Growth and Development in Framingham

When the first European settler arrived in the 17th century, the area was known as the Wilderness. Today it is a thriving community in the center of MetroWest and in the southwestern corner of Middlesex County, about equal distance between the two largest cities in Massachusetts, (Boston and Worcester). Framingham is 26.44 square miles in total area. At the railroad crossing in Downtown, the elevation is 128 ft. above sea level and rises to 602 ft. above sea level at the peak of Mt. Nobscot.

The Nipmuc tribe of Native Americans originally inhabited the area we know as Framingham. Nipmuc artifacts have been found in various parts of Framingham, including areas, which are now Saxonville, Mt. Wayte, Nobscot, and South Framingham.

Although lands were granted by the Massachusetts Bay Company beginning in 1640, no Europeans actually settled in Framingham until 1647. The first settler was John Stone. A native of England, he first settled in Watertown, and then moved to Sudbury. Although there was an abundance of water and woodland for fishing and hunting, his farmland in Sudbury was marshy. He began to explore further along the Sudbury River for another location to build a home and settled in the area that is now Saxonville. It was here that Stone built and had in operation a corn mill as early as 1660 and, through his example, others soon followed.

Eastleigh Farm

Between 1660 and 1662, pioneers continued to farm and raise families on more than 15,000 acres that were assembled through grants and purchase by Thomas Danforth, west of Stone's land. This property was known first as Danforth's Farms and later Framingham, the name coming from the birthplace of Danforth in England - Framlingham, with the "l" omitted. Danforth was high in the Colonial government and was the first treasurer of Harvard College.

During the 1690's, families persecuted at Salem Village during the frenzy over witchcraft found seclusion and safety in the area west of the Center that is now known as Salem End Road. By 1700, there were 76 families, with 350 men, women and children living here. Based on the settlers' desire to establish a local government, the General Court ordered the territory of Danforth's Farms or Framingham be incorporated as a town, and the first Town Meeting was held on August 5, 1700.

Both geography and transportation routes have been influential in the development of Framingham over the years. Native trails like Old Connecticut Path led the first explorers through the area. Later, the Boston Post Road (now Route 20), a stagecoach road from Boston to New York, was developed a few miles to the north. In 1735, the town purchased the present Centre Common Land from William Pike. A Meeting House and other buildings were constructed at the Centre location. In 1810 a toll road opened, the Worcester Turnpike (now Route 9), to connect Boston and Worcester, and the Village Hall and the Framingham Academy (currently occupied by the Framingham Historical Society and Museum) were added to the Town Centre.

This area served as the center of town until the railroad lines and business growth in South Framingham caused it to diminish in size and importance. As a result of the new rail lines, South Framingham, formerly a cross-road and a tavern, grew into the commercial and industrial center. With the advent of the automobile and the Interstate Highway system, including construction of the Massachusetts Turnpike through Framingham, the commercial and industrial focus once again returned to Route 9. Government functions, secondary retail, and the personal service industry have remained near the rail line, in south Framingham.

Framingham has grown from a small agricultural community to an important regional center. Manufacturing has long been a foundation of the local economy, and continues today at companies such as Bose Corporation. Along with manufacturing, Framingham has become a retail center for the region, with retail giants like Staples and TJX Corporation headquartered here. There are also a growing number of businesses in high tech industries. Currently, the major town employers are primarily non-manufacturing, including medical, retail, educational, office and biotechnical activities.

Perhaps the most noteworthy observation is that nearly all of Framingham is already developed. In 2000, the Executive Office of Environmental Affairs and the Metropolitan Area Planning Council performed a build-out analysis for Framingham, which showed that the Town has a fairly small amount of growth potential as evidenced by the following table.

Undeveloped Area (sq. ft.)	79,775,442
New Dwelling Units	3,227
New Commercial / Industrial Area (sq. ft.)	1,788,047
Added Water Use (gallons per day)	710,414
Added Solid Waste (tons)	6,745
Future Residents	7,684
Future Students	969
New roads (miles)	25

The build-out analysis shows that major changes in Framingham can occur in only two ways: by development in the Northwest Quadrant, and by redevelopment in certain other critical areas. These critical areas, identified as those subject to change, are the Golden Triangle, Downtown Framingham, Framingham Center, Saxonville, and Nobscot. The land use policies, which the Town adopts for development, and change in these critical areas are those that will impact the Town's future.

1.3 Profile of Framingham

Memorial Building

The Town of Framingham, with a population of 66,910[1], is located midway between Boston and Worcester and is the hub of the Metro-West region. Wayland borders Framingham on the northeast, Sudbury on the north, Marlborough and Southborough on the west, Sherborn and Ashland on the south, and Natick on the east.

Framingham offers a unique blend of urban and rural qualities. The vibrant retail area along Route 9 lies close by quiet residential areas and the Centre common. The historic strengths of the town have been its location and its people. From its incorporation in 1700, Framingham has supported a variety of industries. The mills and factories that flourished in Framingham encouraged the growth of the Saxonville area of the town and the downtown.

Currently, the major town employers primarily include medical, retail, educational, office, biotechnical, and other non-manufacturing activities. The residents of Framingham value public participation and the town is the largest municipality in the country with a town meeting form of government. Framingham offers recreational activities of all sorts for its residents from the many organized team sports leagues to the nationally renowned Garden in the Woods.[2]

Until this century, the United States had a long history of founding new settlements - of nearly every size - according to a set of central organizing principles. Even in New England, famed for its irregular street layouts, many villages were arranged around a central common area or green, a feature that was not accidental.[3] This is also true of Framingham as illustrated in the following sections.

1.3.1 Framingham Center

Framingham Center is the historic town center established in the early 1700's and located at the geographical center of town. The Center, as defined by this study, is bounded by the Sudbury River and Edgell Grove Cemetery to the north, by Main Street and Framingham State College to the south, and by railroad tracks and the Massachusetts Turnpike to the west. Route 9, which

[1] 2000 US Census

2 Department of Housing & Community Development (DHCD) Community Profiles

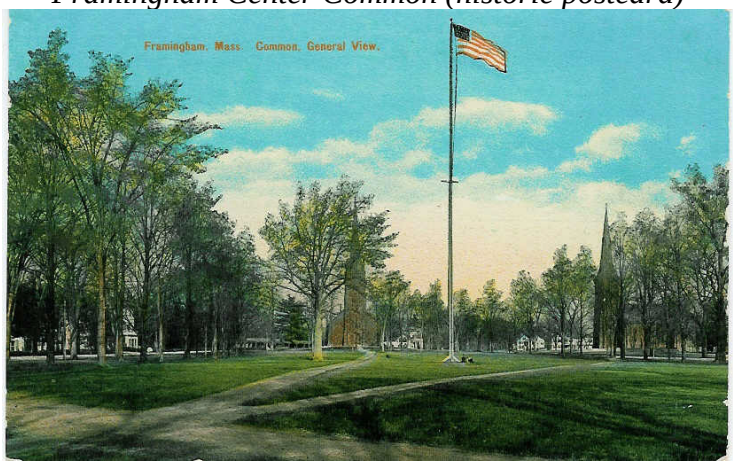
3 Rural by Design, R. Arendt

divides the Center into north and south sides, was originally constructed as a toll road connecting Boston to Worcester in the early nineteenth century and known as the Worcester Turnpike.

Framingham Center, a days ride from Boston and halfway to Worcester, grew to be the town's hub in great part due to servicing the needs of horse and coach transporting goods and people between these two cities. For the next one hundred and fifty years, the Center evolved slowly through thoughtful change. The in the late 1960's, during the era of urban renewal and highway building, Route 9 was expanded and resulted in tearing out almost the entire commercial heart of the Center including roads, buildings, the square and even the earth on which these stood. This led to a scramble for new commercial space nearer the Common that was made available by the demolition of many fine old homes including Wallace Nutting's house, "Nuttingholm".

This destruction acted as a catalyst for local residents to band together and request Town Meeting approval of Framingham's first historic district. Created in 1978, the Framingham Centre Common Historic District included 28 properties, commercial, institutional, and private residential structures representing the finest collection of notable Framingham architecture in a nearly intact historical setting. Some of these important buildings are town-owned including Village Hall, the old Edgell Memorial Library, the old Framingham Academy and the Jonathan Maynard building. Other notable buildings are the First Parish Church and some private homes.

Framingham Center Common (historic postcard)



A second historic district, the Jonathan Maynard, was created in 1994, again in response by residents to demolition of historic structures and intrusive inappropriate new development. Heading west from the Center business district along Pleasant Street to the railroad tracks, it included 32 properties representing the nineteenth century residential adjunct to the burgeoning business and civic center of town. It is a quintessential New England village streetscape including such notable properties as the First Baptist Church with its church green and the eighteenth century Jonathan Maynard House. Since 1994, an additional eight properties have been added to the districts. In total, the town protects sixty-eight properties within local historic districts.

Route 9, the old Worcester Turnpike, continues to have a great albeit negative impact upon the historic character of the Center. Another consequence of the modern re-working has been to create a substantial barrier between both sides of the Center. All cross streets have been blocked except Edgell Road, which must bear the brunt of increasing traffic and its noticeable harm to the historic and aesthetic quality of the Common. The south side of the Center also has much of historic worth including Main Street, Buckminster Square and the College Hill neighborhood. Unfortunately, the separation from its more vigilant other half has led to an erosion of its historic value through Framingham State College's aggressive expansion including demolition and intrusive new construction. Also, many privately owned houses have suffered insensitive

alterations to house or serve the student body. It is hoped that this area can retain enough original historic context to still qualify for future consideration as a local historic district before it is too late.

1.3.2 Saxonville

Saxonville is located in the northeastern quadrant of Framingham on the Sudbury River. It was developed between 1830 and 1850 as a textile industry center. Local industries located in Saxonville to avail themselves of the power provided by the river. Saxonville contains many notable historic buildings and structures. The 1880's period mill complex that sits on the edge of the Sudbury River is a large complex with varied height levels constructed of brick masonry with wood and cast iron. The mill complex is a beautiful resource and significantly contributes to the historic character of Saxonville in particular and the Town of Framingham. The existing building stock also has historic and aesthetic value. The Athenaeum, built by the Town of Framingham in 1847 in the heart of the original settlement of the Town, is an excellent example of the Greek Revival architectural style. The two-story frame structure historically served as a village meeting hall, school, hospital, jail, veterans' center, and lecture hall. It has represented the civic focus of the Village of Saxonville for 160 years. The village also includes storefront buildings, also of that era, which remain in use.

Land uses in Saxonville are mainly business, manufacturing and residential. Non- residential uses include sand and gravel pits, warehousing and storage, research and development, some small retail enterprises, and a restaurant. A small strip shopping mall built in the 1950's off of Water Street consists of retail stores and a health club. The sand and gravel pits are located in the north-eastern part of the area, along the Sudbury River near the Wayland border. A large planned unit development, Danforth Farms, is planned for this site.

Village of Saxonville

Saxonville includes part of the most valuable wetland area in Framingham, the Sudbury River system, recently designated by the National Park Service as part of the SuAsCo[4] National Wild and Scenic River system. Among other assets is the Carol Getchell Nature Trail, an "outdoor classroom" for Framingham school children that runs along the Sudbury River.

1.3.3 South Side/Downtown

The South Side Industrial area lies in the southern part of Framingham. The area is an older part of Framingham and contains the government seat in the Memorial Building, a business district, and significant facilities including the former General Motors plant (now ADESA), the former

[4] SuAsCo – Thirty-six communities along the Sudbury, Assabet and Concord Rivers that make up the watershed.

Dennison Manufacturing Company (now home to multiple businesses with more expected as renovation proceeds) and MCI Framingham, a state correctional institution.

The area contains some wetlands and brooks; Waushakum Pond is immediately to the south of the area. There are also dense neighborhoods of single and multi-family family homes.

Dennison Manufacturing (former)

In the Downtown, multiple CSX train tracks prevent access to the adjacent waterfront provided by Farm Pond. Heavily traveled Route 126 bisects Downtown in a north-south direction. Route 135 runs parallel to the MBTA commuter rail line through the south end of Downtown.

In the past, the Downtown area was largely used for retail, industrial and manufacturing purposes. The role of the South Side is changing, as reflected by high vacancy rates of manufacturing land and buildings, and numerous "For Sale" signs. Access to rail lines made the area traditionally suitable for industrial use. Newer industries, however, do not rely on rail, and require good highway access for trucks. Highway access for trucks in the South side is poor.

The area can be characterized as mixed use, although manufacturing, industrial, and general residential uses dominate. Uses include storage buildings for warehouse and distribution facilities, trucking areas, buildings for manufacturing processes, warehouses for the storage of manufactured products, office buildings associated with manufacturing operations, and developable vacant land which is accessory to an industrial property. In addition, there are multiple use (primarily residential) buildings, several apartment buildings, some retail buildings and automotive shops, parking lots, and an electrical generation plant. The South Side area has significant amounts of under-utilized industrially zoned land due to a decline in the Town's older manufacturing industries.

Memorial Square

1.3.4 Northwest Quadrant and Nobscot

Framingham's Northwest Quadrant, which includes largely rural areas and the small village known as Nobscot, is located north of Route 9. The Quadrant consists of over 4,000 acres of largely hilly terrain and is defined by Framingham's boundaries to the north and west, Pleasant Street to the south, and Edgell Road to the east.

Former Nobscot Post Office & Library

The Northwest Quadrant is the area where a significant amount of the Town's open land remains because natural features make development expensive, and most of the area is zoned for one-acre lots. Some of the open land is public, such as the Nobscot Mountain Summit (117 acres owned by the Boy Scouts), and Callahan State Park (425 acres), but a significant amount is privately owned and not accessible to the public. The primary land use in the Northwest Quadrant is residential. Typically the houses are large and at the high end of the price scale. Population densities are low and incomes high in the Northwest Quadrant compared with the Town as a whole. The rural quality of the area is reinforced by the scarcity of major roads within the Quadrant itself.

Nobscot is a small center at the intersection of Edgell Road and Edmands Road/Water Streets, approached by country roads lined with original stonewalls. Community residents express the wish to preserve and protect the rural character of this area. Nobscot Center has a small auto-oriented mall that includes shopping facilities.

1.3.5 Golden Triangle

Shoppers World

The rapid growth experienced in the 1950's and 1960's was due in large part to the creation of a new transportation corridor linking the western part of the state to Route 128 and Boston. Ideally situated at the intersection of a network of road systems- Routes 9 and 30, and the Massachusetts Turnpike, Framingham expanded into a retail, commercial, and industrial center.

The "Golden Triangle" or "Golden Mile", along Routes 9 and 30 between Route 126 in

Framingham and Speen Street in Natick, is New England's second largest retail center, in volume of sales. Located at the border of Framingham and Natick, the area constitutes the largest retail complex in Metropolitan Boston other than Downtown Boston.

The Framingham portion of the Golden Triangle comprises the triangle formed by Route 9, Speen Street and Route 30 and includes major establishments such as Shopper's World (one of the first shopping centers in the country), Wal-Mart, Kohl's, the Natick Mall and other large retail facilities.

1.3.6 9/90 Crossing

The two Massachusetts Turnpike Interchanges at Framingham's western and eastern boundaries fostered the development of the Golden Triangle described above and a light manufacturing and high technology industrial area on the western portion of the Route 9 Corridor in Framingham. This area, known as the "9/90 Crossing", is approximately 140 acres located in the vicinity of the intersection of Route 9 and the Massachusetts Turnpike.

In order to accommodate development of the 9/90 Crossing, the Town worked with developers and a variety of state agencies to construct extensive roadway and sewer system improvements that were essential to enable new growth. The infrastructure improvements will accommodate 1.5 million square feet of office space and a 400-room hotel. At present, the area contains the headquarters of Staples, Inc, Natural Micro Systems Corporation, Computer Associates, and other major corporations.

9/90 Area

2. Framingham's Preservation Efforts: Past and Present

The survival of Framingham's historic resources to date is neither accidental nor a guarantee for their future. It is left to the residents of Framingham who live in and among these buildings to see them through the next hundred years. In considering future preservation planning, it is important to understand past efforts to preserve the community's historic resources, both as a benchmark, and as a model for future activity. Below is a summary of past and current preservation efforts by the Town of Framingham, private preservation organizations, private citizens, and state and federal government.

2.1 Municipal

The following summarizes preservation efforts by the Town of Framingham.

2.1.1 Historical Commission

The Historical Commission was established in April 1969 by Town Meeting for the "preservation, protection and development" of the town's historical assets. It is made up of five to seven citizens who are appointed by the Selectmen, and meets monthly. The mission of the Framingham Historical Commission is:

- To preserve the elements of the built and natural environment which give the Town its unique character.
- To assist the Town in the stewardship of its historic buildings, structures, objects and open spaces.
- To balance the protection of Framingham's irreplaceable historic resources with its physical and economic growth and development.
- To enhance the quality of life.
- To inform and educate its citizens and visitors about the heritage endowed to the present generation by the men and women who built this community.

The following topics are included in its tasks.

Nevins Hall in Memorial Building

2.1.1.1 Inventory of Cultural Resources

The Commission began inventorying Framingham's historic resources about 1975 and assisted the Planning Department with the Cultural Resources Inventory prepared 1979-81. With the Metropolitan Area Planning Council, it published "Preserving Framingham's History", a summary of the project. Stephen Herring, the present Town Historian, reconciled the Cultural Resources Inventory with the Massachusetts Historical Commission's MACRIS database, and published the inventory in 1994, updated in 1995, 1998, and 2001.

2.1.1.2 Demolition Delay Bylaw

The Demolition Delay Bylaw was written by the Historical Commission and the Planning Department and accepted as an amendment to Article V of the Bylaw by the 1991 April Town Meeting. Its intent is to protect and preserve significant buildings in Town and encourage owners to seek alternative options other than demolition. For more information, please refer to section 4.1.1.

2.1.1.3 National Register

The Commission has nominated several key properties to the National Register: the Framingham Railroad Station, listed in 1975, and the First Baptist Church, listed in 1980, and four districts; Irving Square, Concord Square, Saxonville and Framingham Centre.

2.1.1.4 Historic Markers

In 1978 the Commission began a program of authorizing historic house markers for the twelve oldest houses in town. Then in 1995 it authorized house markers for twenty houses dating from the 17th and 18th centuries. A special marker for the former home of inventor Margaret E. Knight was installed the same year. In subsequent years, the marker program was extended to include properties in the Framingham Centre Common and Jonathan Maynard Historic Districts, and all houses built before 1875. The program gives these buildings new visibility, while serving as a local history and architectural teaching tool. In addition, streets shown on the 1699 map have been marked with brown signs stating they are historic roads from 1699 and including the historic street name.

2.1.1.5 Watch List

To keep a careful eye on preservation threats to historic buildings, in 1991 the Commission established a "watch list" of endangered properties, which is reviewed at every meeting.

2.1.2 Historic District Commission

The Commission was formed in 1978 in conjunction with the formation of the Framingham Centre Common Historic District and adoption of a local historic district Bylaw based on the enabling legislation of Chapter 40C of the General Laws of Massachusetts. The local historic district originally consisted of 28 buildings surrounding the Centre Common and the Common itself with its furnishings. In 1996, two buildings were added. A second district, the Jonathan Maynard, with 32 properties was created in 1994. In 1996, six buildings were added.

J. Maynard House

The Commission includes residents, architects, lawyers, realtors, and members of the Framingham Historical Society with the intention that such representation is necessary to reasonably supervise the historic features of the districts. It meets monthly with decision time frames determined by statute. Informational brochures are available through the Historic District Commission and are mailed to new residents. Records of the

Commission are kept at the Building Department, the Department of Planning and Economic Development, the Town Clerk's Office and at the Lexington Street Branch of the Framingham Public Library.

Applications for certificates of appropriateness for architectural changes to protected properties are filed and reviewed before changes can be made and before any necessary building or sign permits can be issued. This is generally a quick process. Applications for certificates of appropriateness are available through the Town Clerk's office. All applications are subject to review at a public hearing after general notice to the town and written notice to the residents of the district involved.

Restrictions on buildings and structures within the districts are limited to proposed changes visible from a public way. No restrictions are placed on paint colors, roofing material, storm windows or storm doors, antennae, changes substantially at grade level, or vegetation. The local historic districts have separate sign guidelines that must be satisfied prior to town sign Bylaw requirements. In comparison to districts throughout the country, the Town has chosen to adopt relatively lenient regulations that allow necessary and compatible change.

The adoption of local historic districts is endorsed by property owners for several reasons: love of historic properties; reassurance that surrounding properties will be maintained appropriately; the belief that protection preserves and increases property value, and recognition that the community benefits as a whole from their willingness to accept oversight of their properties. Local historic districts offer the strongest form of protection for historic structures and landscapes.

2.1.3. Planning Department

The Planning Department and Planning Board have performed much of the municipal preservation work. The Inventory of Cultural Resources was initially compiled with the Metropolitan Area Planning Council. The results of the project, Preserving Framingham, were published. Grants were received for the preparation of the several National Register of Historic Places applications.

Park Street Church

The Planning Department supervised the restoration of a Town-owned house for low-income families; accepted the Framingham Rail Station and sold it at a low price to a developer in exchange for a responsible rehabilitation; with the Historical Commission, prepared a Demolition Delay bylaw; and restored the Hollis Street Fire Station. In addition, it obtained two grants from Massachusetts Historical Commission (MHC) for the restoration of Athenaeum Hall and initiated and staffed a reuse committee to propose more intensive use of the building. The Department serves as staff for the Historical Commission.

2.1.4. Planning Board

The Planning Board reviews impacts related to stonewalls and trees along protected portions of the roadways identified in the Scenic Roads Bylaw. A Community Impact Statement is required for Site Plan approval that requires discussion of any impacts to historic resources and requires mitigation measures. So that the Planning Board may make the findings required under the bylaw and insure that the public safety and interests will be protected, the Board may hire outside traffic, engineering, legal, financial, historic preservation or planning consultants to review an application. To cover the cost of these reviews a review fee deposit may be required of an applicant at the time of submission or at any appropriate time in the review process.

Among the 47 Master Plan Policies adopted in 1989 by the Planning Board are the following related to historic preservation:

Policy 13 "Protect historic and architectural resources and the setting in which they are located by adopting standards for design and building patterns which promote respect and compatibility with the existing built environment."

Policy 15 "Encourage the conversion of older or outmoded buildings for residential development by Special Permit of the Planning Board."

Policy 38 (Saxonville) "Develop the open space and historic resources of the Sudbury River and the village, and provide for public access to the river."

In 2001, the Framingham Planning Board adopted Design Standards for the Central Business District in which two National Register Districts are located. In addition, the Planning Board has the authority to require a façade easement whenever a special permit or site plan approval is sought "where development proposals involve demolition or major alteration of existing buildings included on the Inventory of Cultural Resources and/or within the National Register District."

2.1.5. Parks and Recreation Department

The Parks and Recreation Director has authority over the Edwards, Main St. and Old South (Winthrop St.) Burial Grounds, Farm Pond, Veteran's Park, and open spaces around town ponds. The Department works with historic groups to plan for the management of these properties.

2.1.6. Town-owned Buildings and Commons

The Town continues to preserve its historic buildings and commons by a variety of means. The Village Hall is leased to the Village Improvement Society; the Old Academy and old Edgell Memorial Library are leased to the Framingham Historical Society and Museum; the old High School building is leased to the Danforth Museum of Art; and the Jonathan Maynard School and Lawrence Street School are also leased. Nevins Hall in the Memorial Building has recently been sensitively restored and is used for Town Meetings, concerts and various functions.

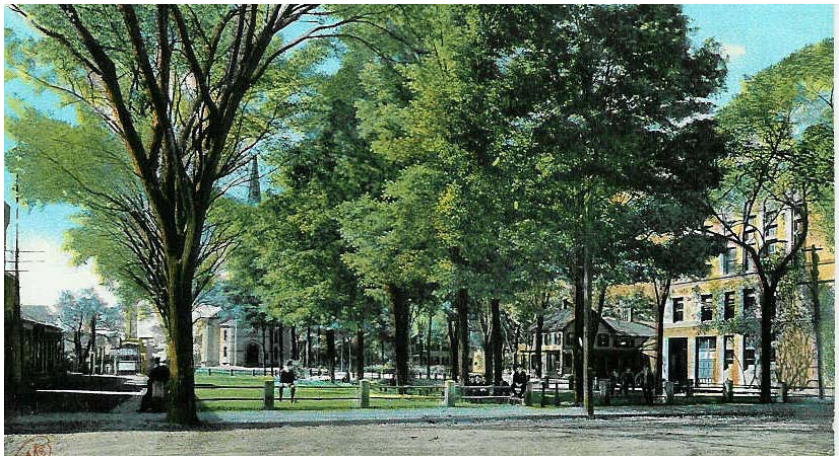
Framingham's Downtown Common Project is one component of the Town of Framingham's Downtown economic development strategy, as well as a major part of the Downtown Streetscape Improvement Project. The Downtown Streetscape Improvement Project is a series of infrastructure improvement projects in the Downtown area. This major multi-year phased project is intended to improve safety, handicapped accessibility, pedestrian circulation, and the overall appearance of the Downtown area.

The Downtown Common is located in Framingham's Central Business District along Concord Street (Route 126) between Pearl and Howard Streets. Previously there has been little investment in this important historic property, which has contributed to its deterioration and unkempt appearance. The public open space is located within the Concord Square Historic District, which is listed on the National Register of Historic Places. The Town is committed to improving this valuable public open space and preserving its historic fabric.

The Downtown Common Project is a major public property enhancement, historic restoration, and commemorative art project, which includes the following major features.

- Installation and or replacement of concrete sidewalks, granite curbing, handicapped accessible ramps, and decorative brick paved walkways.
- Rewiring the Common's electrical system, installation of pedestrian-scale lighting, and replacement of existing cobra-head light fixtures and concrete light poles with new period light posts and light fixtures.
- Rehabilitation of 420 linear feet of historic fencing that surrounds the Common, some of which date back to 1854 when the Common was established.

Downtown Common from historic postcard



- Installation of an irrigation system.
- Planting of grass, street trees, perennials, and flowering bulbs.
- Installation of public art including granite benches with historical text and installation of a cast iron arch gate similar to the historic fencing.

This long awaited improvement project will make this urban open space parcel a focal point for the Downtown area, and create a more inviting and safe pedestrian environment suitable for accommodation of special events. The improvements are crucial to projecting a positive image of the Downtown area, and will play a major role in the Town's economic development and Downtown revitalization efforts. This project, and other soon to be completed infrastructure improvements are expected to revitalize the Downtown area, spur private investment in the Downtown area, and bring people back to the area for shopping and services.

The Center Common is the quintessential example of a New England village green and the historic heart of Framingham. In 1978, the town recognized its importance by creating the Centre Common Historic District to preserve the Common and its historic context for future generations. Oversight of the district is administered by the Historic District Commission whose regulatory powers are granted by the town and state.

The Center Common serves a multiplicity of functions.

- Located at a densely developed crossroads, it provides a breath of open space and scenic beauty to thousands of automobile commuters who may never walk the Common but enjoy the view.
- It provides an aesthetic sense of place embodying one of the most potent images that defines the New England landscape engendering a great source of community pride.
- Still used as a gathering place for community activities, it continues to host a popular concert series open to the public as wells as graduation ceremonies for Framingham State College.

There has been a slow and steady erosion of the Common's historic character due to recent increased use and factors beyond the authority of the Historic District Commission. Some concerns are as follows.

- The impact of increased traffic and possible future widening of Edgell Road.
- The inappropriate design and location of the temporary bandstand used during the "Concerts on the Common" series.
- The increasing number of visual distractions such as too many street signs, inappropriate street lights and overhead wires.

These concerns need to be addressed for the future health of the Common. The Historic District Commission should request the town create and implement with due speed a preservation plan for the Centre Common Historic District.

2.1.7. Selectmen

In 1969, to prevent it from being demolished, the Eames Red House was put under the jurisdiction of the Selectmen. Built between 1721 and 1810, the ancient house remained in the Eames family until 1969. The Selectmen sold it to Stephen Rendell for $1.00 on condition that he move it to a location on Prospect Street and restore it. This public/private relationship was an example of successful preservation planning.

2.1.8. School Department

The Framingham School Department maintains several schools listed in the Cultural Resource Inventory including the Stapleton School located in a National Register District. In addition, the School Department offices occupy the Jonathan Maynard School adjacent to the Centre Common.

2.1.9. Public Library

The Framingham Public Library has two branches: the main branch in downtown, and a branch in Saxonville. The library offers 276,000 materials, which include 234,000 books, 19,800 tapes and CDs, and 13,000 videos and DVDs. In addition, the library subscribes to 460 magazines and newspapers. The main branch maintains the Framingham Room for the study of the town's past and present. Its archives include artifacts, graphics, photographs and maps as well as books and other records.

2.1.10. Conservation Commission

The Conservation Commission looks after approximately 244 acres of land. Some of the acreage is associated with significant historic viewsheds such as Norton Pond, Cochituate Brook, Nobscot Spring, Macomber Conservation Area, Mt. Wayte and Fairbanks Road.

2.2 Private Preservation Organizations

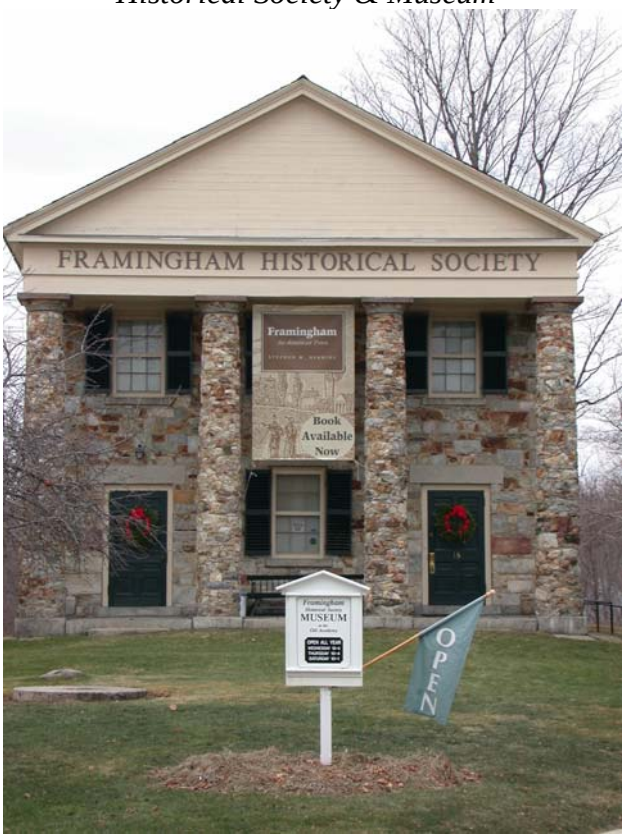
2.2.1 Framingham Historical Society and Museum

Founded in 1888, the Framingham Historical Society and Museum's mission is to collect, preserve and interpret a variety of artifacts and documents representative of the Town's and its peoples' past. The Society has a professional director, a curator, a Board of Directors, and various volunteer committees. Membership is open to all. The Society publishes a quarterly newsletter, back issues of which are available from the archives.

The Society's Museum is housed in the old Academy building and the old Edgell Memorial Library in the Town's Centre Common Historic District. These two buildings are not only of architectural merit; they are also the physical reminders of two of Framingham's seminal institutions, the Framingham Academy and the first lending library. The old Edgell Memorial Library, with its notable interior spaces, was designed to commemorate the Town's Civil War dead. Together both represent nineteenth century enthusiasm for codifying the growing knowledge of the physical world and an acknowledgment that our country was accumulating history worthy of study.

Unlike those communities that have single historic houses that represent a narrow slice of history, Framingham is fortunate to have a museum with historical collections as diverse as its background. Objects of material culture represent a wide time frame, from colonial tools to twentieth century furniture, from costumes to household goods, as well as a wide range of cultural artifacts. The Museum is located at 16 Vernon Street and is open Wednesday & Thursday from 10:00 a.m. to 4:00 p.m. and Saturday from 10:00 a.m. to 1:00 p.m. A $2.00 donation is requested.

Historical Society & Museum



The Historical Society and Museum is increasingly a voice for preservation in Framingham, in response to the quickness with which growth and social mobility can erase the physical evidence of our past. In order to better represent the diversity of our Town, the Historical Society and Museum is actively seeking to increase its membership (presently at about 500) and broaden its collections.

It is working to create a stronger financial base, and improves its curatorial standards at every opportunity. With increasing visibility, the Society acts as a resource to individuals (both residents and non-residents), to town government, to the business community, the schools, the media, and as a regional hub for other historic organizations and newspapers.

The Museum provides the following.

- Exhibition galleries open to the public containing cultural objects that tell the story of Framingham.
- Archives available for research, including historic maps, books, newspapers, pamphlets, correspondence, portraits, photographs, and other print and graphic resources.
- Exhibits and lectures of general interest to the public as well as more specific programs of professional interest to the historic preservation community.
- Educational programs for both students and teachers.
- Tours of historic features of the Town.
- Various publications, including historic maps of the town, all for sale.
- Annual House Tours, begun in 2001.

2.2.2 Framingham Improvement Association

The Village Improvement Society, an earlier name for the current organization, erected the granite post directional sign at Gordon's Corner in 1905. It is thought to have played a role in placing the flagpole on the Common and in moving the drinking fountain for horses from its original High Street location to the Maynard/Salem End Road rail crossing when Worcester Road was widened for the construction of Route 9.

The Framingham Improvement Association leases from the Town and maintains as a function hall the Village Hall, c. 1834, in Framingham Centre. Its constant, careful and creative stewardship of this critically central building, the Town's former town hall, is appreciated by anyone who has ever enjoyed the sight of its neat white shape on the green expanse that is the Common, or attended a function in its well preserved interior.

2.2.3 Framingham Preservation Trust

The Framingham Preservation Trust was organized for charitable and educational purposes to acquire, preserve, conserve, protect, and open to the public local historical, architectural and scenic buildings and sites. It was incorporated in 1997 to provide a wide spectrum of preservation services not otherwise available in Framingham. Among its first projects was to find a place for a unique metal house called the Lustron House. The Trust will assist the Town with a $90,000 Massachusetts Turnpike Authority grant to be used for the stabilization and restoration of the Rugg-Gates House, which is owned by the Authority and located adjacent to Route 9 across from the intersection with California Avenue.

Village Hall

2.2.4 Friends of Saxonville, Inc.

The Friends of Saxonville, Inc. is a private not-for-profit educational organization. The mission of the Friends of Saxonville is to educate the public about the special identity of Saxonville, an historic neighborhood of Framingham, Massachusetts, and to preserve, enhance, and protect its cultural, environmental, and historic qualities. Each year, the Friends of Saxonville hold a festival to celebrate the history of the village with hundreds of people attending. In 2002, the celebration included events in all of the towns along the Wild and Scenic Sudbury River scheduled to occur during "Discover Saxonville" to help emphasize the importance of the river on the development of Saxonville. Information displays on the history of the Athenaeum, Saxonville, the Sudbury River and General Knox's march from Fort Ticonderoga to Boston were displayed.

Athenaeum Hall

Preservation of Athenaeum Hall and the Danforth Bridge are two major projects of the Friends of Saxonville, Inc. Other projects supported by the organization are the historic walking tour of Saxonville, the Carol Getchell nature trail, and the planned Cochituate (or Saxonville spur) rail trail.

Athenaeum Hall, built by the Town of Framingham in 1847, is an excellent example of Greek Revival architectural style. The two story frame structure is enriched by a temple front façade composed of four colossal hollow fluted Doric columns supporting an entablature and flushboarded pediment punctuated by a blind, round arched window.

In recent years, preservation work has been done to repair the damage incurred as a result of the intrusion of water through the roof and eaves. On May 10, 2000, Framingham Annual Town Meeting resolved that "The Town...be directed to develop a plan for the restoration and use of the Saxonville Athenaeum." This continues the rehabilitation program initiated in 1995 by the Town's Capital Budget Committee and the Framingham Historical Commission. The Town initiated a schematic design study of the building, resulting in extensive renovations, amounting to $300,000, in 1996 to save the building from further deterioration. In addition, it obtained two grants from Massachusetts Historical Commission (MHC) for the restoration of Athenaeum Hall and initiated and staffed a reuse committee to propose more intensive use of the building. It is estimated that restoration of the Athenaeum will cost an additional $944,964. Because of the significant sum of money, restoration is predicted to take place over a three-year period of time.

The Danforth Street Bridge in Saxonville, an historic ponytruss structure built in 1890, has been designated by Historic Massachusetts as one of the Commonwealth's Ten Most Endangered Historic Resources and is also listed in the State Register of Historic Places (MHC #914). The National Park Service has called the Danforth Street Bridge "an important artifact of Framingham's, and America's, heritage." The 'Wild and Scenic' portion of the Sudbury River begins at the Danforth Bridge.

According to the Office of Archeology and Historic Preservation of the National Park Service, the Danforth Street Bridge "is one of the oldest Pony Pratt Truss bridges in New England and one of the few New England bridges to employ the Phoenix Column." It was closed to automobile traffic in 1978, and is closed to pedestrian traffic by jersey barriers and a chain link fence for public safety reasons. Recognizing that time is important, as the bridge continues to deteriorate through disuse, the Town of Framingham and The Friends of Saxonville, Inc. have secured substantial grant monies to begin restoration of this valuable historic resource. The restored bridge will serve as a gateway to the nationally significant river system and is a highly visible starting point for the Carol Getchell Nature Trail, an "outdoor classroom" for Framingham school children that runs along the Sudbury River.

Old Danforth Street Bridge

2.2.5 Sudbury Valley Trustees

While not strictly a historic preservation organization, the Sudbury Valley Trustees (SVT) mission is to preserve and protect critical open space in the area, much of which includes historic farms, woodlands, or viewsheds. SVT currently owns about 120 parcels in Framingham comprising over 200 acres, distributed throughout town with a concentration in the Northwest quadrant of town. Properties with particular historic interest include Cowossock Woods off Salem End Road relating to the group that fled Salem during the witch trials; several properties along Belknap Road adjacent to the Pike-Haven House at Belknap and Grove Streets; Henry's Hill off Wayside Inn Road; the Welch Reservation; and the Baiting Brook property.

2.2.6 Framingham Garden Club

The Garden Club has been active in maintaining the South Framingham Common. While its landscape design was not historically accurate for any particular period, its care and attention conveyed the message that the space is important to the Town and its citizens. The Club has pledged a sum of money for flowers over the next 10 years with the redesign of the Downtown Common. The Club has assumed responsibility for plantings at the Edgell Memorial Library, and the horse water trough at the Maynard/Salem End Road rail crossing. Recent projects include pocket parks in Nobscot and at the Saxonville Dam.

2.2.7 Society for the Preservation of New England Antiquities

The Society for the Preservation of New England Antiquities (SPNEA) has researched and prepared several reports on the historic buildings of New England. Included in their holdings are reports on Hastings House at 1 Old Connecticut Path and Pike-Haven House at 161 Belknap Road. The reports are available for review in their Boston library. SPNEA holds a preservation restriction on the Capt. Thomas Nixon Jr. House at 881 Edmands Road.

2.3 Efforts of Private Citizens

It is impossible to catalogue the numerous efforts to preserve our historic heritage performed by the citizens of the town. Large and small, they occur whenever a homeowner opts to renovate a building in an historic neighborhood, restore a building, educate him or herself and other peers about the town's history, or elects to place their property on the National Register of Historic Places. Listed below are a few outstanding efforts in town. They demonstrate the variety, if not the totality, of private preservation efforts in Framingham.

2.3.1 Framingham State College President's House

The Committee to Save FSC President's House has been working to save the President's House at Framingham State College, a transitional Queen Anne/Shingle Style home, circa 1900, which has been slated for demolition as part of the plans to expand the college campus and facilities. Historic Massachusetts, the state's leading advocate for historic preservation, included the Framingham State College President's House, located at 118 State Street, on the eighth annual Ten Most Endangered Historic Resources listing in 2000. The listing includes landmarks that represent the history and culture of the Commonwealth and are seriously threatened by neglect, insufficient funding, inappropriate development, insensitive public policy, or vandalism. Prominently sited at the top of Normal Hill adjacent to Framingham Centre, the house marks the end of the residential neighborhood and the beginning of the college campus. The Framingham State College Board of Trustees voted to demolish the President's house in 2001. A community-based organization, the Committee to Save FSC President's House, is working to preserve this historic resource.

President's House

2.3.2 Framingham National Bank

The central section of the former Framingham National Bank in Framingham Centre, now the Sovereign Bank on Auburn Street, was moved to the site in 1969 when High Street was moved for construction of the overpass on Route 9 in 1967. This saved a fine Greek Revival bank building from demolition and preserved it for the future.

2.3.3 MCI Superintendent's House

In 1992, when the Superintendent's House at MCI Framingham was threatened with demolition, Nancy Rubackin orchestrated a successful community and nation-wide protest of the demolition of this historic building, preserving it as a monument to prison reform.

2.3.4 Tax Certification Projects

Framingham has several Certified Historic Rehabilitation projects which use federal historic preservation tax incentives given for preserving a valued, income-producing property. Among them are the former Clough Pharmacy on Hollis Street and the buildings at 1-3 Central Street in Saxonville.

2.3.5 Capt. Thomas Nixon House, Preservation Restriction

A Preservation Restriction was placed on the Capt. Thomas Nixon House, a private home at 881 Edmands Road, in 1987. The exterior of the house and certain interior features cannot be altered without the review by the Society for the Preservation of New England Antiquities.

2.3.6 Barnbridge

Harry Blackie, a local developer, preserved a barn on Edmands Road next to the Nixon House, after being made aware that the local community wished to save it. He cleverly retained it as a distinctive entry to the subdivision that draws its name from the building.

Edgell Grove Cemetery

2.3.7 Edgell Grove Receiving Tomb

Chris Walsh, a preservation activist, successfully nominated the Edgell Grove Receiving Tomb for Historic Massachusetts Inc. "Most Endangered Properties" list when the tomb was threatened with demolition by the Trustees of Edgell Grove. The tomb was saved and is being preserved.

2.4 State

2.4.1 Massachusetts Historical Commission

"The continuing presence of historic properties in Massachusetts immeasurably enhances the quality of our lives; they help to establish our sense of place and to define the very character of our communities. To meet the challenge of preserving this important heritage, the Massachusetts Historical Commission (MHC) was established by the legislature in 1963 to identify, evaluate, and protect important historical and archaeological assets of the Commonwealth."[5]

The Massachusetts Historical Commission (MHC) is the state agency responsible for the preservation of the state's historic properties, and administers federal reviews and grants. As such, it has played a direct or indirect role in much of the Town's preservation planning and

[5] Massachusetts Historical Commission, 2001

activities. The professional staff of the Commission includes historians, architects, archaeologists, geographers, and preservation planners. The state's preservation programs are administered through MHC's Preservation Planning Grants, Public Information, and Technical Services Divisions. MHC awarded the Town a Survey and Planning grant for its Cultural Resources Inventory and funded several nominations to the National Register of Historic Places.

MHC undertakes "Section 106 Review" on the impacts of work to be performed on historically significant state or federally owned properties such as the Rugg-Gates House, the St. John Episcopal Church, and the Superintendent's House at MCI Framingham, to name only a few. MHC has awarded the Town two Massachusetts Preservation Projects Fund grants for the stabilization of Athenaeum Hall, and supervises funding obtained through former State Representative Barbara Gray for its restoration. It also assisted the Historic District Commission in the creation of the Town's historic districts.

MHC maintains an active advisory service on public relations, community relations, teaching with historic materials and archeology. It also maintains the MACRIS system of inventorying the state's historic resources, and maintains the State Register of Historic Places. Properties on that register require state review for work negatively impacting on them, and may be eligible for state and federal tax incentives. In 2001, the MHC bestowed an annual Preservation Award to the Soldier Preservation Project or its successful conservation treatment of Martin Milmore's 1872 bronze Civil War statue at the old Edgell Memorial Library.

2.4.2 Department of Environmental Management Open Space Planning and Holdings

The Massachusetts Department of Environmental Management (DEM), the state's primary land management and natural resource planning agency, oversees the state forest and park system. DEM is the largest landholder in Massachusetts, managing over 285,000 acres or five percent of the state, and it helps maintain three million more acres of public and private forests. DEM's landholdings range from Mt. Greylock, the state's highest peak, to the beaches of Cape Cod. In between lie vast tracts of forests, lakes, and ponds where swimming, fishing, hiking, sightseeing, and picnicking are popular.

Callahan State Park

DEM manages the Callahan and Cochituate State Parks in Framingham. These open spaces contain historic viewsheds as well as potential archeological resources. Although these properties are relatively stable, the resources should be monitored for possible impacts on the town's historic resources. Callahan State Park is an 820-acre day use area located in Northwest Framingham. Callahan has seven miles of marked trails and is used for activities including fishing, hiking, horseback riding and cross-country skiing. Within the park are nearly 100 acres of open fields, 70 acres of

which are currently under an agricultural lease.

2.4.3 Massachusetts Water Resources Authority

The Massachusetts Water Resources Authority (MWRA) is a Massachusetts public authority established by an act of the Legislature in 1984 to provide wholesale water and sewer services to 2.5 million people and more than 5,500 large industrial users in 61 metropolitan Boston communities. In Framingham, the MWRA manages a great deal of historically and architecturally significant property that is both character defining and highly visible. Fortunately, these resources were placed on the National Register of Historic Places in 1990. However, much of the property, particularly the gatehouses on the reservoirs, is poorly maintained and is consequently rapidly deteriorating. The state should be pressed to address this critical situation.

In 1990 the Farm Pond Gatehouse of the Sudbury Aqueduct system was placed on Historic Massachusetts' "10 Most Endangered" list. It is representative of scores of similar structures. Boarded since 1974, abandoned, and vandalized, it was deteriorating then and has had no attention since then.

Another particularly vulnerable property owned by the MWRA is the George Bullard House (MHC # 507), at 322 Salem End Road. Built between 1800-1832, the house is in an area that was considered for transfer to municipal ownership as part of a plan for the recreational use of the reservoirs. Implementation of the transfer to Town ownership would require the town to plan for the security, insurance, reuse and maintenance of the historic house.

2.4.4 Framingham State College

Framingham State College, founded by Horace Mann in 1839 as the first public teacher training institution in the United States, is an institution with a strong liberal arts focus and a rich history of academic innovation. The College is located on a beautiful, 73-acre campus that contains several properties listed in the Cultural Resources Inventory. Unfortunately, a few have been altered and have lost architectural integrity. St. John's Episcopal Church, now the Ecumenical Center, is individually listed on the National Register. Under the review of the MHC, it was successfully restored and rehabilitated in 2000.

Framingham State College

2.4.5 MCI Framingham and Superintendent's House

The Massachusetts Correctional Institution at Framingham (MHC Area H, MHC #304 and several associated un-inventoried properties) is one of the town's most fascinating historic resources. In 1990 the Department of Corrections decided to place two late 19th century staff housing buildings associated with the prison into the surplus property process, and in 1992 it planned to demolish the Superintendent's house. Fortunately, both plans were discarded. The Town should be aware that the now quiescent surplus and alterations program could be reinstated at any time. For this reason, it is vital that the prison, and all historically and architecturally

significant property controlled by the Department of Corrections, be listed on the National Register of Historic Places. This is particularly important to trigger MHC review.

2.4.6 Massachusetts Turnpike Authority: Rugg-Gates House

Planning for the preservation of the Rugg-Gates House at 115 Upper Gates Road began in 1994 after the Massachusetts Turnpike Authority (MTA) took the property for a Park and Ride Lot on the Worcester Road portion of the property. The c. 1774 house was in poor condition and deteriorating rapidly due to abandonment, poor maintenance, and vandalism.

The Planning Department, Historical Commission and Framingham Preservation Trust requested that the MTA secure and stabilize the building, but the agency was not able to do so. After review of development plans for the property under Section 106 Review, the Massachusetts Historical Commission requested the creation of a Historic Structures Report for the house and the Dennett Workshop. The report found that the house and workshop are architecturally and historically significant, and that "It is critical that the urgent stabilization work ... be undertaken so that the structures are not lost."[6] It suggested that if the house were not promptly and thoroughly dried out, rot would become extensive enough to endanger the building, and that it should be heated throughout the winter. Neither of these proposals has been acted on.

In June 1996, the Framingham Preservation Trust and the Planning Department obtained an Infrastructures and Tourism Grant from the MTA for the stabilization of the Rugg-Gates House. After a long period of negotiation, Framingham Preservation Trust was finally able to obtain permission to access the property and alter the building. Framingham Preservation Trust and the Planning Department are working together to implement the grant. In addition, the Planning Board has negotiated with a developer of property in the vicinity and has just approved a Development Agreement that will benefit the Rugg-Gates House.

2.4.7 Metropolitan Area Planning Council

The Metropolitan Area Planning Council (MAPC) is a regional planning agency representing 101 cities and towns in the metropolitan Boston area. Created by an act of the Legislature in 1963, it serves as a forum for state and local officials to address issues of regional importance. As one of fourteen members of the Metropolitan Planning Organization (MPO), MAPC has oversight responsibility for the region's federally funded transportation program.

MAPC maintains an inventory of public buildings of historical and cultural significance. In Framingham that list includes six buildings. The organization also funded and helped prepare the October 1981 publication of Preserving Framingham's History, a summary and listing of the town's Cultural Resources Inventory. MAPC also arbitrates appeals of decisions issued by Historic District Commissions in its role as the regional planning agency.

2.4.8 MassDevelopment

It is the mission of MassDevelopment to help build the communities of the Commonwealth by stimulating economic development. Everything undertaken by MassDevelopment has one purpose: to help a Massachusetts business, non-profit institution, or community grow and

[6] Historic Structures Report: Rugg-Dennett House, Dennett Workshop, Massachusetts Turnpike Authority, McGinley Hart and Associates, June, 1996, p. 1-6

prosper. MassDevelopment funded a grant of $14,000 for the historic Hollis St. Fire Station to obtain architectural and environmental assessment of the building. The grant began a planning process to rehabilitate and reuse the building. The agency is very interested in adaptive reuse projects, and their participation in decision-making, and as a funding source, should be considered whenever the recycling of an historic building is an option.

2.5 Federal

2.5.1 Historic American Building Survey (HABS)

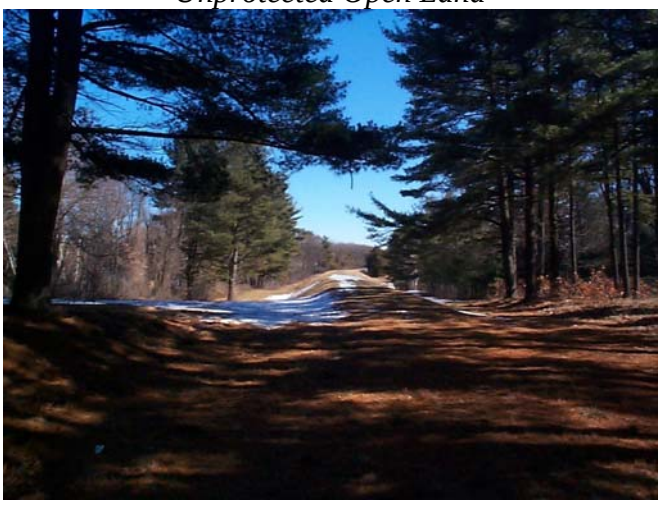
The Historic American Buildings Survey was conceived in 1933 as part of the Depression era work relief program to hire unemployed architects to document the nation's significant and rapidly disappearing architectural heritage. It was unusual in that it proposed to document, besides the traditional public buildings, earliest houses and churches, structures such as bridges, ghost towns, pueblos, and the humbler farm buildings.

Of the nine properties in Framingham recorded by HABS, most of them were documented in the late 1930s and 40s. The last, the South Framingham Rail Station by master architect Henry Hobson Richardson, was recorded in 1960, probably as part of a ten-year effort, begun in 1957, to record all major historic American buildings.

2.5.2 Advisory Council on Historic Preservation Programmatic Agreement

The Town maintains a Programmatic Agreement jointly with the President's Advisory Council on Historic Preservation and the Massachusetts Historical Commission. The purpose of the agreement is to minimize adverse impacts on properties that are on, or eligible for, the National Register of Historic Places or in Local Historic Districts, and are rehabilitated with state or federal funding.

Unprotected Open Land



2.6 Action Recommendations

2.6.1 Review the list of Chapter Land properties listed in Table 13 of the Framingham 1996 Open Space Plan to determine which, if any, have historic significance or contain historic viewsheds.

2.6.2 List all historically and architecturally significant property controlled by the Department of Corrections on the National Register of Historic Places.

2.6.3 Encourage the adaptive reuse of historic buildings whenever possible. Provide incentives when available.

2.6.4 Develop a mechanism that will protect and enhance historic buildings, sites and their settings.

2.6.5 Adjust the zoning bylaw to encourage the use of shared driveways and rear exits in the villages to preserve the historic character of the village while providing increased pedestrian safety and decreased traffic congestion.

2.6.6 Modify the zoning bylaw to prohibit the placement of newspaper stands along the streets in the historic villages.

Former Roxbury Carpet Mills in Saxonville

2.6.7 Provide a design review element for parcels located in Framingham's villages to encourage respect for the traditional scale and massing of buildings within the villages, and to allow neighboring historic architecture to guide the size, shape, style, materials and detailing of new buildings; thereby ensuring that new construction will be compatible with the village environment.

2.6.8 Encourage replacement of overhead utility lines with buried cables in the historic villages by amendments of the rules and regulations for the special permits and for the site plan approval process, and through negotiations with proponents.

2.6.9 Provide pedestrian scale lighting and benches in the villages.

2.6.10 Seek state and federal aid in revitalizing historic village centers.

2.6.11 Encourage the Planning Board's use of historic preservation consultants in their review of development proposals, as authorized under Ch. 593 of the General Laws.

Saxonville Woolen Mills from historic postcard

3. Cultural Resources Inventory

3.1 The Inventory as a Basic Planning Tool

"The first step in any effort to protect historic properties and sites is to identify the resources."[7] The National Historic Preservation Act defines *historic resource* or *historic property* as "any prehistoric or historic district, site, building, structure, or object included in or eligible for inclusion in the National Register of Historic Places: such term includes artifacts, records, and remains which are related to such a district, site, building, structure or object."[8]

When preservation planners stress the critical importance of an inventory, it is because of the many roles a good cultural resources inventory (CRI) can play. First, it serves as a well-ordered record of the community's historic buildings, sites, structures, objects, open spaces and streetscapes. It is a rich compendium of information about the properties; a description of these resources at a fixed period of time; and a research tool noting the sources employed to discover their history. Complete inventories allow each property to be viewed in the context of the community's architectural and developmental history, and analyzed as part of the totality of its historic resources.

Downtown Common (before re-landscaping)

A cultural resources inventory informs the community and the state of its resources. It is used at every level of government. Once submitted and accepted by the Massachusetts Historical Commission (MHC), the cultural resources inventory is entered into the statewide inventory and incorporated into the State Preservation Plan. A survey is generally required before National Register nominations and Local Historic District proposals can be submitted to help the state preservation officer to determine the eligibility of proposed districts or individual nominations in their local contexts. It is also used in making decisions for hearings under Framingham's Demolition Delay Bylaw, and is consulted by private developers and MHC staff for state environmental reviews of proposed development under the Massachusetts Environmental Policy Act (MEPA).

While inclusion in the Cultural Resources Inventory does not confer any actual protections on a property, it does at least suggest that it is one of the community's significant resources, and provides information necessary for state review. MHC cautions "Properties not in the statewide inventory may not receive the full protection afforded to them under state and federal law."[9] The

[7] Massachusetts Historical Commission, Historic Properties Survey Manual, Boston, 1992, p. 2

[8] National Register Bulletin 24, U.S. Dept of the Interior, National Park Service, Interagency Resources Division, revised 1985

[9] Massachusetts Historical Commission, Historic Properties Survey Manual, Boston, 1992

inventory is an important source of public information and can help foster pride in and understanding of the town's built environment.

3.2 The Current Inventory

In 1979, the Planning Department began a comprehensive Cultural Resource Inventory Project. It was funded through a Community Development Block Grant of $3,031 and Planning Department in-kind services, with a matching grant from MHC to total $7,300. The survey was intended to cover the entire town and all periods of development from "Indian habitation" to the present. Time did not allow the inclusion of subdivisions north of the Massachusetts Turnpike.

Old H. H. Richardson Train Station

Framingham's current Cultural Resource Inventory was completed in 1998 and updated in 2001. Its principal purpose was to "provide the Town and MHC with a list of resources which should have their architectural and/or historical value considered before any work is done by Federal, State or Town agencies which might harm those values."[10] An historic preservation consultant, Planning Department staff, and volunteers conducted the inventory. The consultant wrote the architectural significance portion, and the Planning Department and volunteers, few of whom were trained in either history or architecture, prepared the remainder of the form. Since the purpose of the inventory was primarily protective, priority for form preparation went to those properties thought to have National Register eligibility.

The Historical Commission's Cultural Resources Inventory, besides listing street address, historic name, approximate range of construction dates or known year of construction, and MHC Inventory number or letter, also identifies significance. Significance here indicates whether the property is included in a Local Historic District (LHD), National Register District (NRD), or a National Register Thematic District (NRT). The property may also be a National Register Individual Property (NRI), National Register Eligible (NRE) (referenced as DOE in the State Register), or has been described and photographed in the Historic American Building Survey (HABS).

In addition, the inventory indicates: (a) if the property owner has been granted permission to post a "circa sign" indicating historic name and date, authorized by the Framingham Historical Commission (FHC), (b) is listed in "Historic Framingham," a publication of the Framingham

[10] Planning Dept. Memo, 4/4/80

Historical Society (FHS), or (c) is a property with a preservation restriction on the deed of ownership (PR). Framingham's inventory is available at the Framingham Historical Society by appointment and at the public libraries.

3.2.1 Assessment of the Inventory.

While the inventory effort was as comprehensive as possible within its limited time and funding parameters, the inventory forms are uneven in both quality and coverage. Some have complete histories but little architectural description; others are just the opposite, with minimal historic context. The inventory is also erratic, surveying some town areas well, while several others, such as the Walnut St. area, are poorly covered. Several building types are under-represented, for example, workers housing, outbuildings, and post World War II housing developments. There are no Parks and Landscapes on the inventory, few historic bridges, and no Historical Archeological Sites.

3.3 Action Recommendations

3.3.1 Fully complete the Framingham cultural resources inventory.

- Add new forms focusing on building, site or development types.
- Prepare a narrative report of history. A complete inventory ordinarily requires a narrative history to explain the findings of the survey and to expand the historic context for the inventoried properties. Narrative reports are expected to contain a list of recommendations of individual properties and districts for the National Register of Historic Places, as well as proposing areas for future study.
- Add the following individual properties and areas to the Inventory

8 Charles St	53 Clinton St
106 Cochituate Rd	108 Cochituate Rd
22, 45, 53, 63 Cottage St	Eames Monument, Mt. Wayte Ave
Eames Square Granite Sign	309 Edgell Rd
Edwards Cemetery	Garden in the Woods
65 Gates Rd	Gordon's Corner Granite Sign, (Framingham Centre)
Harmony Grove Marker, Franklin St	287 Hollis St
Knox Cannon Train Monument, Edgell Rd	Lawrence Street School
198 Maynard Rd	8 Old Connecticut Path
152 Old Connecticut Path	310 Old Connecticut Path
749 Old Connecticut Path	788 Old Connecticut Path
931 Old Connecticut Path	Old South Cemetery
34-38 Proctor St	44-46 Proctor St
261 Salem End Rd	385 Salem End Rd
449 Salem End Rd	450 Salem End Rd
St. Stephen's Cemetery	St. Tarcissius Cemeteries
215 School St	3-93 Stearns St
Swift Marker (Maple St)	31 Warren St. (Fuller House)
20 Wayside Inn Rd	340 Winter St
World War II Monument, Concord St	

- Add National Register Criteria Statements to the Inventory.
- Add area forms for potential districts. MHC now requires area forms summarizing the history and architectural development of the resource before nominations to the National Register can be submitted or local historic districts designated. Candidates for area forms

are an expanded version of the Massachusetts Correctional Institution (Framingham) complex, including workers' housing; the Cottage/ Stearns Streets area; Belknap Road and the Dennison area, including the workers' housing.

- Add new forms focusing on building, site or development types.
- Add Fences, street furniture, signs
- Add Landscapes, agricultural and open spaces. The Historical Commission should review other potential sites for inclusion such as the Callahan State Park, Eastleigh Farm, Hanson Farm, and Stearns Farm (Welch Tract).
- Add Historical archeological sites such as the dam at Callahan State Park, and others.
- Consider adding Post World War II subdivisions and developments. These subdivisions have had a singularly significant impact on the town's organization and infrastructure, since about half of its housing was built in the post World War II period.
- Consider adding commercial buildings 50 years old or older. Distinctive buildings on Worcester Road and elsewhere should be recorded for their design and contribution to the economic life of the town.

St. Bridget's Church

- Upgrade the existing forms by gathering additional information, maps and photographs, and adding them to the forms.

3.3.2 Determine whether certain areas should be nominated for listing on the National Register of Historic Places and/or are suitable for Preservation Restrictions**.**

3.3.3 Encourage the use of Investment Tax Credit for private investment and rehabilitation of historic commercial, industrial, or residential rental properties if National Register of Historic Places designation is obtained**.**

3.3.4 Encourage Preservation Restrictions on properties of significant historical value either by encouraging property owners to donate the development rights, or by acquisition by the Town, the Framingham Historical Society, or some other historical organization**.**

3.3.5 Prepare GIS Mapping of inventoried, National Register, and Local Historic District Resources.

3.3.6 Consider applying to Massachusetts Historical Commission for a Survey and Planning grant to complete some of the recommended actions.

4. Protecting Framingham's Cultural Resources

4.1 Local Measures

Local measures employed to protect the Town's cultural resources include the following.

4.1.1 Demolition Delay Bylaw

The Demolition Delay Bylaw was written by the Historical Commission and the Planning Department and accepted as an amendment to Article V of the Bylaw by the 1991 April Town Meeting. Its intent is to protect and preserve significant buildings in Town and encourage owners to seek alternative options other than demolition.

The Bylaw is triggered when an applicant requests the Building Department to issue a demolition permit for a building that is fifty (50) years old or older. Within seven (7) working days the Building Commissioner forwards the demolition permit application to the Historical Commission. The Historical Commission has ten (10) working days to make a Determination of Architectural and/or Historic Significance. It must decide whether the building is architecturally or historically significant based on the criteria stated in the Bylaw.

If the building is found Not Significant, the Building Commissioner may issue the demolition permit. If it is Significant, the Historical Commission so notifies the Building Commissioner, who then cannot issue the permit. The Historical Commission must hold a public hearing within fifteen (15) working days to determine whether the building should be Preferentially Preserved, i.e. whether it is in the public interest to be preserved rather than demolished. Reasons why it may not be Preferentially Preserved may include the fact that there is no other feasible alternative for the building, or that it is badly deteriorated.

If it is determined that the structure should be Preferentially Preserved, the Building Commissioner may not issue a demolition permit for six (6) months. During that delay period, the Commission works with the owner to find an alternative to demolition. Before the termination of the delay period, the Commission may notify the Building Commissioner that there is no likelihood that the owner is able or willing to preserve the building, or the owner has made good faith efforts with no effect. The Building Commissioner may then issue a demolition permit.

former Roosevelt School

The process has been in effect for 10 years, and has been successful. The Commission has been able to save about half of the structures considered significant, most notably the Kendall Building in the downtown and Dennison Building 2. The Historical Commission keeps records on demolition applications and their disposal. The Commission is

studying the demolition delay bylaws of many nearby towns to determine if Framingham's bylaw should be strengthened and the delay period increased to 12 months.

4.1.2 National Register of Historic Places

The National Register of Historic Places is the official list of the American cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our historic and archeological resources. Properties listed in the National Register include districts, sites, buildings, structures and objects that are significant in American history, architecture, archeology, engineering, and culture. These resources contribute to an understanding of the historical and cultural foundations of the nation.

National Register properties have been documented and evaluated according to uniform standards. The Secretary of the Interior's National Register criteria for evaluation and documentation standards are used by every state and territory and by federal agencies to identify important historic and archaeological properties worthy of preservation and of consideration in making planning and development decisions.

The National Register program provides federal, state, and local governments and the general public the following information.

- National recognition of the value of historic properties individually and collectively to the nation.
- Eligibility for federal tax incentives and other preservation assistance.
- Assistance in cultural resource planning.

Listing a resource is not simply honorary, but also offers protection from federally funded projects that would negatively affect it, and makes properties eligible for some grants and important tax incentives. NR nominations are an excellent publicity and education resource. Listing a resource on the NR provides a great occasion to inform the public about the resource and celebrate the honor, and the nominations themselves are valuable research resources.

4.1.2.1 Current National Register Listed Properties

Historic Districts

Irving Square District	Irving and Hollis Streets	1981
Concord Square District	Concord and Park Streets	1983
Framingham Centre Historic District	Common	1990
Saxonville Historic District	Center and Elm Streets	1992

Thematic Resource Area Districts related to water supply systems that involve several towns

Weston Aqueduct Linear District	1990
Sudbury Dam District	1990
Sudbury Aqueduct Linear District	1990

Individual Thematic Resource Areas related to water supply systems

Framingham Reservoir #1 Dam and Gatehouse	Off Winter St.	1990
Framingham Reservoir #2 Dam and Gatehouse	Off Winter St.	1990
Framingham Reservoir #3 Dam and Gatehouse	Off Worcester Rd.	1990
Lake Cochituate Dam	NW side Lake Cochituate	1990

Individually Listed Resources

Framingham Railway Station	417 Waverly St.	1975
First Baptist Church	1013 Worcester Rd	1980
Paul Gibbs House	1147 Edmands Road	1983
Moses Ellis House	283 Pleasant Street	1983
St. John's Episcopal Church	Maynard Rd./Church St.	1990

Determination of Eligibility for the National Register (DOE)

Also listed in the State Register are nominations which have received a formal Determination of Eligibility, but which were not placed on the National Register, either because an application was not submitted, or because the property owner objected to listing. These properties are nevertheless subject to the same protections as if they were listed on the National Register:

Old Danforth St. Bridge	Danforth St.	1978
Hollis St. Fire Station	Hollis St.	1981
Saxonville Fire House	Watson Place	1981
Wallace Nutting Factory	46 Park St.	1981
Luther Fuller House	15 Central St.	1981

4.1.3 Recommendations for Future Nominations

Because listing is not only an indication of how important these resources are to the community, but also confers state and federal protections and grant and tax options, it is worth the considerable effort required to nominate them. The first three recommended for listing are the most threatened, and would profit most from the benefits and protections of the National Register.

4.1.3.1 Rugg-Gates House

This house, owned by the Massachusetts Turnpike Authority (MTA), is in poor condition and deteriorating. The MTA has considered moving the Rugg-Gates House to another location on the site to accommodate re-use of the building. At this time, it appears that the Rugg-Gates House will be moved by the developer, Boston Properties, from its present location to a location adjacent to Gates Road. An excellent, recently published, Historic Structures Report will make National Register preparation an easy task. Listing on the National Register would enable the property to receive a Massachusetts Preservation Project grant.

4.1.3.2 MCI Framingham and associated housing

Conversion of MCI overseen properties to affordable housing (specifically a 60K sq ft, parcel at the northeast corner of Leland and Irving/ Western Ave, on which sits two houses [one on a historic register, #364 Irving St, Joseph Phipps House {Area no. H, Form no. 304 in our listing}]) is in the concept phase by Habitat for Humanities. However, it is believed that MCI is not overly disposed to declaring any properties to be surplus that abut their central quadrangle. Rehab of these two structures would seem a natural, as they have been lying fallow for a number of years and have become quite blighted. It was Habitat's hope that there might be support for a blight elimination/ productive reuse/ small scope affordable housing project at this location.

There are several extremely dilapidated "historic" duplexes on the MCI central quadrangle that the State tried in vain to dispose of, in a disassemble/ removal mode some years ago. This boarded up housing has been scheduled for demolition in the very near future.

Listing the remaining prison buildings would afford some protections against future demolition. The Draft Massachusetts State historic Preservation Plan of 1995 explicitly recommends the nomination of correctional institutions, (p. 30).

4.1.3.3 Framingham Milestone Markers (Thematic District):

These fine Colonial milestones c. 1768 are a rare group of intact monuments. Importantly, they extend through the region, and should be protected to the fullest extent possible. Their vulnerability makes their nomination critical.

4.1.3.4 Cottage Hill (Cottage-Stearns Streets)

Cottage hill shows a mix of mid-19th century domestic architectural styles. While there are a good number of non-contributing properties, there are an adequate number of well-preserved houses to give a distinct feel to the neighborhood.

4.1.3.5 Salem End Road

This would be a small district composed of 18th and 19th century domestic examples, some the homes of people important to Framingham's history. It is well preserved and has few intrusions.

4.1.3.6 Main Street/Buckminster Square

Although this area is not so well preserved as others discussed above, it merits consideration for listing as one of the oldest settled areas in town; it contains a wonderful example of public art, as well as a mile marker.

4.2 Town Properties: Planning to Protect and Maintain Them

Under the direction of James Egan, the Town Owned Building Department is to be commended for making a valiant and dedicated effort with insufficient resources to preserve an aging collection of buildings. The department has been hampered from providing adequate stewardship of the Town's historic buildings by perennial lack of funding and the absence of budget planning for the capital budget.

4.3 Preservation Restrictions and Easements

There are some cases, particularly when historic landscapes are involved, where development covenants or facade easements, sometimes called restrictions, can be the best mechanism for protecting historic resources. In essence, the land or home owner gives up development rights for some or all of the property, and/or agrees that significant alterations to it will be reviewed for appropriateness, (either for a period of years or in perpetuity). In exchange, the owner receives a lower estate and property tax burden, along with the knowledge that an important piece of local history will be preserved.

"Simply put, the problem is this: without proper planning, a valuable piece of land in an estate can trigger an estate tax so large that the land itself will have to be sold to pay the estate tax. If it is important for the family to preserve the land and to have a manageable estate tax bill, the lack of proper planning can lead to a terrible and irreversible result.[11]"

Easements or restrictions may be the best way to protect the historic houses and their large surrounding acres in the rural northwest quadrant of Framingham. There, land values have been

[11] Stephen J. Small, Preserving Family Lands, A Landowner's Introduction to Tax Issues and Other Considerations

rising, perhaps far outstripping original costs of the property, and making both the present local property tax and future estate tax especially burdensome.

Preservation restrictions may be held by the Framingham Historical Commission, the Historic District Commission, the Conservation Commission, the Massachusetts Historical Commission, or the Society for the Preservation of New England Antiquities. The Massachusetts Historical Commission has information about how to structure an easement or restriction, but owners should consult their own lawyers and tax advisors before taking legal steps.

4.4 Conservancy District

Another possibility to aid in the preservation of Framingham's historic resources is the creation of a Conservancy Overlay District. Similar to the "overlay districts" we utilize to protect the groundwater, wetlands and floodplains of Framingham, this district would overlay the primary zoning district to protect the historic resources. Although it does add another layer of regulation, generally speaking, the regulations of a conservancy district are not as rigid and all encompassing as those commonly found in local historic districts.

4.5 Accessibility Planning

Access to civic life by people with disabilities is a fundamental goal of the Americans with Disabilities Act (ADA). To ensure that this goal is met, Title II of the ADA requires State and local governments to make their programs and services accessible to persons with disabilities. Chapter 521 of the General Laws and CMR 1.00 require that all public buildings provide and maintain access to persons with disabilities. State Law and regulation, and the ADA, represent a considerable challenge: first to obtain the necessary funding, and then to modify the building. On occasion, the accessibility requirement is in conflict with historic preservation. One example is when significant architectural features or fabric must be altered to achieve access. Fortunately, the Massachusetts Historical Commission has the mission and expertise to advise if such conflicts occur. Experts on accessibility in historic buildings at MHC are of real help in finding alternatives and solutions.

To comply with accessibility standards, the MHC recommends and the US Dept. of the Interior *requires* major employers (including local governments that employ more than 50 people) to conduct a Needs Assessment Study, available through MHC's Access to History*: A Guild to Providing Access to Historic Buildings for People with Disabilities.* Suggested candidates for the study are: Village Hall, Edgell Grove Cemetery Chapel, old Edgell Memorial Library, and the Old Framingham Academy. Usually completed by an architectural historian, these studies are "designed to distinguish historic fabric that cannot be altered from that which can be compromised for accessibility purposes." The report that emerges from the study would enable an architect to devise appropriate solutions. The Framingham Historical Commission should be consulted whenever the Town plans to rehabilitate historic Town-owned buildings or historic parks.

4.5.1 Maintenance Scheduling

The Town owns a substantial number of historic buildings. These buildings have been subject to the powerful forces of gravity, wear and tear, and weather. If they are to continue to serve the community, sustained maintenance and repair is required. Unfortunately, scarce municipal resources are spent on services to improve the lives of citizens rather than on the upkeep of old buildings.

Sometimes standard maintenance and repairs are postponed until faced with the possible loss of a building. Often the community feels the building has become an irreplaceable civic treasure and demands that the municipality exercise stewardship of its historic heritage. By this time, the needed repairs have become substantially more expensive than simple maintenance and timely repair would have been when the problems were first recognized.

Although this scenario is not unique to Framingham, the Historical Commission should work to convince the Town to care for its significant historic buildings in a timely fashion. Development of a viable plan to present to the Town that shows buildings listed by priority of need/importance, and offers clear recommendations on what needs to be done, and how much it will cost should be added to the task of the Historical Commission.

4.6 Edgell Grove Cemetery

The considerable historic resources of Edgell Grove Cemetery are the responsibility of the Edgell Grove Cemetery Trustees, an elected body. It functions independently from Town Departments and is only tenuously connected to Town Meeting.

It is recommended that Edgell Grove Cemetery be added to the Framingham Centre Common Historic District. The local district commission has the expertise to review alterations to historic resources. However, this would affect only alterations and new development, not long range planning issues.

4.7 Surplus Building Planning

Time proves that needs change: buildings constructed for a given area become too small as the population grows, too large as it shrinks, too restrictive as its program requirements shift, or just too old to be effectively maintained. The town has been creative about recycling its buildings, like the former High School, now the Danforth Museum, or the old Edgell Memorial Library, now leased by the Historical Society and Museum. Other buildings like the Roosevelt School have been harder to recycle. After many years of public planning, the Roosevelt School was demolished in late 2001. The former school site will become a neighborhood park in the near future.

The Town needs to take an active role in identifying buildings that will be declared surplus. Building categories include the following.

- Schools: Jonathan Maynard School (now an office building).
- Specialty buildings: Edgell Grove Receiving Tomb.

A community planning process needs to be initiated to find new uses for these buildings, as reuse provides the strongest protection. The historic Hollis St. Fire Station is a case in point. Abandoned following the construction of a new Fire Station, a successful community process was put in place to revive the building and bring new services to its neighborhood. The Planning Department has been active by leading the reuse effort and finding funding for both feasibility studies and the needed extensive rehabilitation. The Commission needs to be alert to other historic buildings that may be declared surplus in the near future.

4.8 Rehabilitating Town-Owned Historic Buildings

The Saxonville Athenaeum, built by the Town of Framingham in 1847 in the heart of the original settlement of the Town, is an excellent example of the Greek Revival architectural style. The two-story frame structure has represented the civic focus of the Village of Saxonville for 160 years.

In recent years, preservation work has been done to repair the damage incurred as a result of the intrusion of water through the roof and eaves. On May 10, 2000, Framingham Annual Town Meeting resolved that "The Town...be directed to develop a plan for the restoration and use of the Saxonville Athenaeum." This continues the rehabilitation program initiated in 1995 by the Town's Capital Budget Committee and the Framingham Historical Commission. The Town initiated a schematic design study of the building, resulting in extensive renovations, amounting to $300,000, in 1996 to save the building from further deterioration. In addition, it obtained two grants from Massachusetts Historical Commission (MHC) for the restoration of Athenaeum Hall and initiated and staffed a reuse committee to propose more intensive use of the building.

It is estimated that restoration of the Athenaeum will cost an additional $944,964. Because of the significant sum of money, restoration is predicted to take place over a three-year period of time. The exterior of the building leads the average person to conclude that restoration is complete. However, due to the current state of disrepair on the interior, the building cannot be used. The next phase, proposed to commence in 2002, will cost $291,353 and will include "core reconstruction" of the building including accessibility requirements. Completion of this critical next phase will allow the Town and the Friends of Saxonville to leverage the funds needed to complete the entire restoration project.

4.9 Department of Public Works

4.9.1 Statues in Public Parks, Traffic Islands

Public art in Framingham is one of its most significant historic resources. Although most of the statues and monuments in town are of permanent materials and are intended to remain outside during their lifetimes, environmental impacts such as acid rain and ambient pollution are increasing. The resulting deterioration should be monitored, and deteriorating conditions should be addressed if these artifacts are to enrich future residents of Framingham.

- Minuteman Monument (MHC #905) Buckminster Square
- Whiting Fountain (MHC #906), Salem End Road at Maynard Road
- World War II Memorial Statue, Veteran's Park, Concord Street
- *Civil War Statue, Oak Street in front of the Old Edgell Library

*The statue was fully conserved in 2000 through the efforts of a private citizen group.

Civil War Statue

4.9.2 Mile and Boundary Stones

The milestones were erected in 1768 according to the Colonial Post Master General, Benjamin Franklin, in order to determine the distance to Boston and charge appropriate tolls accordingly. The **W** boundary stone on Irving Street marked the southern boundary of Richard Wayte's grant in 1658, and the Framingham-Sherborn boundary from 1709 to 1924. A marker on the Natick/Framingham boundary on Old Connecticut Path is tipped over.

4.9.3 Historic Bridges

Historic bridges are classic preservation heartaches. They have served long and well, their usefulness is over, but they are often beautiful and usually mark significant community engineering achievements and important historic river crossings.

4.10 Action Recommendations

4.10.1 Town Property

- The Historical Commission should meet with the Town Manager to develop a standard municipal process for planning historic building rehabilitation projects and supervising their rehabilitation.
- Historical Commission should meet with the ADA Coordinator and Town Owned Buildings Departments.
- ADA Coordinator should conduct Accessibility Studies available through MHC.
- Historical Commission, jointly with the ADA Coordinator and the Town Owned Buildings Departments, should develop a set of priorities for a list of potential projects, including parks like Farm Pond.
- As appropriate, the Historical Commission should make capital budget projections and recommendations.
- The Planning Department should apply for a planning grant from MHC to prepare a Maintenance Schedule and Capital Budget Plan for Historically Significant Town Owned Buildings.
- The Historical Commission should meet with the Town Owned Buildings Department and the Town Manager to identify historic Town-owned buildings that might be declared surplus and to plan for their reuse.
- The Historical Commission should meet with the Public Works Department to discuss required work on Town owned historic bridges and the protection of its historic mile and other markers.

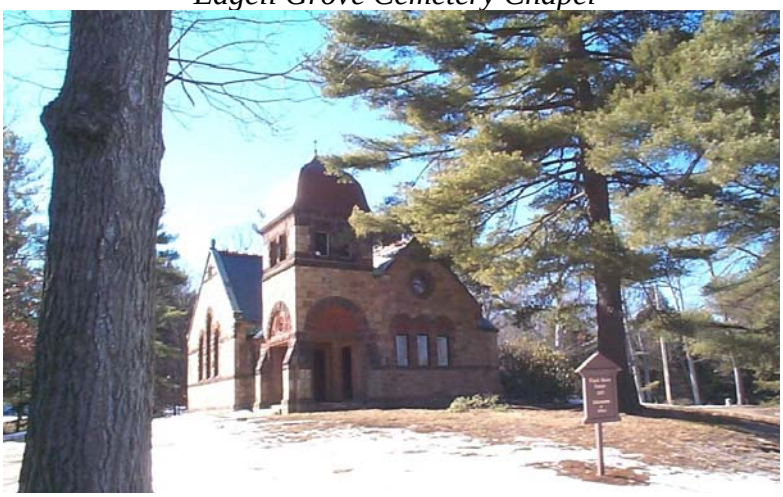
Main Street Bridge

- Monitor statues and monuments in public parks and traffic islands. If they are deteriorating, apply for a feasibility grant or a rehabilitation grant.
- The Historical Commission, with the Public Works and Engineering Departments should evaluate the historic importance versus the cost of preserving the bridges listed below:
  - Main Street Bridge, Main Street at Sudbury River (MHC #903) is now scheduled for a sensitive rehabilitation in 2002 by the Massachusetts Highway Department;
  - Stone's Bridge, North of Potter Road at Sudbury River (MHC #911).

4.10.2 Edgell Grove Cemetery

- Meet with the Edgell Grove Cemetery Trustees to work toward adding the Edgell Grove Cemetery to the Framingham Centre Common Historic District.
- Explore sources of funding for the Receiving Tomb rehabilitation and a landscape maintenance plan.

Edgell Grove Cemetery Chapel



5. Strengthening Local Preservation Organizations

From time to time all organizations need to pause and take stock of themselves: define their mission, evaluate their ability to perform it, and devise strategies to improve their efforts. The following suggestions are intended to provide talking points in the ongoing struggle to accomplish difficult objectives in a universe of scarce resources and limited energies.

Former Hollis Street Fire Station

5.1 Historical Commission

5.1.1 Membership

The Historical Commission has a great deal of work to accomplish, and few people to do it. The Commission membership was increased to seven (7) voting members in May 2002 as authorized by the Town Bylaws. Adding associate members, especially if it intends to become involved in many of the recommendations contained herein, is another way to increase the number of projects that can be undertaken by the Commission.

5.1.2 Members to Serve as Liaisons to Town Boards, Neighborhoods

The Commission has discussed having its members monitor the activities of Town Boards and the interests of various neighborhood groups. Therefore, it could create subcommittees such as Public Education, Inventory/Survey, National Register Nominations, and assign the responsibility of overseeing the work of the subcommittees to the voting members of the Commission. Also of importance is the appointment of an official liaison to all Comprehensive Plan activities, and a member to coordinate meetings with local and regional preservation organizations.

5.2 Historic District Commission

MHC has hoped to do more basic training programs for local Historic District Commissions, and more educational workshops and community forums. However, it currently lacks the staff to undertake these tasks, so the Framingham Historic District Commission will assume the responsibility for outreach for some time to come. The Commission should indicate to MHC its eagerness to begin meeting with neighboring commissions on matters of regional concern and to share experiences.

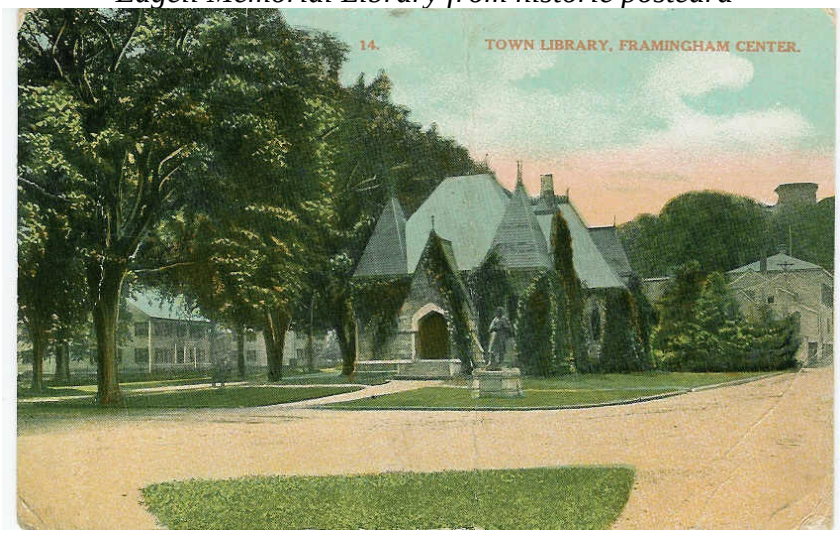
Collaboration with other local and regional groups could be very beneficial to the work of the Commission. In particular, Wayland has a very active archeology group that meets regularly. An invitation to meet jointly might bring much new and interesting information to Framingham, and initiate a mutually rewarding partnership.

5.2.1 Historic District Commission Goals

The Historic District Commission sees before it several goals including the following.

- To pursue inclusion of key properties into existing districts.
- To be used as a resource by district residents seeking information that will allow them better to enjoy their properties (for example, background on the architectural style of a home or its individual history) that will allow them appropriately to maintain their properties (for example suggestions for materials consistent with the style and period of a building).
- To be used as a resource by non-district residents in a similar way.
- To be used increasingly as a resource by the Town, particularly the Planning Department, when specific information on the styling, materials, and land use patterns needs to be integrated into new development effecting the Town's historic architectural fabric.
- To help broaden general awareness of historic preservation and its economic benefits, particularly in regard to landscape and outbuildings, both of which are endangered with little statutory protection.

Edgell Memorial Library from historic postcard



- To discourage demolition by neglect by encouraging a general awareness that routine maintenance is the best preservation; currently there is a true financial disincentive to maintain, let alone restore, older properties; single residences are particularly vulnerable to poor maintenance, but commercial properties are also vulnerable precisely because of their potential redevelopment value.
- To update Cultural Resource Inventories for Centre Common, including photos.
- To develop a Preservation Plan for the Framingham Centre Common Historic District.
- To consider additional districts as neighborhoods and organizations come to a consensus that historic district protection is appropriate for their areas: Saxonville, northern sections of Grove Street and Edmands Road, Main Street and College Hill neighborhood, Warren Road and Dennison Avenue, and downtown Framingham are all possibilities. In addition there are properties that are endangered or would benefit from inclusion, for example, the Edgell Grove Cemetery, and several excellent examples of twentieth century architecture.
- To support town legislation enabling homeowners and business property owners to enjoy a five year graduated assessment on restored and sensitively rehabilitated historic properties.
- To review how insistence on Department of Interior restoration standards may undermine the incentive.

- To establish guidelines regarding change in use of historic structures within the districts so that, for example, outbuildings may be perceived as assets rather than liabilities.
- To coordinate efforts with Town departments regarding open space, signs, and zoning both in and around the districts.
- To dispel confusion as to which historic organization performs which function.
- To have the Department of Planning and Economic Development serve as staff for the Historic District Commission.
- To develop a violations policy to be enforced by Town agencies.
- To seek funding for design and installation of historically appropriate signage marking the historic districts.

5.3 Combined Commission Efforts

The Historical Commission and the Historic District Commission have much in common, but do not regularly meet together. However, the District Commission is regularly invited to attend Framingham Historical Commission Meetings. They have recently established formal liaison representatives but should also make it a practice to meet at least twice a year to discuss mutual concerns, develop new strategies, determine priorities, and perhaps, learn from others about interesting developments in the field.

5.3.1 Support District Property Owners

There are many ways to support property owners in the districts and forge groups sharing the goal of preserving a historic neighborhood. One method is to sponsor events such as receptions or picnics, where discussions of shared issues can take place. Another is to publicize the Commission's activities with a yearly newsletter, or by articles in the newspapers or spots on the local TV channel. The City of Marlborough has recently formed a club of owners of historic houses.

Library Street at Oak St

5.3.2 Public Relations

The Historical Commission and the Local Historic District Commission have much to be proud of. Unfortunately, the general public knows little about their work and, because it is uninformed, provides limited support for historic preservation efforts. The two Commissions should work jointly to develop and implement a public relations campaign.

5.3.3 Additional Staff and Space

The workload of the Planning Department is ever-increasing and so is the work of the two Commissions. The volume of hearings, requests, referrals and phone calls is skyrocketing. As the Town considers expansion of the planning staff, one area of expertise needed is a preservation planner given the number of its historic resources and the programs needed to protect them. This would enable the preparation of several national Register nominations that

are critically needed, such as for the Hollis Street Fire Station, the Rugg-Gates House, and the MCI Prison, as well as staffing for the Historical Commission.

The National Trust recognizes the importance of effective local and state preservation organizations. To help build the preservation movement, the National Trust is launching the Local Initiative and Collaborative Pilots programs. The Local Initiative program helps local nonprofit preservation organizations hire their first full-time staff members. A Technical Assistance grant of up to $2500 is available for strengthening and stabilizing organizational capacity and developing the resources necessary to hire and effectively use professional staff.

5.4 Planning Department

5.4.1 Develop Additional Programs for Downtown Revitalization

5.4.1.1. Through the Downtown Manager, the town should develop projects to improve and rehabilitate the buildings in the two National Register Districts located in downtown.

5.4.1.2. The Town, through the Downtown Manager, should work with the Massachusetts office of the National Trust for Historic Preservation. The Trust works to save historic places and build livable communities in Massachusetts through direct intervention in preservation projects, technical assistance, financial assistance, advocacy, and building the capacity of local, regional, and statewide organizations. The Massachusetts office has contracted with Community Partners Consultants, Inc. to conduct a major survey of "best practices" and success stories on the use of historic preservation in neighborhood redevelopment in various cities in the Northeast. Community Partners Consultants, Inc. will produce a tool kit and website for a variety of audiences ranging from elected officials to CDC's. The tool kit will serve as a sourcebook for models in using historic preservation as a means of revitalizing historic urban neighborhoods.

5.5 Framingham Preservation Trust

Framingham Preservation Trust (FPT) is a fledgling organization, with all the opportunities and challenges that come with this description. It is working on an assured source of funding, whether through dues or some other fund-raising mechanism. It is developing a source of support to increase membership and gain more local recognition. Their most recent project, the stabilization of the Rugg-Gates House, has given it a track record that can be used to attract newcomers to historic preservation in Framingham. Their rescue of the Lustron House was a fine example of the potential strength of this organization.

5.6 Action Recommendations

5.6.1 Add associate members to increase the number of projects that can be undertaken by the Historical Commission.

5.6.2 Publicize the Historical Commission’s activities**.**

5.6.3 Historical Commission members serve as liaisons to town boards, neighborhoods.

5.6.3 Historical Commission should work jointly with the local Historic District Commission to establish priorities for the addition or expansion of potential districts**.**

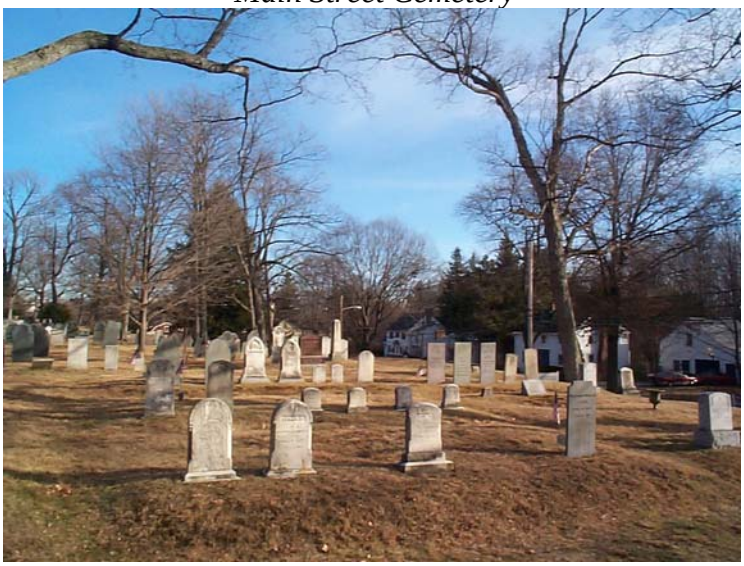
5.6.4 Discourage demolition by neglect by encouraging a general awareness that routine maintenance is the best method of preservation.

5.6.5 Develop projects to improve and rehabilitate the buildings in the two National Register Districts located in downtown Framingham through the Downtown Manager.

5.6.6 Broaden general awareness of historic preservation and its economic benefits, particularly in regard to landscape and outbuildings, both of which are endangered with little statutory protection.

5.6.7 Establish guidelines regarding change in use of historic structures within the districts so that, for example, outbuildings may be perceived as assets rather than liabilities.

Main Street Cemetery



6. Financing Historic Preservation

Caring for and maintaining our built environment: bridges, buildings and spaces takes money and often a substantial amount of it. However, actual dollars are always in short supply unless we are serious about the need to preserve our heritage. This chapter addresses the few financial resources the preservation community has developed to fund the work.

6.1 Massachusetts Historical Commission Grants

MHC is the best place to start when looking for grant funds. It awards matching grants to municipalities (and to some non-profit organizations) for the following; survey and planning, National Register nominations, historic landscape studies and restoration. In addition, the Massachusetts Preservation Projects Fund offers two types of grants.

- *Pre-development* Projects: activities such as historic structure reports, feasibility studies involving the preparation of plans and specifications, and certain archaeological investigations;
- Development *Projects*: stabilization, restoration and rehabilitation projects that include safety and universal access.

These grants are awarded on a competitive basis. Finding the funding for the local match is a perennial problem. Theoretically, the match may come from CDBG funding, but Framingham's CDBG grant is proportionally small, and is thoroughly overburdened. Communities in Massachusetts often raise local matches from the business community, or from local charitable foundations.

6.2 Other Sources of Funding

6.2.1 MassDevelopment

It is the mission of MassDevelopment to help build the communities of the Commonwealth by stimulating economic development. Although MassDevelopment offers the economic incentives of a quasi-public agency, it operates like an entrepreneurial company that is driven by success. MassDevelopment uses a wide array of unique, specialized financial tools and real estate services to help businesses, institutions, and communities of all types and sizes throughout Massachusetts. The programs include low interest loans that are sometimes forgiven if the project is actually developed, loan guarantees, pre-development assistance funding, and Downtown Preservation Projects. MassDevelopment frequently focuses on historically significant buildings, and is very sensitive to preservation issues.

6.2.2 The Transportation Efficiency Act (TEA-21)

The Transportation Efficiency Act (TEA-21) has a strong historic preservation component through its Transportation Enhancement Program. Federal funds, managed through the Massachusetts Highway Department, are awarded for transportation linked historic projects. In the past, this funding has been imaginatively used for preservation projects.

TEA-21 funding may be a good source of funds for the following; acquisition of scenic easements and scenic or historic sites, scenic or historic highway programs, landscaping and other scenic beautification, historic preservation, rehabilitation and operation of historic transportation buildings, structures, or facilities, and preservation of abandoned railway corridors.

6.2.3 National Trust for Historic Preservation

The trust has several relevant programs. The National Preservation Loan Fund provides below market rate loans to government and non-profits for the preservation of National Register eligible or listed properties up to $150,000. Funds can be used to create local revolving fund, for site acquisition or for rehabilitation work.

6.2.4 Preservation Services Fund

The Preservation Services Fund is a rather small ($500 - $5,000) matching grant used for consultants, conferences, and curriculum development.

6.2.5 Johanna Favorot Fund

The Johanna Favorot Fund makes grants from $5,000 - $25,000 to non-profits and governmental agencies for preservation projects that "recapture a sense of place." Again, funds are used for consultants, conferences, and preservation education.

6.2.6 Massachusetts Turnpike Authority

The Turnpike Authority offers grants to municipalities for the support of tourism projects carried out for the benefit of cities and towns along the Turnpike west of Route 128. In 2001, Framingham obtained a grant for the Cochituate Rail Trail. MetroWest Growth Management Committee obtained a grant to produce an eco-tourism brochure highlighting the historic Knox Trail (MetroWest Knox Trail Heritage Corridor Brochure) that will be available to the general public and on display at the information kiosks along the Turnpike. In 2002, Framingham applied for a grant to aid in the rehabilitation of the Athenaeum.

6.3 Developers' Mitigation Dollars for the Annie Dennett House

The Annie Dennett House, on the 9/90 property, was threatened with demolition by neglect. The developer assumed responsibility for retaining and rehabilitating the building using the Secretary of the Interior’s Standards for Rehabilitation. The Historic District Commission reviewed the reuse and rehabilitation of this building, with comment by the Historical Commission.

6.4 Historic Preservation Tax Incentives

6.4.1 Existing Commercial Credits

Tax incentives for Certified Rehabilitation for income producing buildings that are listed, or eligible for listing on the National Register, have, in the past, been a significant engine for preserving historic buildings. The 20% tax credit will sometimes make a project possible that would have been difficult to finance without it. Since there are two National Register districts in the downtown, there are many buildings that are eligible for this credit.

The credit is applicable only for hard costs of the project, and is not available for demolition. The National Park Service must certify that the rehabilitation has been done consistent with the historic character of the building and the Standards of the Secretary of the Interior. Interested owners should contact the Massachusetts Historical Commission (617) 727-8470 for information on how to apply for the credits and document the work.

A tax incentive program not directly linked to historic preservation but with great potential is the federal Low Income Housing Tax Credit Program and the state Abandoned Building State Tax

Deduction. The federal code makes tax credits available for investors in low-income rental properties. Basically, they give investors such a break on their tax burden that they make rent subsidy possible (i.e. 40 to 90 % of the value of a residential rental property over ten years if the owner agrees to keep rents and tenant incomes below certain levels).

6.4.2 Facade Improvements in Downtown

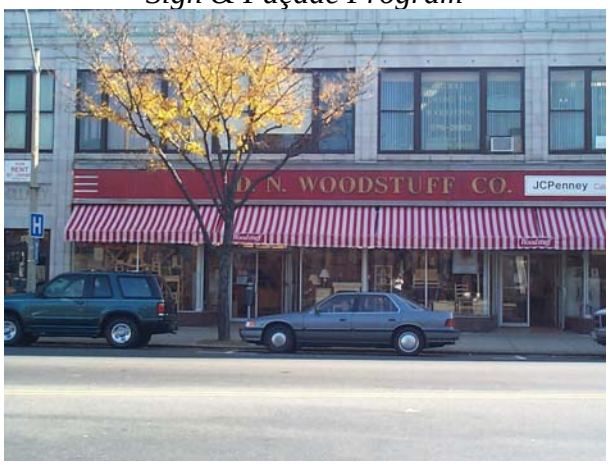
One of the keys to Downtown Framingham's revitalization will be the improvement of building signs and facades in the Town's commercial districts. Studies from around the country clearly indicate that the more aesthetically pleasing a commercial district is, the more viable it is.

The primary goals of the Sign & Façade Program are as follows.

- To encourage and perpetuate appropriate rehabilitation of significant commercial building facades and signs in the downtown area.
- To assist in the economic revitalization of our downtown, as well as to stimulate the local economy.

This use of funds will address signs and storefront exhibiting blighted or incipient blighting characteristics to address or prevent blight and encourage further private and public investment that will play an important role in making the Downtown more attractive and useable for residents, businesses, commuters, and shoppers.

Sign & Façade Program



The program uses public funds (CDBG) to leverage private finances supplied by property owners and/or tenant merchants. The Community Development Program staff and a working program design committee has conducted a careful review of other successful improvement programs, and has developed a program that makes available, within limits, one dollar in public funds to attract an anticipated two dollars or more in private funds for facade improvements, and two dollars in public funds to attract one dollar or more in private funds for sign improvements. CDBG funds are now available for this program, in general, on a grant rebate basis, making CDBG funds available upon satisfactory completion of the project.

6.4.3 Local Option Property Tax Assessments

In 1996 the state legislature passed an important piece of the Historic Massachusetts Act (M.G. L. Chap 59, as amended by St. 1996, Chapter 191 - 950 CMR 72:00). Homeowners who renovated their houses have, till now, been immediately hit with a big increase in their municipal tax assessment. The larger tax, tending to act as a punishment for improving one's property, was a distinct disincentive to rehabilitate or restore.

The new Act gives municipalities the option to establish a special assessment bylaw to encourage sensitive rehabilitation of owner-occupied residential properties listed in the State Register of Historic Places. If homeowners rehabilitate according to a set of standards, they may phase in the increased value of their properties. They would have five years for the phase-in, with full accessed value at the end of that time. Like the federal Historic Tax Credits, the Massachusetts Historical Commission, 617-727-8470, administers this program. Unfortunately, the standards have sometimes been found to make the proposed rehabilitation financially prohibitive.

An Example of Housing Rehabilitation

Of course, this local policy option requires that localities pass a bylaw making this special assessment policy possible. It would mean a slight reduction of revenue, but neighborhoods would improve in value so that ultimately, the town's tax base would be higher.

6.4.4 Community Preservation Act

The Community Preservation Act (MGL Chapter 44B) became law on December 14, 2000. The new Community Preservation Act (CPA) enables each city and town in Massachusetts to create a dedicated source of funding to invest in three core community needs: historic preservation, open space protection, and community housing. Towards the end of 2000, the Framingham Board of Selectmen approved formation of the Community Preservation Act Organizing Committee, which would work towards acceptance of the CPA in Framingham.

At the January 23, 2001 Special Town Meeting, a warrant article was presented to Town Meeting members seeking acceptance of the CPA. It did not pass, so sufficient signatures were gathered to place a CPA question on the April 2001 election ballot to allow Framingham voters the opportunity to approve or reject the ballot question to adopt the Act and impose a 3% tax. The voters overwhelmingly rejected adoption of the CPA and imposition of the tax. It is hoped that adoption of the CPA will be brought back for consideration by the town when economic conditions improve.

6.5 Action Recommendations

6.5.1 Make the passage of Local Option Property Tax Assessments a top priority.

6.5.2 Widely publicize other financial incentives to property owners.

6.5.3 Work with property owners to obtain tax incentives for certified rehabilitation for income producing buildings that are listed, or eligible for listing on the National Register.

6.5.4 Work together with the Historic District Commission and other interested residents to pass the Community Preservation Act.

7. Identifying and Responding to Threats

One way to approach preservation planning is to identify threats to historic resources and prepare strategies on how to meet them.

7.1 Inappropriate Alterations

It is a sad fact, but these days more buildings have their historic value destroyed by unsuitable alterations than by demolition itself. This takes many forms: insertion of inappropriate windows; the replacement of original porches and porch posts with non-historic materials or designs, and additions that overwhelm rather than contribute to the overall design.

Although the preservation community has few tools to protect historic properties outside local historic districts, it can do something.

7.1.1 Vinyl Siding and Replacement Windows, Altered Entries/Porches

The installation of vinyl siding is not just a simple maintenance procedure - it dramatically changes the look of the building, destroying its original design. The warm, organic wood is replaced by a cold, inorganic material with very different dimensions and thickness, altering the play of light and shadow on the siding. Installers of artificial sidings usually remove original trim and often cover corner boards that articulate the facade, fascias, sofits and window surrounds, which then gives the house a blank look. Vinyl siding is the current foe of authentic design, and should be treated as such by people who care about historic buildings.

Again the preservation community needs to be creative about how to remedy this situation, as tools to combat it are nearly non-existent. The Building Commissioner may be willing to inform the Historical Commission of the impending re-siding of older buildings.

7.2 Under-funded State Properties: Potential for Lobby Efforts

Although the maintenance and planning for State owned properties in Framingham is not within local control, the Town can and should lobby the responsible agencies, the Departments of Administration & Finance, Corrections, Education, the MWRA and Mass Highway, to gain an acceptable level of maintenance and to develop responsible reuse plans when necessary. Representatives and senators should also be reminded that they could advocate for state owned resources. Copies of all correspondence and news articles on endangered resources should be sent to the Massachusetts Historical Commission.

7.3 Action Recommendations

7.3.1 Mail the Cultural Resource Inventory to current owners with a letter suggesting that they protect the historic value of their property by developing a maintenance schedule, design future rehab projects consistent with the historic character of the building, and help the owner with any questions he/she may have.

7.3.2 The Building Department could suggest that the owner consult with the Historical Commission on projects which the Building Commissioner fears will significantly reduce the historic character of the property. The Building Commissioner can simultaneously

notify the Historical Commission about these projects so that it could offer suggestions to improve the historic value of the property.

7.3.3 Roundtables with the Commissions, the Building Department, and local architects should be held once or twice a year to increase pubic awareness of the value of retaining the historic character of properties.

7.3.4 As the Town advances in the use of Geographic Information Systems (GIS), the records must include the date of construction. This could act as a trigger when building permit applications are filed with the Building Department. In addition, the Engineering Department should generate maps that indicate historic resources and “aged” housing stock.

7.3.5 Public education can help create a climate of appreciation of historic styles. People can be taught to be good stewards of their properties.

7.3.6 Workshops could be held for Realtors to teach them the local styles and help them understand how important is their role in conveying a sense of the historic worth of the property. Realtors often suggest changes - "just put in a new entry here, cut out a picture window there," which may be key in the owner's planning for the building. The Realtor’s suggestion that this type of alteration could be placed so that it is not visible from the street may be critical to the preservation of the building's design integrity.

7.3.7 The Historical Commission could mount a public education campaign in the media on the adverse effects of artificial siding and other replacement technologies on historic buildings. This would involve explaining that even “every day” vernacular buildings, the tenements, and simple early 20th century houses have a design integrity that is harmed when a new skin is applied.

Winter Street Water Works

8. Getting the Message Out: Education and Public Information

8.1 Public Education

Since the preservation of historic resources depends mainly on the public, as home and building owners, as voters, and as parents of future generations of stewards, education and public information are clearly central to the task of building a community that properly cares for its historic patrimony. Suggestions for public relations activities have appeared in most of the earlier chapters of this plan.

8.2 Public Relations/Information

A good way to get building owners involved in preservation is to educate them about the historic value of their property. Another method is to make them feel that they can contribute to the community by making responsible decisions about maintenance and alterations. Letters to home and building owners might be sent enclosing the Cultural Resource Inventory form for the property. The letter might do the following.

- Request additional information on the property such as exterior alterations and their dates: the history of the resource, builder, if known, earlier owners.
- Include information on the negative effects of artificial siding, design and physical deterioration.
- Offer to advise on proposed alterations, demolitions and additions.

8.2.1 Signs for Historic Districts

Signs at the boundaries of local historic districts not only remind owners that their property falls within the local district jurisdiction, but also alerts others that the neighborhood is historically and architecturally significant. In this context, the buildings and spaces themselves become teaching tools.

8.2.2 Publications Program

Many communities find that issuing books, pamphlets, and maps with interesting graphic and narrative historical information is a successful way of informing residents and making them receptive to the goals of preservation. An important publication would be a narrative report along with the Cultural Resource Inventory. Included in this publication could be the Secretary of the Interior's rehabilitation guidelines, which are keyed to local architectural examples. A map can show historic place-names such as the Musterfield, Harmony Grove, Gordon's Corners, Coburnville, Hastingsville, etc. Illustrated walking tours containing information on the architecture of the buildings and development of the area are an inexpensive way to tie history to place. Finally, the completed preservation plan could be published by the Planning Department. Grant funding is sometimes available for these kinds of publication.

The Framingham Historical Society has published several excellent books on Framingham's history including Framingham: An American Town, by Steven W. Herring in 2000.

8.2.3 Investment Tax Credits

Investment tax credits were developed to make responsible rehabilitation of properties listed on the National Register financially attractive. This 20% credit sometimes makes the difference between an owner's ability to undertake the project or not. The credit is currently available for

income producing properties. Fortunately, two National Register districts are located in the downtown, a focus of such properties, and the Saxonville district contains both commercial and industrial use buildings.

Typically, business owners located in these districts are unaware of the tax incentives. They need help in understanding the requirements of the procedure and in obtaining professional assistance in documenting the proposed work. The Historical Commission and the Planning Department could inform the business community about the credits and direct specific inquiries to the Massachusetts Historical Commission.

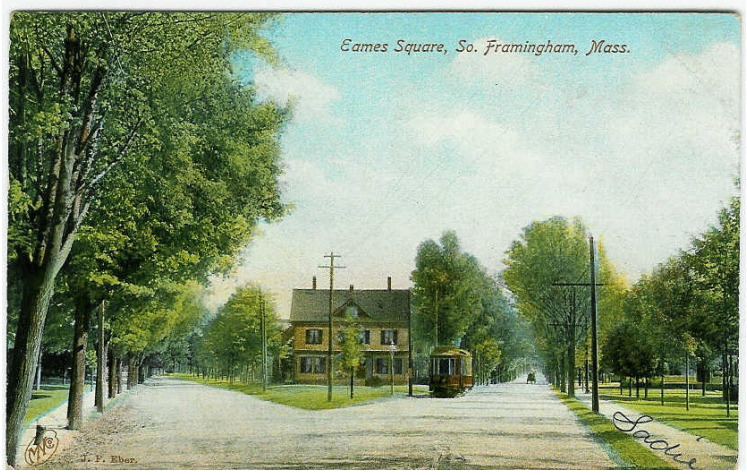
8.2.4 Seminars for Realtors

As discussed in Chapter 9, realtors are often the first point of information about a house or commercial building the owner is likely to meet. Their characterization of the building is often quite meaningful for the prospective purchaser. However, Realtors sometimes have little knowledge of historic styles, and often, even the history of the town. Brief workshops on historic styles and town development for these professionals might be one way to reach building owners at the point when they may be contemplating altering their properties.

8.2.5 Publicize Activities and Programs

The Historical Commission, Historic District Commission and Planning Department have accomplished much to be proud of, but most of it goes unknown. These organizations would be well served by more intensive publicity. The grants the Planning Department obtains, the program work on building reuse and renovation, the community committees it organizes and staffs should be public knowledge. Similarly, the buildings the Historical Commission saves from demolition, the historic sign program, the monitoring of preservation projects like St. John's Chapel, and the like are of interest to town residents and make for a positive preservation climate. The Historic District Commission's decisions on alterations, building infill, signs, and the reasons supporting them might also be publicly announced.

Eames Square (historic postcard)



8.2.6 Newsletter for Historic Districts

The Historic District Commission published a newsletter in the past, and hopes to continue on an annual basis. Such a publication alerts building owners to the requirements of the district, shares information on the events of the year, and creates a sense of community.

8.2.7 Archeology Week and Preservation Week

Archeology Week and Preservation Week are national public relation events designed, like all such "weeks," to raise public consciousness. The Historical Commission can get the posters and medial related materials on local events for distribution. This is a time to link up with neighboring towns to leverage interested populations, gain publicity, and create something new.

For example, the Wayland Archeology Group is extremely active, and may be open to joint planning of a lecture or demonstration. Events could be publicized on the local cable channel, with an accompanying short talk.

8.2.8 Annual Preservation Award Program

Our local preservation awards program works because it rewards people for doing the right thing, and does so publicly, as newspapers and local TV are always are interested in someone being honored. These awards demonstrate that the preservation of the town's historic assets will be commended, and that others have been successful. The presentations are public, at the Selectmen's meeting or on local cable television.

8.3 Preservation Education in the Public Schools

8.3.1 Carol Getchell Nature Trail

The Carol Getchell Nature Trail along the Sudbury River coordinates with an historic trail through the historic district. The Saxonville Athenaeum serves as the starting point for both trails and will have photographs and other visual resources on the history of the area. This would be an excellent point of contact to offer materials familiarizing students and their families with the Historical Commission's work. An informational sheet outlining the Historical Commission's activities and goals including a phone contact could be offered at the exhibit.

Carole Getchell Nature Trail

8.3.2 Coordinate with Public Schools

The public schools teach local history early in a student's elementary school career, but have limited time and resources to teach it later, when young people have a more sophisticated sense of history and a wider architectural context. The Massachusetts Historical Commission has developed several interesting courses about these subjects.

The Historical Commission could initiate a request for more specific courses to help the town's young residents become more aware of their immediate environment. It could advocate for more built environmental and local history education, and offer help in finding appropriate teaching resources. The Massachusetts Cultural Council might have grant funds for projects of this kind.

8.4 Action Recommendations

8.4.1 Send letters to home and building owners to get them involved in preservation by educating them about the historic value of their property. Help them feel that they can

contribute to the community by making responsible decisions about maintenance and alterations.

8.4.2 Hold brief workshops on historic styles and town development for town staff, board members and Town Meeting Members as one way to reach building owners at the point when they may be contemplating altering their properties.

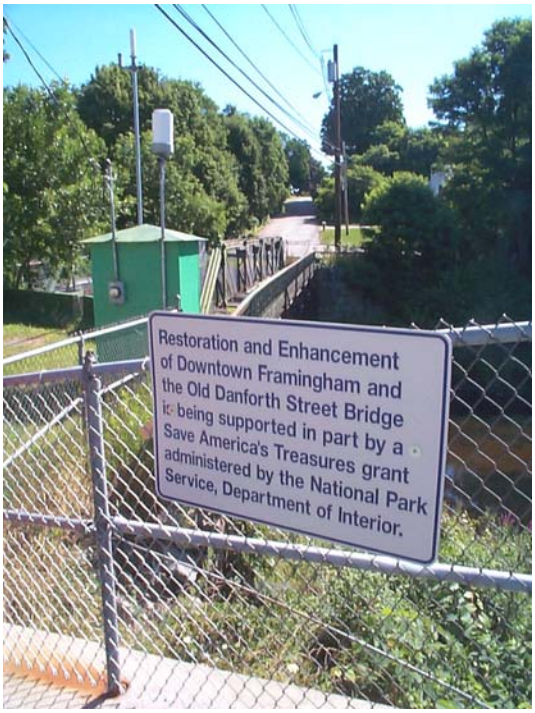
8.4.3 Provide an informational sheet outlining the Commission's activities and goals including a phone contact at the Carol Getchell Nature Trail.

8.4.4 Initiate a request for more specific courses to help the town's young residents become more aware of their historical environment.

8.4.5 Advocate for more built environmental and local history education, and offer help in finding appropriate teaching resources.

8.4.6 Begin a public education/ public relations campaign to ensure that every town department and Town Meeting Standing Committee is aware of the value of historic preservation.

Save America's Treasures



9. Developing a Plan for the Town's Artifacts: Identify, House, Preserve

9.1 Historic Documents, Plans, Photographs, and Artifacts

Every town collects a record of its activities as the years go by. Eventually they pile up and storage facilities change. When this occurs, the records of history can become burdens. Do we preserve them, and, if so, which? Where do we keep them, and who is responsible for caring for them? Of course, there are many different kinds of objects and documents: Town Reports, tax records, building permits, maps, and photographs. The historians of the future should be remembered before we casually discard these materials of primary historical research.

These materials fall into different purviews: the Town Clerk has responsibility for the now badly deteriorating Town Reports, the Assessor houses the tax records, the Engineering Department cares for several historic maps etc.; all this is quite haphazard. A few years ago, one of the Engineering Department staff rescued a lot of town maps in the process of being thrown out, thereby preserving priceless historic documents.

The Historical Commission should inventory the historic resources of the Memorial Building to identify critical historic research materials and evaluate their condition and curatorial requirements. Perhaps the Commission could interest an archivist in this worthy project. For example, it is clear that many documents housed in the Town Clerk's office require immediate stabilization to delay further deterioration. Historic photographs, mainly from old newspapers are housed in the Planning Department. Some of the Town's historic documents are housed in a vault in the Danforth Museum building, haphazardly stored, poorly ventilated, and all but forgotten.

Once identified, a plan should be drawn for the care of these documents, artifacts and plans. This should probably involve acquiring grants for their preservation and developing a long-range plan for housing them. As space gets tighter in the Memorial Building, or if Town offices move to another building, their preservation becomes not just an academic but also an immediate issue. For example, Town-owned plans need to be immediately available for buildings currently used, while those no longer extant or unused should be have long-term storage.

The Massachusetts Committee for the Preservation of Architectural Records (MassCOPAR) can help with technical information (PO Box 129, Cambridge MA, 02142).

9.2 Building Department Plans

The Building Department requires a plan before a new building is constructed or an existing one modified, but has inadequate space to store these bulky documents.

9.3 Action Recommendations

9.3.1 For the historic buildings of the future, the present stewards should think about basic curatorial issues such as the following.

- Do we need to retain all plans or just samples of typical buildings?
- Are elevations sufficient or do we need the whole series?

9.3.2 The Historical Commission should meet with the Building Commissioner to plan and advocate for adequate storage of plans.

9.3.3 The Planning Department should apply for a grant to inventory Town-Owned Historic Documents and plans and prepare a restoration and management plan for them. A feasibility study may be appropriate for this project.

9.3.4 Planning for the preservation and for better access to Town-owned building plans should be incorporated into the overall plan for the town's stewardship of its historic materials.

9.3.5 The Planning Board should preserve presentation drawings submitted during the permitting process.

Framingham Public Library

10. Action Plan

This section contains the recommendations for action proposed by the preservation plan.

Section 2 Framingham's Preservation Efforts: Past and Present

- Review the list of Chapter Land properties listed in Table 13 of the Framingham 1996 Open Space Plan to determine which, if any, have historic significance or contain historic viewsheds.
- List all historically and architecturally significant property controlled by the Department of Corrections in Framingham on the National Register of Historic Places.
- Encourage the adaptive reuse of historic buildings whenever possible. Provide incentives when available.
- Develop a mechanism that will protect and enhance historic buildings, sites and their settings.
- Adjust the zoning bylaw to encourage the use of shared driveways and rear exits in the villages to preserve the historic character of the village while providing increased pedestrian safety and decreased traffic congestion.
- Modify the zoning bylaw to prohibit the placement of newspaper stands along the streets in the historic villages.
- Provide a design review element for parcels located in Framingham's villages to encourage respect for the traditional scale and massing of buildings within the villages, and to allow neighboring historic architecture to guide the size, shape, style, materials and detailing of new buildings; thereby ensuring that new construction will be compatible with the village environment.
- Encourage replacement of overhead utility lines with buried cables in the historic villages by amendments of the rules and regulations for the special permits and for the site plan approval process, and through negotiations with proponents.
- Provide pedestrian scale lighting and benches in the villages.
- Seek state and federal aid in revitalizing historic village centers.
- Encourage the Planning Board's use of historic preservation consultants in their review of development proposals, as authorized under Ch. 593 of the General Laws.

Section 3 Cultural Resources Inventory

- Fully complete the Framingham Cultural Resources Inventory (CRI).
  - Add new forms focusing on building, site or development types.
  - Prepare a narrative report of history. A complete inventory ordinarily requires a narrative history to explain the findings of the survey and to expand the historic context for the inventoried properties. Narrative reports are expected to contain a list of recommendations of individual properties and districts for the National Register of Historic Places, as well as proposing areas for future study.
  - Add the following individual properties and areas to the Inventory:

8 Charles St	53 Clinton St
106 Cochituate Rd	108 Cochituate Rd
22, 45, 53, 63 Cottage St	Eames Monument, Mt. Wayte Ave
Eames Square Granite Sign	309 Edgell Rd
Edwards Cemetery	Garden in the Woods
65 Gates Rd	Gordon's Corner Granite Sign, (Framingham Centre)
Harmony Grove Marker, Franklin St	287 Hollis St
Knox Cannon Train Monument, Edgell Rd	Lawrence Street School
198 Maynard Rd	8 Old Connecticut Path
152 Old Connecticut Path	310 Old Connecticut Path
749 Old Connecticut Path	788 Old Connecticut Path
931 Old Connecticut Path	Old South Cemetery
34-38 Proctor St	44-46 Proctor St
261 Salem End Rd	385 Salem End Rd
449 Salem End Rd	450 Salem End Rd
St. Stephen's Cemetery	St. Tarcissius Cemeteries
215 School St	3-93 Stearns St
Swift Marker (Maple St)	31 Warren St. (Fuller House)
20 Wayside Inn Rd	340 Winter St
World War II Monument, Concord St	

- Add National Register Criteria Statements to the Inventory.
- Add area forms for potential districts. MHC now requires area forms summarizing the history and architectural development of the resource before nominations to the National Register can be submitted or local historic districts designated. Candidates for area forms are an expanded version of the Massachusetts Correctional Institution (Framingham) complex, including workers' housing; the Cottage/ Stearns Streets area; Belknap Road and the Dennison area, including the workers' housing.
- Add new forms focusing on building, site or development types.
- Add fences, street furniture, signs.
- Add landscapes, agricultural and open spaces. The Historical Commission should review other potential sites for inclusion such as the Callahan State Park, Eastleigh Farm, Hanson Farm, and Stearns Farm (Welch Tract).
- Add historical archeological sites such as the dam at Callahan State Park, and others.
- Consider adding Post World War II subdivisions and developments. These subdivisions have had a singularly significant impact on the town's organization and infrastructure, since about half of its housing was built in the post World War II period.
- Consider adding commercial buildings 50 years old or older. Distinctive buildings on Worcester Road and elsewhere should be recorded for their design and contribution to the economic life of the town.
- Upgrade the existing forms by gathering additional information, maps and photographs, and adding them to the forms.

- Determine whether certain areas should be nominated for listing on the National Register of Historic Places and/or are suitable for Preservation Restrictions.
- Encourage the use of Investment Tax Credit for private investment and rehabilitation of historic commercial, industrial, or residential rental properties if National Register of Historic Places designation is obtained.

- Encourage Preservation Restrictions on properties of significant historical value either by encouraging property owners to donate the development rights, or by acquisition by the Town, the Framingham Historical Society, or some other historical organization.
- Prepare GIS Mapping of inventoried, National Register, and Local Historic District Resources.
- Consider applying to Massachusetts Historical Commission for a Survey and Planning grant to complete some of the recommended actions.

Section 4 Protecting Framingham's Cultural Resources

Town Property

- The Historical Commission should meet with the Town Manager to develop a standard municipal process for planning historic building rehabilitation projects and supervising their rehabilitation.
- The Historical Commission should meet with the ADA Coordinator and Town Owned Buildings Departments.
- The ADA Coordinator should conduct Accessibility Studies available through MHC.
- The Historical Commission, jointly with the ADA Coordinator and the Town Owned Buildings Departments, should develop a set of priorities for a list of potential projects, including parks like Farm Pond.
- As appropriate, the Historical Commission should make capital budget projections and recommendations.
- The Planning Department should apply for a planning grant from MHC to prepare a Maintenance Schedule and Capital Budget Plan for Historically Significant Town Owned Buildings.
- The Historical Commission should meet with the Town Owned Buildings Department and the Town Manager to identify historic Town-owned buildings that might be declared surplus and to plan for their reuse.
- The Historical Commission should meet with the Public Works Department to discuss required work on Town owned historic bridges and the protection of its historic mile and other markers.
- Monitor statues and monuments in public parks and traffic islands. If they are deteriorating, apply for a feasibility grant or a rehabilitation grant.
- The Historical Commission, with the Public Works and Engineering Departments should evaluate the historic importance versus the cost of preserving the bridges listed below:
  - Main Street Bridge, Main Street at Sudbury River (MHC #903) is now scheduled for a sensitive rehabilitation in 2002 by the Massachusetts Highway Department;
  - Stone's Bridge, North of Potter Road at Sudbury River (MHC #911).

Edgell Grove Cemetery

- Meet with the Edgell Grove Cemetery Trustees to work toward adding the Edgell Grove Cemetery to the Framingham Centre Common Historic District.
- Explore sources of funding for the Receiving Tomb rehabilitation and a landscape maintenance plan.

Section 5 Strengthening Local Preservation Organizations

- Add associate members to increase the number of projects that can be undertaken by the Historical Commission.
- Publicize the Historical Commission's activities.
- Historical Commission members serve as liaisons to town boards, neighborhoods.
- Historical Commission should work jointly with the local Historic District Commission to establish priorities for the addition or expansion of potential districts.
- Discourage demolition by neglect by encouraging a general awareness that routine maintenance is the best method of preservation.
- Develop projects to improve and rehabilitate the buildings in the two National Register Districts located in downtown Framingham through the Downtown Manager.
- Broaden general awareness of historic preservation and its economic benefits, particularly in regard to landscape and outbuildings, both of which are endangered with little statutory protection.
- Establish guidelines regarding change in use of historic structures within the districts so that, for example, outbuildings may be perceived as assets rather than liabilities.

Section 6 Financing Historic Preservation

- Make the passage of Local Option Property Tax Assessments a top priority.
- Widely publicize other financial incentives to property owners.
- Work with property owners to obtain tax incentives for certified rehabilitation for income producing buildings that are listed, or eligible for listing on the National Register.
- Work together with the Historic District Commission and other interested residents to pass the Community Preservation Act.

Section 7 Identifying and Responding to Threats

- Mail the Cultural Resource Inventory to current owners with a letter suggesting that they protect the historic value of their property by developing a maintenance schedule, design future rehab projects consistent with the historic character of the building, and help the owner with any questions he/she may have.
- The Building Department could suggest that the owner consult with the Historical Commission on projects which the Building Commissioner fears will significantly reduce the historic character of the property. The Building Commissioner can simultaneously notify the

Historical Commission about these projects so that it could offer suggestions to improve the historic value of the property.

- Roundtables with the Commissions, the Building Department, and local architects should be held once or twice a year to increase pubic awareness of the value of retaining the historic character of properties.
- As the Town advances in the use of Geographic Information Systems (GIS), the records must include the date of construction that will act as a trigger when building permit applications are filed with the Building Department. In addition, the Engineering Department should generate maps, which indicate historic resources and “aged” housing stock.
- Public education can help create a climate of appreciation of historic styles. People can be taught to be good stewards of their properties.
- Workshops could be held for Realtors to teach them the local styles and help them understand how important is their role in conveying a sense of the historic worth of the property. Realtors often suggest changes - "just put in a new entry here, cut out a picture window there," which may be key in the owner's planning for the building. The Realtor’s suggestion that this type of alteration could be placed so that it is not visible from the street may be critical to the preservation of the building's design integrity.
- The Historical Commission could mount a public education campaign in the media on the adverse effects of artificial siding and other replacement technologies on historic buildings. This would involve explaining that even “every day” vernacular buildings, the tenements, and simple early 20th century houses have a design integrity that is harmed when a new skin is applied.

Section 8 Getting the Message Out: Education and Public Information

- Send letters to home and building owners to get them involved in preservation by educating them about the historic value of their property. Help them feel that they can contribute to the community by making responsible decisions about maintenance and alterations.
- Brief workshops on historic styles and town development for town staff, board members and Town Meeting Members might be one way to reach building owners at the point when they may be contemplating altering their properties.
- Provide an informational sheet outlining the Commission's activities and goals including a phone contact at the Carol Getchell Nature Trail.
- Initiate a request for more specific courses to help the

Cameron Middle School

town's young residents become more aware of their historical environment.

- Advocate for more built environmental and local history education, and offer help in finding appropriate teaching resources.
- Begin a public education/ public relations campaign to ensure that every town department and Town Meeting Standing Committee is aware of the value of historic preservation.

Section 9 Developing a Plan for the Town's Artifacts: Identify, House, Preserve

- For the historic buildings of the future, the present stewards should think about basic curatorial issues such as the following.
  - Do we need to retain all plans or just samples of typical buildings?
  - Are elevations sufficient or do we need the whole series?
- The Historical Commission should meet with the Building Commissioner to plan and advocate for adequate storage of plans.
- The Planning Department should apply for a grant to inventory Town-Owned Historic Documents and plans and prepare a restoration and management plan for them. A feasibility study may be appropriate for this project.
- Planning for the preservation and for better access to Town-owned building plans should be incorporated into the overall plan for the town's stewardship of its historic materials.
- The Planning Board should preserve presentation drawings submitted during the permitting process.

11. Addenda

11.1 Glossary of Terms

Words in *italics* are defined under alphabetical listings.

A	
Accessible	Public spaces, buildings, and facilities that accommodate people with special needs or disabilities.
Adaptive Use or Adaptive Reuse	Conversion of a building into a use other than that for which it was designed, such as changing a warehouse into gallery space or housing.
Americans with Disabilities Act of 1990 (ADA)	The federal law that requires public buildings and facilities to be accessible to persons with disabilities.
Advisory Council On Historic Preservation	Federal agency serving as the major policy advisor to the President and Congress. Under *Section 106 Review* guides other federal agencies to ensure that their actions do not negatively impact properties listed or eligible for listing on the National Register of Historic Places. Framingham maintains a renewable Programmatic Agreement with the Council through MHC for the appropriate preservation of local resources receiving federal funds, including HUD and Community Development Block Grant funding.
Architectural significance	Resources that are representative of a period, type, or method of construction, as reflected in their design, details, materials, workmanship, plan, or form; resources associated with an identifiable architect, builder, or designer, or with a school or tradition of construction or design; resources not outstanding individually that may still contribute to an understanding of other resources of a similar type or form of construction.
C	
Certified Historic Structure	For the purposes of federal preservation tax incentives, any structure subject to depreciation or tax reduction as defined by the IRS that is listed in *the National Register of Historic Places* individually or as part of a registered *Historic District* and certified by the Secretary of the Interior as being of *architectural and historic significance* to the district.
Certified Rehabilitation	Any rehabilitation of a *certified historic structure* that *the Secretary of the Interior's Standards* has determined is consistent with the historic character of the property or the district in which the property is located.
Comprehensive Survey	See *Inventory*
D	
Demolition Delay Bylaw	In Framingham's case, the bylaw requires the Building Commissioner to refer demolition permits for buildings 50 years old or older to the Framingham Historical Commission. If the FHC makes a determination that the building is *not architecturally and/or historically significant*, the Building Commissioner may issue a demolition permit. If it is determined that it is architecturally and/or historically significant, he may not issue the permit, and the Commission must then hold a public hearing to determine if the building should be preferentially preserved. If it is

	determined to be preferentially preserved, the permit may not be issued for 6 months, during which time the Commission works with the owner to find an alternative to demolition.
E	
Easements	MIL Chapter 184, Sections 31-33 establishes preservation easements for historically significant buildings and their settings. The restriction is an agreement given by the owners on behalf of themselves and their heirs to maintain the property essentially the same manner as it was at the time of the agreement, for a term of years or in perpetuity. The owners receive a tax benefit/incentives and are assured that the property will not be developed or altered after their death, and that it will be preserved for future generations. (See also *Preservation Restrictions*)
F	
Façade easement	An easement recorded with the property deed to ensure preservation of the front of a building, the exterior wall exposed to public view from the major street.
Federal Historic Preservation Tax Incentives	The 20% rehabilitation tax credit applies to any project that the Secretary of the Interior designates a certified rehabilitation of a certified historic structure. The 20% credit is available for properties rehabilitated for commercial, industrial, agricultural, or rental residential purposes, but it is not available for properties used exclusively as the owner's private residence. A certified historic structure is a building that is listed individually in the National Register of Historic Places —OR— a building that is located in a registered historic district and certified by the National Park Service as contributing to the historic significance of that district. There are other tax incentives for buildings 40 years or more and 30 years or more, and a tax credit for buildings 50 years old or older that are not listed on the National Register.
H	
Historic American Building Survey (HABS)	Documents American historic architectural heritage through measured drawings, photographs and written histories.
Historic American Engineering Record (HAER)	Documents American historic engineering and industrial heritage through measured drawings, photographs and written histories.
Historical Commission	A body of five citizens appointed by the Framingham Board of Selectmen to serve three year terms with responsibility for preservation of the historic, archeological, and architectural resources. It plans for and implements programs for the identification, evaluation and protection of the community's historic resources. In addition, the Historical Commission administers the Demolition Delay Bylaw.
Historic District Commission	Is responsible for a community's Local Historic Districts created by Town Meeting in accordance with the General Laws of Massachusetts. Local

	Historic Districts are areas that have retained their consistency of architecture and history, and have been recognized by the community. The purpose of Historic District Commission is to preserve and protect the distinctive character of the area, maintain and improve the setting of the area, and to encourage new designs compatible with the existing area. A Certificate of Appropriateness from the Historic District Commission is required for work that will affect certain aspects of the appearance of the building as seen from a public way. The Historic District Commission reviews plans and issues Certificates of Appropriateness for architectural changes for buildings in the local district before building permits can be issued.
Historic Context	The context for a resource is the temporal, geographic and thematic setting within which the resource developed. In order to know why a property is important, you must understand the events and patterns of the community's history that influenced the property's development.
Historic Massachusetts, Inc. (HMI)	(Not to be confused with *MHC* (*Massachusetts Historical Commission*) A statewide non-profit organization that assists communities, organizations, individuals, and governments to preserve Massachusetts' historic, cultural, scenic and archeological resources.
Historic Resources	All the tangible, surviving properties and sites that resulted from the activities of all the people who lived and worked in the community in the past buildings, structures, objects, archaeological sites, areas, burial grounds and parks and other landscapes. Usually defined as 50 years old or older.
Historic(al) Significance	Resources associated with themes or events that represent the patterns of local historical development; resources that reflect patterns of social, economic, or cultural history through their use(s) over time. Themes may include agriculture, immigration, settlement, political organization, commerce and industry, etc.
I	
Infill	Housing or other development in an urban area that is designed to fill space or void left by vacant property.
Inventory	Also known as *Survey*, Inventory of Cultural Resources, Cultural Resources Survey, *Comprehensive Survey* Locates and describes the existing historic resources of a community. It establishes a framework for evaluating the resources in their local *historic context*.
Inventory Forms	The MHC Inventory Form is the primary means for documenting historic and archeological resources in the state. It includes a map, photograph and other identifying information, an architectural description of the property, an evaluation of the architectural and historic significance of the resource relative to other similar properties and sites in a local or statewide context, and a bibliography citing map and information resources.

L	
Local Historic District	The strongest form of protection to valued historic properties in Massachusetts, these are areas in which work that alters the exterior architectural appearance of a property that is seen from a public way is subject to review. A Historic District Commission appointed by the Selectmen to ensure that future visible changes will be compatible and appropriate to the historic district conducts the design review process. In Framingham there are two LHDs, the Centre Common Historic District and the Jonathan Maynard Historic District. No restrictions are placed on paint colors, roofing materials, storm windows or storm doors, antennae, or on changes substantially at grade level.
M	
Massachusetts Historical Commission (MHC)	The state governmental body charged with overseeing historic preservation activities in Massachusetts. MHC is authorized to identify, evaluate and protect the important historical and archaeological assets of the Commonwealth. Designated as the *State Historic Preservation Office (SHPO)*, responsible for implementing federal preservation programs and grants. Also contains the Office of the State Archaeologist. Maintains the following programs; Burial Grounds and Markers; *Certified Local Governments*, Preservation *Easements and Restrictions*
Designation of Scenic Roads and Vistas	Grants - including the *Massachusetts Preservation Projects Fund*, Local *Historic Commissions*; *Local Historic Districts*; *Local Landmark Designations*; *State Archaeologists*; *State Register of Historic Places*; Survey and *Inventory* Program; *MACRIS*; and *Tax Incentives*.
Massachusetts Preservation Projects Fund (MPPF)	A matching grant to assist municipalities and nonprofit organizations with the physical (bricks and mortar) preservation of properties listed on *the National Register of Historic Places*.
N	
National Register of Historic Places (NR)	The official list of the nation's cultural resources nominated as worthy of preservation. It is administered by the National Park Service under the Secretary of the Interior through the *State Historic Preservation Office (MHC*). It provides honor and recognition, and makes listed properties eligible for state and federal reviews, tax incentives and grants.
P	
Preservation Restriction	(See also *Easements*) Provides for the protection of a property in perpetuity or for a set period of years. PRs are placed on the property by the owner and run with the deed. Income and estate tax benefits may accrue to property owners who donate perpetual restrictions to qualified nonprofit organizations or governmental agencies. In Framingham, a Preservation Restriction on the Captain Thomas Nixon House on Edmands Road is held by the Society for the Preservation of New England Antiquities (SPNEA).
R	
Rehabilitation	Returning a property of a state of utility through repair or alteration.
Renovation	Modernization of an old or historic structure. May not be consistent with original design.

Restoration	Recovers the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing or earlier work.
S	
Scenic Roads and Vistas	Communities may designate unnumbered roads as Scenic under MIL Chap. 40, Sect. 15C. Repair or reconstruction along these roads must be undertaken so that no bordering trees or stonewalls are disturbed without approval of the local Planning Board. Framingham has a list of Scenic Roads but no Scenic Vistas.
Section 106 Review	Federal environmental review of any projects affecting National Register listed or eligible properties that use any federal funding or require federal permitting.
Secretary of the Interior's Standards	Standards published by the Secretary of the Interior on rehabilitating historic buildings.
Setback line	The distance that buildings in historic neighborhoods were placed from the street. This line differs from neighborhood to neighborhood, and may not coincide with current zoning codes.
Setting	Landscape features (vegetation, topography), walks and driveways, and setback from street. Also the character of the area surrounding the property, including land use and type and proximity of nearby buildings.
SHPO	State Historic Preservation Officer, Chief Preservation Officer of the state, in the case of Massachusetts, the Director of the *Massachusetts Historical Commission*. The SHPO is responsible for implementing federal preservation grants and programs.
Significance	See *Historical Significance, Architectural Significance*.
State Register of Historic Places	The list of properties in Massachusetts designated under federal, state or local law. National Historic Landmarks, Massachusetts Archeological Landmarks, Local Landmarks, *National Register of Historic Places*, *Local Historic Districts*, *Preservation Restrictions*, and properties Determined Eligible for listing on the National Register. The State Register review process provides for MHC review of any projects affecting designated properties that use any state funding.
Survey	See *Inventory*
V	
Vernacular	Landscape, settlement patterns, building types and styles that result from local or regional building traditions and conventions. "Low style" rather than "High style".

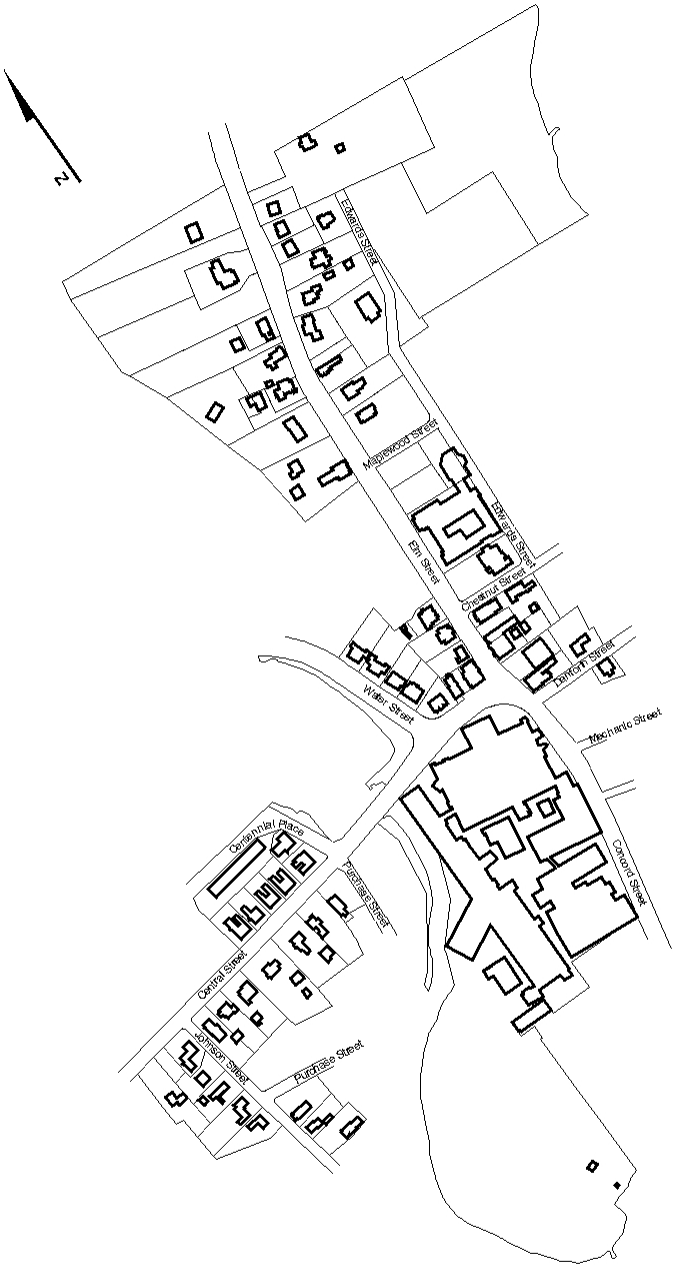
11.2 Maps

Concord Square National Register District

CONCORD
STREET
KENDALL
STREET
HOWARD
HOWARD STREET
PARK
STREET
HAYRIEY
ROUTE 115
ROUTE 135
PLEASANT
STREET
PLEASANT
STREET
HOWARD
STREET
STREET
STREET

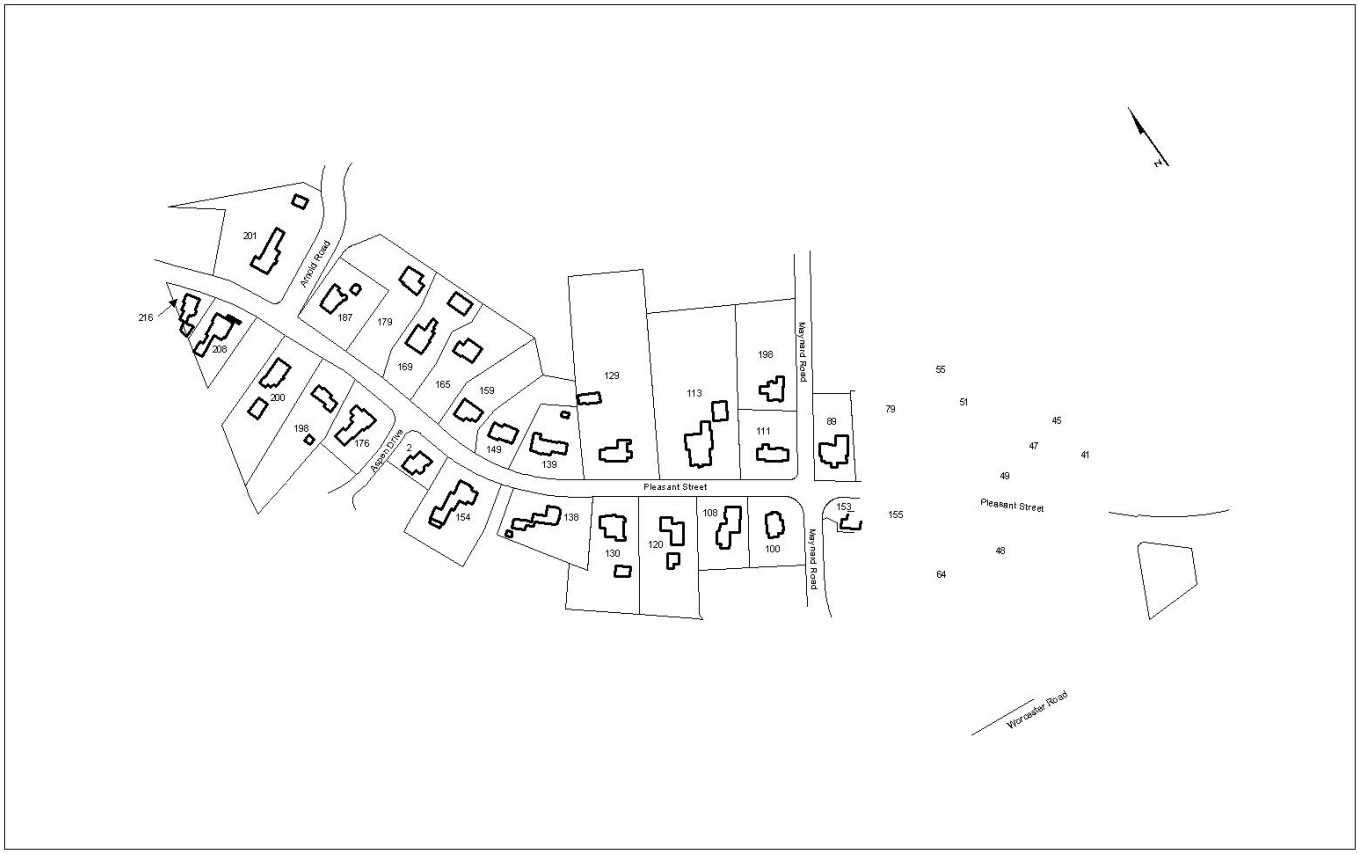
Irving Square National Register District

Saxonville National Register District

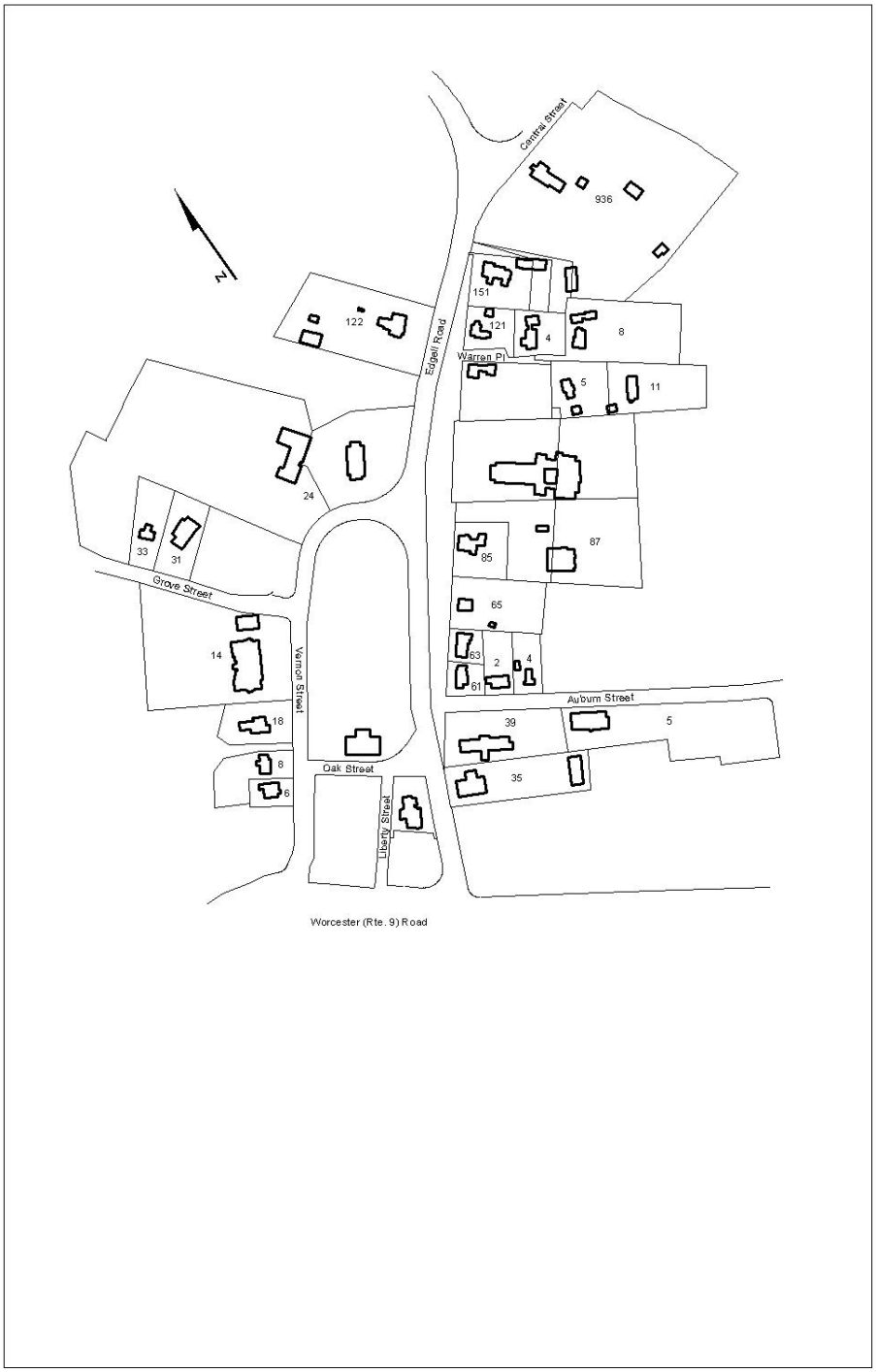


Saxonville Historic District

Jonathan Maynard Historic District



Framingham Centre Common Historic District



Framingham Cultural Resources Inventory

Town of Framingham, Massachusetts

Framingham Historical Commission

March 1, 2001

11.3 Cultural Resources Inventory

INVENTORY OF CULTURAL RESOURCES

As of March 1, 2001

Prepared by the Framingham Historical Commission

The Framingham Historical Commission is pleased to present this updated version of the town's Inventory of Cultural Resources. The previous update was dated January 1, 1998.

The inventory now includes 681 buildings, monuments, cemeteries, and other sites that contribute to the architectural and historical heritage of the Town of Framingham. Of these, 333 are seen to be of special significance as having been listed in the National Register of Historic Places, the Historic American Buildings Survey, and/or one or more local authority of recognition. This includes:

National Register

Individual listings	9
Historic district listings	168
Register eligible	2
Total	179

Historic American Building Survey (HABS)	9
Framingham Local Historic District properties	72
Framingham Historical Commission marker	103
Framingham Historical Society listing	39
Properties with preservation restrictions	2

This inventory also includes supplemental listings at the back of all Town-owned buildings and structures, and all buildings in this inventory that have been lost to demolition or fire since the inventory was started in 1980.

EXPLANATION OF CODES

I. AREA LETTER

Some buildings in this inventory are part of a grouping of structures that gives them extra meaning in terms of their cultural value. These groupings may be neighborhoods, historic districts, or institutional complexes such as the buildings of Framingham State College. Twenty-five such areas have been identified and are each assigned a letter code. In some cases the areas overlap resulting in an area designation such as OIS where the mill buildings of Saxonville are part of the old Saxonville Mills complex (O), and are also in the National Register's Saxonville Historic District (S).

A	Framingham Centre Local Historic District	M	Windswept Farm, Grove Street
B	Woodside Cottages, Prospect Street	N	Garden in the Woods, Hemenway Road
C	Framingham State College campus	O	Saxonville Mill Complex
D	Dennison Manufacturing Company complex	P	Framingham Centre Common National Register District
E	South Framingham Common	Q	Concord Square National Register District
F	South Framingham Freight Office	R	Irving Square National Register District
G	Pearl – Franklin Streets area	S	Saxonville National Register District
H	Mass. Correctional Institution, Framingham	T	Sudbury Aqueduct Linear National Register District
I	Gossamer Rubber Clothing Company	U	Sudbury Dam National Register District
J	Mount Wayte area	V	Weston Aqueduct Linear National Register District
K	Upper Singletary Lane area	W	Water supply system of metropolitan Boston
L	United Church of Christ Conference Center	X	Framingham Reservoirs
AA	Fountain Street Industrial Area		

EXPLANA TION OF CODES

II. MHC NUMBER

All properties in the Framingham Inventory of Cultural Resources must be registered with the Commonwealth of Massachusetts. The Massachusetts Historical Commission (MHC) maintains the state inventory, and assigns a number to each property. For Framingham, each number in the state inventory is preceded with the town code "FRM." The MHC number is included here as a cross reference to the state inventory. Properties with no MHC number are in the process of being registered with the state inventory.

III. SIGNIFICANCE CODES

In 1991 Town Meeting passed an historic preservation by-law that provides for a delay period before historically or architecturally significant structures can be demolished. The Historical Commission must determine if any building over fifty years old that is to be demolished is significant. While listing in this inventory does not automatically indicate significance, it would be an important factor .in making the determination. Other factors include some form of recognition in the National Register of Historic Places, or by some other organization such as the Framingham Historical Society. Any recognition of this nature has been added to this inventory in the form of Significance Codes:

LHD	Property is included in a local historic district under the jurisdiction of the Historic District Commission
NRI	Individual listing in the National Register of Historic Places
NRD	District listing in the National Register of Historic Places
NRE	Eligible for listing in the National Register of Historic Places
HABS	Listing in the Historic American Building Survey
FHC	Property owner has been granted permission to place a "circa sign" indicating historic name and date, authorized by the Framingham Historical Commission (actual signs have not been placed in all cases).
FHS	Listing in the "Historic Framingham" publication of the Framingham Historical Society
PR	Property with preservation restrictions in the deed of ownership.

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
		Hultman Aqueduct	1938	Y	942				
		Lake Cochituate Reservoir	1846		936				
Adams Rd		Linsey Hall - Framingham State College	1972	C	136				
Adams Rd	14		1895-1915		133				
Adams Rd	36		1895-1915		132				
Adams Rd	42	Framingham State College Alumni House	1915-1925	C	137				
Adams Rd	43		1903		131				
Alexander St	15	Mary L. Pratt House	1886-1895		307				
Alexander St	25-27	Velma E. Coleman House	1887		308				
Alexander St	40-44	Wellington H. Pratt House	1886-1891		309				
Alexander St	51	Lena J. Davis House	1893-1895		310				
Alexander St	52-54	George H. Davis House	1887-1895		311				
Alexander St	65	Abbie L. Glidden House	1897		312				
Arlington St	68-70	J. Chandler House	1872-1875		318				
Aspen Cir	2	Richard Rock House	1980		1049	LHD			
Auburn St	10	Dr. Simon Whitney House	1826	P	33	NRD			
Auburn St	2	Brandolini House	1955	A	19	LHD			
Auburn St	4	Stone's Gardener's Cottage	1850-1870	A/P	20	LHD	NRD		
Auburn St	5		1970	A	21	LHD			
Badger Rd		Luther Orlando Emerson House	1810	L	510				
Badger Rd		Emerson House Barns	1870	L	511				
Badger Rd	14	Maj. Lawson Nurse House	1780-1799			FHC			
Barber Rd	61		1930-1940		123				
Beaver St		Beaver Street Bridge	1922		923				
Beech St	16	H. T. Fales House	1875-1889		415				
Beech St	23-25-27		1920-1939		416				
Beech St	88	Day Memorial Hall	1906		221				1980
Belknap Rd	147	Elisha Belknap House	1800-1820		556	FHC			
Belknap Rd	161	Pike-Haven House	1660-1900		557	HABS	FHC	FHS	
Belknap Rd	261	Abijah Claflin House	1770-1800		558	FHC			
Belknap Rd	37	Aaron Pike House	1730-1735		554	FHC	FHS		
Belknap Rd	429	The Owl's Nest	1830-1910						
Belknap Rd	59	Ichabod Gaines House	1830-1832			FHC			

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Belknap Rd	655	Charles Capen House	1800-1832		559	FHC			
Belknap Rd	85	Jeremiah Belknap House	1750-1770		555	FHC	FHS		
Belknap Rd	90	Evans House	1961						
Birch Rd	24		1910-1928		678				
Bishop St		Dennison Manufacturing Co. power plant	1905-1910	D	237				
Brewer Rd		Brewer Road Bridge	1931		922				
Brigham Rd	14	Lustron Panel House	1950		207				1998
Brook St		William S. Walsh Middle School	1969		608				
Brook St		First United Methodist Church	1961			FHC			
Brook St	281	Deacon Balch House	1660-1755		607	FHC	FHS		
Brook St	537	Murray House ?	1700-1799			FHC			
Brook St	567	Twitchell House	1700-1799			FHC			
Cedar St	46-56	Willard Howe Row House	1882-1895		360				
Cedar St	99	Thomas I. Benner House	1891-1895		361				
Centennial Pl	10 - 28	Saxonville Mill Company row house	1800-1900	S	661				
Centennial Pl	2-4		1873-1880	S	1013				
Centennial Pl	6-8		1840-1850	S	1014				
Central St		Sudbury River Flood Control	1975-1980	S	932	NRDIS			
Central St		Saxonville Mill Dam	1800-1900	S	913	NRDIS			
Central St		Central Street Bridge	1979	S	933	NRDIS			
Central St	102		1845-1850	S	1005	NRDIS			
Central St	11-13		1820-1825	S	798	NRDIS			
Central St	112	W. Brigham House	1832-1850	S	720	NRDIS			
Central St	1-5	Luther F. Fuller House	1868-1880	S	673	NRDIS	NRDOE		
Central St	151		1840-1850		655				
Central St	177		1875-1888		654				
Central St	2	Saxonville Mills - Bldg #2	1884-1885	O/S	789	NRDIS			
Central St	2	Saxonville Mill Complex	1850-1950	O/S	787	NRDIS			
Central St	2	Saxonville Mills - Bldg #3	1884-1885	O/S	790	NRDIS			
Central St	2	Saxonville Mills - Bldg #4	1884	O/S	791	NRDIS			1992
Central St	2	Saxonville Mills - Bldg #5	1884-1885	O/S	792	NRDIS			
Central St	2	Saxonville Mills - Bldg #6	1884-1885	O/S	793	NRDIS			
Central St	2	Saxonville Mills - Bldg #7	1884-1885	O/S	794	NRDIS			
Central St	2	Saxonville Mills - Power House	1884-1885	O/S	795	NRDIS			
Central St	2	Saxonville Mills - Bldg #9	1884-1885	O/S	796	NRDIS			
Central St	2	Saxonville Mills - Bldg #1	1884-1885	O/S	788	NRDIS			

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Central St	204	Example of 1.5 story house with dormers	1880-1910						
Central St	236		1832-1872		721				
Central St	272		1832-1872		722				
Central St	331		1832-1872		653				
Central St	349		1940-1950		652				
Central St	58		1896-1905	S	799	NRDIS			
Central St	591		1700-1800		65				
Central St	59-61	New England Worsted Company housing	1832-1850	S	660	NRDIS			
Central St	62		1872-1895	S	718	NRDIS			
Central St	63-65	New England Worsted Company housing	1832-1850	S	659	NRDIS			
Central St	66		1845-1880	S	1000	NRDIS			
Central St	671		1890-1910		64				
Central St	67-69	New England Worsted Company housing	1832-1850	S	658	NRDIS			
Central St	71-73	New England Worsted Company housing	1832-1850	S	657	NRDIS			
Central St	74		1895-1910	S	719	NRDIS			
Central St	7-9		1875-1885	S	797	NRDIS			
Central St	83		1872-1895		656				
Central St	84		1872-1881	S	1001	NRDIS			
Central St	84 R		1928	S	1002	NRDIS			
Central St	848	William H. Mellon House	1865		58				
Central St	90		1947	S	1003	NRDIS			
Central St	936	Gen. Gordon House	1834-1856	P	754	NRDIS			
Central St	936 R		1834-1856	P	755	NRDIS			
Central St	94 R	garage	1918	S	1004	NRDIS			
Charles St	8	John M Curry House	1880-1890						
Cherry St		St. George's Cemetery	1845-1850						
Chestnut St	11-13		1799-1832	S	670	NRDIS			
Chestnut St	22-24		1832-1850		669				
Chubb Rd	40		1940-1950		67				
Church St	5	Frank Alexander Kendall House	1872-1895		129				
Clark St	15	Daniel M Ray House	1900-1901		241				
Clark St	33	Edward H. Grant House	1899		240				
Clinton Av	2	Valley Cottage	1876-1878	J	435				
Clinton St		Saint Stephen's Roman Catholic School	1930		242				
Clinton St	58	Henry L. Sawyer House	1875-1876		243				
Cochituate Rd	104-106	Patrick Moran Shoe Factory	1832-1850						

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Cochituate Rd	108	Hollis Hastings House	1832-1850						
Cochituate Rd	40	22 Mile Stone	1768		902				
Columbia St	7		1890-1899	R	1048	NRDIS			
Conant Rd	7-9		1800-1820		363				
Concord St		Concord Street Bridge	1932-1993		917				
Concord St		Veteran's Memorial Park	1952-1960						
Concord St		Vietnam Memorial Flagpole and Marker	1986						
Concord St	100	Concord Building	1897	Q	412	NRDIS			
Concord St	109	Amsden Building	1906-1910	Q	254	NRDIS			
Concord St	110-116	Fitts Block	1890-1895	Q	764	NRDIS			
Concord St	118-120	Market Building	1900-1910	Q	763	NRDIS			
Concord St	121-133	Mullaney Building	1920-1930	Q	760	NRDIS			
Concord St	1242	John Bent House	1660-1664		725				
Concord St	139-163	Arcade Building	1928	Q	253	NRDIS			
Concord St	1452	Richardson House	1832-1850		726				
Concord St	1456	Osgood House	1832-1850		727				
Concord St	150	Memorial Building	1926-1928	Q	230	NRD			
Concord St	1555	Patrick McDonald House	1832-1850		711				
Concord St	1558-60	Joseph W. Goodnow House	1832-1850		712				1997
Concord St	1564		1700-1800		713				1981
Concord St	1568-70	Daniel Evans House	1832-1850		714				
Concord St	1572	Athenaeum Hall	1846	S	715	NRDIS			
Concord St	1639		1840-1925	S	1020	NRDIS			
Concord St	1645		1970-1975	S	1021	NRDIS			
Concord St	167-177	Prindiville Building	1910-1920	Q	761	NRDIS			
Concord St	20	Bell Shop	1930		1086				
Concord St	214	Framingham Community Building	1928-1931		231				
Concord St	306	Thomas Gleason House	1678-1805		235				
Concord St	35	Gilchrist Building	1950-1953		256				
Concord St	412	George H. Foster House	1840-1849		202				
Concord St	456	Charles J. Stephens House	1908-1909		161				
Concord St	60	South Framingham Common	1854	E/Q	931	NRDIS			
Concord St	693	Framingham Deaf Community Center	1870-1880		160				
Concord St	74-80	Framingham National Bank	1933	Q	411	NRDIS			
Concord St	79-87	Hotel Kendall	1898	Q	759	NRDIS			
Concord St	82-84	Manson Building	1890	Q	765	NRDIS			

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Concord Terr	1-3	Charles Backus Clark House	1851-1852		233				
Concord Terr	2	Walter I. Brigham House	1916-1917		234				
Cottage St	22	Second Empire Neighborhood	1870-1890						
Cottage St	28	Second Empire neighborhood	1870-1879		706				
Cottage St	45	Second Empire Neighborhood	1870-1890						
Cottage St	53	Second Empire Neighborhood	1870-1890						
Cottage St	59		1870		707				
Cottage St	63	Second Empire Neighborhood	1870-1890						
Cottage St	65		1870		708				
Cottage St	77		1870		709				
Danforth St		Danforth Street Bridge	1890		914	NRDOE	NRE		
Danforth St	17		1860-1871	S	1023	NRDIS			
Danforth St	23-25	Saxonville Mills Worker Housing	1850-1872		710				
Danforth St	24-36		1895-1920		674				
Danforth St	41		1832-1840	S	1022	NRDIS			
Deloss St	24		1895-1915		418				
Deloss St	3		1880-1899		419				
Dennison Av	120 (rear)	Dennison Mfg Company Pay Shack	1895-1910		206				
Dennison Av	84		1910-1929		203				
Dennison Av	92		1910-1929		204				
Dennison Av	99		1895-1910		205				
Dudley Rd		Farm Pond Pump Station	1872-1876	W	430	NRD	NRT		
Dudley Rd		Cushing Hospital Chapel	1943-1944						
Dudley Rd		Farm Pond	1876		938				
Dudley Rd		Barbieri Middle School	1973		402				
Eames St	12-14		1872-1895		314				
Eames St	36		1872-1895		313				
Eden St	41		1890-1900		211				
Edgebrook Rd	135	Framingham Christian Reformed Church	1960-1969		606				
Edgell Rd		Pumping Station	1939	Y	1069				
Edgell Rd		Village Hall	1834	A/P	2	LHD	NRD	FHS	
Edgell Rd		Watering Trough	1913	A/P	926	NRD			
Edgell Rd		Centre Common	1735-1818	A/P	924	LHD	NRD	FHS	
Edgell Rd		Centre Common Flag Pole	1900-1950	A/P	925	NRD			
Edgell Rd		Knox Cannon Trail Memorial	1926						
Edgell Rd	110	Nancy Jennings House	1832-1850	P	30	NRD			

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Edgell Rd	121	E. Cloyes House	1831-1839	A/P	17	LHD	NRD		
Edgell Rd	122	Jacques House	1865	P	31	NRD	LHD	FHC	
Edgell Rd	1231	George W. Eaton House	1800-1825		599	FHC			
Edgell Rd	125	Plymouth Parsonage	1825-1835	A/P	16	LHD	NRD	FHC	
Edgell Rd	151	Hemenway/Stevens House	1800-1832	A/P	18	LHD	NRD	FHC	
Edgell Rd	248	Captain Simon Edgell House	1816		57	FHC			
Edgell Rd	309	Example of Bungalow Style	1935-1945						
Edgell Rd	35	Framingham Trust Company	1969	A	15	LHD			
Edgell Rd	39	Shamut National Bank	1833-1970	A/P	14	LHD	NRDIS	FHC	
Edgell Rd	470	Lewis Hill House	1806-1832		605				
Edgell Rd	61	Grossman House	1961	A	13	LHD			
Edgell Rd	63	O'Brien House	1961	A	12	LHD			
Edgell Rd	65	Jason Hall House	1850	A/P	11	LHD	NRD	FHC	
Edgell Rd	730	Elbert Hemenway House	1832-1872		603				
Edgell Rd	804	Nobscot Grange Hall - burned 1994	1832		602	NRE			1994
Edgell Rd	85	Boynton, Otis House	1825	A/P	10	LHD	NRD	FHC	
Edgell Rd	87	Plymouth Congregational Church	1968		9	LHD	NRDIS		
Edmands Rd	1011	George Lampson House	1785-1830			FHC			
Edmands Rd	1147	Paul Gibbs House	1850-1889		576	NRIND	FHC		
Edmands Rd	1147 R	Eastleigh Farms	1930-1932						
Edmands Rd	152 R	E. Atwell Barn	1872-1895		596				
Edmands Rd	175	Brackett Tavern	1750-1760			FHC			
Edmands Rd	177	Hamilton - Stinson	1800-1899		595				
Edmands Rd	187	Hamilton - Stinson House Ell	1900-1920		594				
Edmands Rd	200		1900-1920		593				
Edmands Rd	271	Samuel Frost House	1740-1760		591	FHC			
Edmands Rd	357	Jonathan Edmands House	1740-1760			FHC			
Edmands Rd	384	Joel Taintor House	1800-1820		590	FHC			
Edmands Rd	463	Josiah Warren House	1780-1790		589	FHC			
Edmands Rd	49 R	Nobscot Garage	1830-1870		600				
Edmands Rd	495	Thomas Larrabee House	1800-1810		588				
Edmands Rd	618	Von Hennenberg House	1960-1979		586				
Edmands Rd	639	Duffy House	1970-1979		587				
Edmands Rd	689	John Trowbridge House	1775-1780		585	FHC			
Edmands Rd	841	School House #7	1800-1820		579	FHC			
Edmands Rd	881	Thomas Nixon J. House	1780-1790		577	HABS	FHC	FHS	

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Edmands Rd	881 R	The Nixon Barn	1837-1838		578				
Edwards St		Edwards Cemetery Receiving Tomb	1840-1860		912	NRD			
Edwards St	15	Edwards Congregational Church	1827		665	NRD	FHS		
Edwards St	46	formerly 109 Elm Street	1845-1850	S	1043	NRD			
Edwards St	73	Edwards Cemetery	1838-1865	S	802	NRD			
Elizabeth Cir	25	Oliver Bennett House	1858-1859		232				
Elm St		Pumping Station	1961	Y	1070				
Elm St	103		1870-1895	S	1042	NRD			
Elm St	110		1840-1850	S	1044	NRD			
Elm St	114		1917	S	1045	NRD			
Elm St	115		1982	S	1046				
Elm St	125	Charles Fiske House	1832-1850	S	664	NRD			
Elm St	14-16		1820-1830	S	1028				
Elm St	15	Saxonville Baptist Church	1880	S	668	NRD			
Elm St	1-8	garage	1930-1939	S	1025	NRD			
Elm St	18-20		1823-1830	S	1029	NRD			
Elm St	187-205	Cameron School	1975		663				
Elm St	43	Stapleton School	1922	S	1030	NRD			
Elm St	60	Charles Fiske Stone House	1780-1799	S	667	NRD	FHC		
Elm St	60 R	barn	1835-1845	S	1031	NRD			1997
Elm St	61		1896-1907	S	1032	NRD			
Elm St	7		1875-1885	S	1026				
Elm St	7 R		1840-1860		672	NRD			
Elm St	71	F. Goodwin House	1872-1895	S	666	NRD			
Elm St	74 A-C		1979	S	1033				
Elm St	77		1832-1849	S	1034	NRD			
Elm St	78		1880-1907	S	1035	NRD			
Elm St	8-10		1840-1860	S	671	NRD			1995
Elm St	82		1840-1880	S	1036	NRD			
Elm St	87		1800-1823	S	1037	NRD			
Elm St	88		1839-1849	S	1038	NRD	FHC		
Elm St	9-11	Edwards Chapel	1870-1880	S	1027				
Elm St	95		1870-1881	S	1039	NRD			
Elm St	98		1976	S	1040	NRD			
Elm St	98 R		1976	S	1041	NRD			
Fay Rd		Roosevelt School	1924		364				2001

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Flagg Dr		Louis W. Farley Middle School	1974		159				
Forest Av	5		1895-1915		212				
Fountain St		Fountain Street Bridge #1	1870-1880		918				
Fountain St		Fountain Street Bridge #2	1870-1880		920				
Fountain St		Long, Richard H. Auto Factory Barn	1900		1090				
Fountain St		R. H. Long Auto Engineering Building #2	1915	AA	1088				
Fountain St		R. H. Long Auto Engineering Building #3	1915	AA	1089				
Fountain St	156	Lloyd's Diner	1939		1073				
Fountain St	50	Angier Company Building	1920	AA	1074				
Fountain St	59-61	R.H. Long Factory	1895-1915		403				
Franklin St		Bodman Place Enclave	1850-920	G					
Franklin St		Park Street Baptist Church	1855	Q	407	NRD	FHS		
Franklin St		Harmony Grove Marker	1916						
Franklin St	1	Old Colony Hotel	1883-1886						
Franklin St	317		1895-1915		428				
Franklin St	40	Franklin Street Post Office	1930	Q	409	NRD			
Franklin St	47	Old Police Station	1927	Q	766	NRD			
Franklin St	494	B&W Trolley Powerhouse	1902		151				
Franklin St	69-71	Franklin Gaines House	1840-1869		414				1980s
Frederick St	17-19	Charles M. Badger House	1896-1897		252				
Frederick St	46-48	Arthur M. Fitts 3 Decker #1	1912		251				
Frederick St	50-52	Arthur M. Fitts 3 Decker #2	1912		250				
Freeman St	26	Dessau House	1889-1890		249				
Freeman St	40-42	Morland M. Dessau House	1887-1888		247				
Freeman St	45	Luther Belknap Gaines House	1880-1881		248				
Gates St		Caleb Bridges House	1700-1760		517		FHC	FHS	
Gates St		Temple House #2	1780-1820		518				
Gates St	65	H. Dennett's Norwegian Castle	1902						
George St	15	Van De Mark 3 Decker	1895-1908		327				
Gilbert St	38		1895-1993		352				
Grant St	72	R. M. Everit Subdivision House	1832-1875		239				
Grove St		Pumping Station	1960	Y	1072				
Grove St		Pike-Haven Homestead Marker	1930						
Grove St	1060	Windswept Farm	1979	M					
Grove St	1065		1895-1905		575				
Grove St	31	Rinaldo House	1970	A	24	LHD			

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Grove St	33	Mrs. Gordon House	1810-1814	A/P	25/26	LHD	NRD	FHC	
Grove St	53	Edgell Grove Cemetery Summer House	1930-1940	P	751	NRD			
Grove St	53	Edgell Grove Cemetery Well House	1863	P	929	NRD			
Grove St	53	Edgell Grove Cemetery Planter	1880-1899	P	930	NRD			
Grove St	53	Edgell Grove Cemetery Receiving Tomb	1872	P	747	NRD			
Grove St	53	Edgell Grove Cemetery Gate Posts	1870-1899	P	901	NRD			
Grove St	53	Edgell Grove Cemetery	1848	P	801	NRD			
Grove St	53	Edgell Grove Cemetery Garage	1945-1955	P	753	NRD			
Grove St	53	Edgell Grove Cemetery Administration Building	1950-1959	P	752	NRD			
Grove St	53	Edgell Grove Cemetery Superintendent's House	1930-1939	P	748	NRD			
Grove St	53	Edgell Grove Cemetery Tool House #1	1890-1910	P	749	NRD			1994
Grove St	53	Edgell Grove Cemetery Chapel	1885	P	56	NRD			
Grove St	53	Edgell Grove Cemetery Tool House	1890-1910	P	750	NRD			1994
Grove St	796	Martin Hemenway House	1810-1816			FHC			
Grove St	846	Leland Winch House	1820-1832			FHC			
Grove St	873	Amos Gates Homestead	1700-1750		572	FHC			
Grove St	886	George A.Trowbridge House	1860-1879		573				
Grove St	949	John T. Forrester House	1872-1875		574				
Hamilton St	19	John Kinder House	1832-1850		704				
Harrington Rd	65		1935		598				
Harrington Rd	71	Eaton Homestead	1800-1820		597	FHC			
Hayes St	24	Edward A. Gleason House	1883-1895		355				
Hayes St	34-36	Hutchinson and Mowry House	1877-1895		356				
Hayes St	38	V. Maria Boynton House	1877-1895		357				
Hemenway Rd		Garden in the Woods	1900-1961	N					
Henry St	67		1915-1930		224				
Henry St	68		1895-1915		223				
Highland St	33-35	Miss Eames House	1872-1895		359				
Highland St	36-38	E. Eames House	1872-1895		358				
Hollis St	160	Hollis Street Fire Station	1902		322	NRE			
Hollis St	180-208	Willard Howe Tenement Block	1882-1883		323				
Hollis St	181	William Richardson Eames House	1878-1895		354				
Hollis St	23-25	The Beaumont	1894-1899	R	785	NRD			
Hollis St	287	Curry Cottage - M. E. Knight House	1873			FHC			
Hollis St	294	Emma Knight House	1889-1890		324				

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Hollis St	30-38	Eames Building	1880-1890	R	776	NRD			
Hollis St	308	Emily E. Teague House	1880-1889		325				
Hollis St	343	Dennis J. Halloran House	1913		353				
Hollis St	37		1915-1925	R	784	NRD			
Hollis St	394	Charles A. Stone 3 Decker	1895-1908		326				
Hollis St	40-50	Odd Fellows Block	1876-1928	R	777	NRD			
Hollis St	43		1910-1930	R	786				
Hollis St	45	Framingham Theater	1938	R	783	NRD			
Hollis St	49-63		1926	R	782	NRD			
Hollis St	56-68 R	concrete warehouse	1930-1939	R	779	NRD			
Hollis St	58-68	The Trowbridge	1899	R	778	NRD			
Hollis St	73	Winthrop Hotel	1880-1890	R	781	NRD			
Hollis St	78-84		1910-1920	R	780	NRD			
Howard St	300	Dennison Mfg Company	1882-1920	D	238				Bld 3, 9, 2a, 1999
Howard St	47	Framingham Cooperative Bank Building	1950-1960		406				
Howe St	11	Lokerville Elementary School	1889-1890		201				1980s
Irving St	100-104	Bullard House/ Connery Building	1870-1929	R	775	NRD			
Irving St	101	West Boston Gas Company Building	1927-1928	R	319	NRD			
Irving St	12	Henry Bullard Building	1905-1906	R	321	NRD			
Irving St	22-44	Porter Building	1916-1923	R	770	NRD			
Irving St	364	Joseph Phipps House	1845-1847	H	304				
Irving St	46-82	Victory Building	1915-1925	R	771	NRD			
Irving St	46-82	Tribune Building	1890	R	772	NRD			
Irving St	73-81	Horatio Twombly Building	1897-1899	R	320	NRD			
Irving St	90-94	French Block	1890-1899	R	774	NRD			
Johnson St	17	Sumner Stone House (#15 in NRD list)	1845-1850	S	1006	NRD			
Johnson St	17 R	garage (#15 in NRD list)	1845-1850	S	1007	NRD			
Johnson St	23		1833-1840	S	1008	NRD			
Johnson St	27		1833-1840	S	1009	NRD			
Johnson St	34		1845-1850	S	1010	NRD			
Johnson St	38		1845-1850	S	1011	NRD			
Johnson St	44		1845-1850	S	1012	NRD			
Kellog St	62	Rev. Matthew Bridge House	1740-1760		59	HABS	FHC	FHS	
Kendall Av	36-38		1700-1799		303				
Kendall Ln	21		1875-1899		302				
Kendall Ln	25		1900-1910		301				

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Kendall St	86	Frank B. Gowell House	1898-1899		255				
Lake Cochituate		Lake Cochituate Reservoir	1840-1895		940				
Lane's End	8		1900-1920		502				
Lawrence St		Lawrence Street School	1900-1920						
Lawrence St	184	John J. Murphy House	1886-1887		236				1996
Leland St		Sudbury Aqueduct Gaging Chamber	1922	T	934	NRT			
Lexington St	49	Framingham Public Library	1979		226				
Library St		Framingham Centre Retaining Wall	1851-1857	P	928	NRD			
Library St	12	John Clark House	1859-1860	P	36	NRD			
Library St	8		1851-1857	P	742	NRD			
Lincoln St	140	P. L. Wood House	1872-1889		220				
Lincoln St	145	J. Daisley House	1872-1889		219				
Lincoln St	147	James McMahan House	1875-1889		218				
Lincoln St	52-54	Bernard Rice House	1875-1889		225				
Lincoln St	61	Lincoln Junior High School	1920-1929		738				
Lincoln St	94		1889-1895		222				
Linden St	19	C. H. Emerson House	1872-1889		427				
Linden St	28-30	Mrs. Power House	1872-1889		426				
Main St		Minuteman Monument	1905		905	FHS			
Main St		23 Mile Stone	1768		904	FHS			
Main St		Main Street Bridge - Warren Bridge	1900-1920		903				
Main St		Old Burying Ground	1695-1705		800	FHS			
Main St	21	John L. Gibbs House	1832-1850		144				
Main St	22	William M. Clark House	1832-1850		146				
Main St	25	A. J. Brown House	1832-1850		145				
Main St	33	John Hemenway House	1832-1850		147				
Main St	39-41	Joseph Buckminster House	1700-1799		148				
Main St	55	Framingham Dental Arts Building	1977-1979		149				
Main St	68	Capt. Peter Johnson House	1790-1820		154	FHC			
Main St	72	Dexter Hemenway House	1820-1832		155	FHC			
Main St	73	Adam Hemenway II House	1800-1832		156				
Main St	79	E. K. Stone House	1840-1859		158	FHC			
Maple St		Rev. Swift House Marker	1917						
Maple St	150	Increase Wheeler House	1832-1850		121	FHC			
Maple St	172 (appx)		1830-1850		120				
Maple St	225	John Towne House	1690-1710		119	FHC	FHS		

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Maple St	43		1910-1929		150				
Maynard Rd		Whiting Fountain	1893		906				
Maynard Rd		Saint John's Episcopal Church	1870	C	138	NRI	FHS		
Maynard Rd	1		1940-1960		130				
Maynard Rd	153	Mason House	1984		1050	LHD			
Maynard Rd	155	Goldberg House	1984		1051	LHD			
Maynard Rd	198	Little Maynard Cottage	1909		1052	LHD			
Melrose St	14	Higgins House	1872-1889		420				
Melrose St	24	Nathaniel Bemis House	1889-1895		421				
Mill St	110	Charles W. Birchard House	1832-1872		552				
Mill St	198		1832-1872		553				
Mill St	198	Expanded Greek Revival	1830-1940						
Milton St	15-17	Davenport and Tufts House	1887-1888		244				
Mountain Rd		Bose Loudspeaker Assembly Plant and Offices	1975		521				
Mt. Wayte Av		Eames Massacre Monument	1911						
Mt. Wayte Av		Louis Guerrieri Marker	1985	J					
Mt. Wayte Av	265	Lakeview Methodist Camp Superintendent's House	1876-1877	J	431				1980s
Mt. Wayte Av	320	Lydia A. Reed Cottage	1872-1895	J	437				
Mt. Wayte Av	354	Martha Bakeman Cottage	1881-1883	J	439				
Mt. Wayte Av	73	Pernini Corporation Office Building	1970-1979		152				
Mt.Wayte Av	324	Blue Hill Cottage	1872-1895	J	438				
Murray Hill Rd		Murray House	1960-1969		68				
Nelson St	29		1895-1915		213				
Newbury St	152	L. Blodgett House	1860-1869		72				
Newbury St	163	W. F. White House	1700-17995		73				
Newbury St	185	Fuller House	1832-1872		74				
Newbury St	25	Architech Corporation	1970-1979		71				1993
Newbury St	90	Salma D Hardy House	1785-1795			FHC			
Newton Park Rd	1	Charles Wenzell Cottage	1885-1886	J	434				
Newton Park Rd	10	Dwight Cottage	1872-1895	J	432				
Newton Park Rd	8	Worcester Cottage	1882-1886	J	433				
Newton Pl	2-16	R. L. Day House	1860-1879		429				
Nipmuc Rd	20		1910-1919		351				
Nixon Rd	20	Hanson Farmhouse	1740-1760						
Nixon Rd	35	Hager Homestead	1725-1760		580	FHC			

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Normal Hill Rd	88	Berger House	1960-1969		122				
Oak St		Edgell Memorial Library	1872	A/P	3	LHD	NRD	FHS	
Oak St		Civil War Statue	1872	A/P	927	NRD	LHD		
Old Connecticut Path		East Sudbury Boundary Marker	1800-1835						
Old Connecticut Path		20 Mile Stone	1768		915	FHS			
Old Connecticut Path		Lake Cochituate Dam	1857-1895		935	NRT	NRI		
Old Connecticut Path	1	Thomas Hastings House	1748-1752		70	FHC			
Old Connecticut Path	1099	Glasheen House	1970-1979		701				
Old Connecticut Path	144	Edwin C. Rice House	1828-1832		69	FHC			
Old Connecticut Path	315	Schoolhouse #11	1850-1852			FHC			
Old Connecticut Path	328	21 Mile Stone	1768		916	FHS			
Old Connecticut Path	350	John Butler House	1725-1775		731	FHC			
Old Connecticut Path	492	Centos House (Corporate Center)	1983						
Old Connecticut Path	500	Prime Computer	1979		728				
Old Connecticut Path	680	Col. James Brown House	1807			FHC			
Old Connecticut Path	754	Joseph Brown House	1832-1850		703				
Old Connecticut Path	901	James Beswick House	1845-1849			FHC			
Old Connecticut Path	931	Winsor Moulton House	1793			FHC			
Otis St	17	Example of Queen Anne Style	1880-1900						
Park St	15	Framingham Savings Bank	1929	Q	410	NRD			
Park St	46	Wallace Nutting Factory	1872-1875	Q	408	NRD			
Park St	56		1905-1915	Q	767	NRD			
Park St	65	Fraternal Order of Eagles Clubhouse	1940	Q	768	NRD			
Parmenter Rd	15	Amos Parmenter House	1700-1720		581	FHC			
Pearl St		RR Freight Office	1880-1899	F					
Pennsylvania Av	145	Prime Computer	1970-1979		520				
Pine Hill Rd		Siphon Chamber #3	1900-1904	W	568	NRD	NRT		
Pine Ln	77	Ebenezer Hemenway House	1700-1720		604	FHC			
Pleasant St		Route 30 Bridge	1898-1902	W	921	NRD	NRT		
Pleasant St		Pumping Station	1961	Y	1071				
Pleasant St		24 Mile Stone	1768		909	FHS			
Pleasant St	1	Gordon Building	1850-1855	P	758				
Pleasant St	100	Marion Adams House	1890-1905		1053	LHD			
Pleasant St	108	Dexter Esty House	1832-1850		46	LHD			
Pleasant St	111	Blanche Partridge House	1917		1054	LHD			
Pleasant St	113	Jonathan Maynard House	1760-1790		47	LHD	FHC	FHS	

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Pleasant St	120	Dr. Henry O Stone House	1840-1849		48	LHD	FHC		
Pleasant St	129	Judge Blodgett House	1915-1916		1055	LHD			
Pleasant St	130	Kelly House	1915-1916		1056	LHD			
Pleasant St	138	Jesse Belknap House	1832-1850		49	LHD	FHC		
Pleasant St	139	Boudrot House	1974		1057	LHD			
Pleasant St	154	Rev. L. R. Eastman House	1850-1872		50	LHD	FHC		
Pleasant St	159	Roessler House	1993		1058	LHD			
Pleasant St	165	Thorup House	1993		1059	LHD			
Pleasant St	169	H. Twombly House	1799-1832		52	LHD	FHC		
Pleasant St	176	Obed Winter House	1850		51	LHD	FHC		
Pleasant St	179	Wagner House	1993		1060	LHD			
Pleasant St	187	Mrs. P. Davis House	1872-1895		53	LHD	FHC		
Pleasant St	198	Lockhart House	1955		1061	LHD			
Pleasant St	200	Jacob B. Winchester House	1832-1850		54	LHD	FHC		
Pleasant St	201	Capt. George Newell House	1800-1820		55	LHD	FHC		
Pleasant St	208	James J. Valentine House	1840-1849		1062	LHD	FHC		
Pleasant St	216	George R. Brown House	1851-1860		1063	LHD	FHC		
Pleasant St	283	Moses Ellis House	1864-1868		551	NRI			
Pleasant St	37	McCarthy/Brossi				LHD			
Pleasant St	39	McCarthy/Brossi				LHD			
Pleasant St	41	George Phipps House	1817		42	LHD	FHC		
Pleasant St	45	Mancall House	1994		1064	LHD			
Pleasant St	47	Pearl House	1994		1065	LHD			
Pleasant St	48	William Buckminster House	1799-1832		41	LHD			
Pleasant St	49	McCarthy/Brossi	1994		1066	LHD			
Pleasant St	51	Glickman House	1994		1067	LHD			
Pleasant St	518	Marist Fathers Seminary Building	1930-1939		524				
Pleasant St	55	Brostrom House	1994		1068	LHD			
Pleasant St	586	Samuel B. Bird House	1830-1849		523				
Pleasant St	613	John Hemenway House	1699-1741		560	FHC			
Pleasant St	64	Dr. John W. Osgood House	1832-1850		43	LHD			
Pleasant St	713	Daniel Hemenway House	1750-1770		561	FHC			
Pleasant St	79	Cyrus Blake House	1799-1832		44	LHD			
Pleasant St	89	Ira Mitchell House	1900-1920		45	LHD			
Pleasant St	907	Framingham Town Farm House	1840		562	FHC			
Pleasant St	939 R	George H. Thompson Barn	1900-1915		564				

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Pleasant St	939-959	George H. Thompson House	1870-1879		563				
Pleasant St	985	Frederick K. Blake House	1799-1832		565				
Potter Rd		Stone's Bridge	1857-1859		911	FHS			
Potter Rd		Siphon Chamber #4	1900-1903	W	651	NRD	NRT		
Potter Rd		Sudbury River Siphon	1902-1903	W	939	NRD	NRT		
Potter Rd		Weston Aqueduct	1902-1903	W	941	NRD	NRT		
Pratt St	14-16	John A. Morse House	1879-1880		317				
Pratt St	39	Charles J. Frost House	1876-1877		316				
Pratt St	43	Alice H. Cutler House	1898-1899		315				
Prospect St		Frances Wilson Marker	1986						
Prospect St	100	The Eames Red House	1721-1810		60	HABS	FHC		
Prospect St	165		1927		61				
Prospect St	217	Woodside Cottages	1900-1920	B					1997
Prospect St	300	George House	1960-1969		62				
Prospect St	305	Savoca House	1970-1979		63				
Raymond St	17	George Towne House	1872-1895		215				
Raymond St	41		1915-1925		216				
Reservoir Ridge	4	Albert Ballard Estate House	1832-1850		506				
Russell Rd	139	Frost House	1850-1872		118				
Salem End Ln	21	David Fiske House	1848-1849		106	FHC			
Salem End Rd		Salem End Road Bridge	1870-1900		919				
Salem End Rd	101	Charles Strout House	1850-1872		109				
Salem End Rd	13	1812 House	1800-1815		112	FHC			
Salem End Rd	139	Charles Smyth House	1872-1895		108				
Salem End Rd	149	E. Jewell House	1850-1859		107				
Salem End Rd	197	Elias Temple House	1800-1810		105	FHC			
Salem End Rd	215	Joseph C. Cloyes House	1832-1850		104	FHC			
Salem End Rd	215 R	Joseph C. Cloyes Barn	1832-1850		1047				
Salem End Rd	232	Whiting, Rufus W. Estate Barn #1	1850-1872		103				1986
Salem End Rd	232	Rufus W. Whiting Estate Barn #2	1850-1872		741				1986
Salem End Rd	232	Rufus W. Whiting House	1850-1872		102				1986
Salem End Rd	264		1900-1905		101				1986
Salem End Rd	322	George Bullard House	1800-1832		507	NRT	NRI		
Salem End Rd	385	John Mayhew House	1775-1799			FHC			
Salem End Rd	449	William G. Lewis House	1810-1830			FHC			
Salem End Rd	450	John Macomber's Raceland	1928-1932			FHC			

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Salem End Rd	491		1832-1872		508				
Salem End Rd	567	Sons of Mary Missionary Society	1900-1915		509				
Salem End Rd	613	Peter Parker House	1850-1870			FHC			
Salem End Rd	657	Peter & Sarah Clayes House	1691-1695		512	FHC	FHS		
Salem End Rd	660		1895-1905		513				
Salem End Rd	67	Israel Town House	1700-1715		111	FHC			
Salem End Rd	890	Nurse Homestead	1700-1725		514	FHC			
School St	108		1840-1849		705				
School St	214	Ruel Richardson House	1799-1832		702				
Sherwin Terr	8	Sunrise Cottage	1882-1883	J	440				
Sherwin Terr	9	Mayflower Cottage	1889-1892	J	441				
Singletary Ln	100	Gagliardi House	1940-1960	K	504				
Singletary Ln	150	Gaston House	1940-1960	K	503				
Singletary Ln	305	Kraillo House	19360-1969		501				
Singletary Ln	46	Casty House	1960-1969	K	505				
South St	19	Edison Electric Company Building	1912	R	773	NRD			
South St	98	Metcalf - Pratt House	1872-1895		306				
Speen St	10-20	Speen Street Office Building	1970-1979		729				
Speen St	111	Point West Place	1983		729				
Speen St	160	One Sixty Speen Street	1970-1979		730				
State St		Whittemore Library (FSC)	1968-1972	C	142	FHS			
State St		Framingham State College Campus Center	1973-1974	C	139	FHS			
State St		May Hall - Framingham State College	1889-1890	C	141	FHS			
State St	118	Framingham State College President's House	1895-1915	C	140	FHS			
State St	121	Frank W. Eastman House	1896-1898		739				
State St	132		1900-1910		128				
State St	170		1900-1910		127				
State St	176		1872-1895		126				
State St	177		1910-1929		125				
State St	185		1910-1929		124				
State St	23	B. Jordan House	1872-1895		135				1989
State St	9	J. F. Alderman House	1800-1832		134				1989
Stearns St	37		1870-1879		676				
Stearns St	4	Entwistle House	18880-1889		675				
Stearns St	749	Second Empire Neighborhood	1870-1890		677				

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Stearns St	75		1870-1879		677				
Stearns St	778	Second Empire Neighborhood	1870-1890		677				
Stone's Ct	2 R	garage	1930-1935	S	1024	NRD			
Summer Ln	10	Frederick Manson House	1700-1750		723	NRD			
Summer St	63		1900-1915		724				
Summer St	78	Henry H. Hyde House	1832-1872		66				
Torrey St	15	John T. Travers House	1888-1889		245				
Torrey St	17	Cornelius D. Shea House	1888-1889		246				
Tripp St		Hodgman Rubber Co Complex	1920-1930						
Union Av		Union Avenue - Sudbury River Bridge	1900-1916		907				
Union Av	1	Memorial Building, Town Hall	1926		230	NRDIS			
Union Av	121	Danforth Museum of Art	1907		227				
Union Av	198		1889-1895		417				
Union Av	24	Hemenway Block	1918-1922	Q	413	NRD			
Union Av	259	J. H. Goddell House	1889-1895		217				
Union Av	264	Justus R. Kennedy House	1874-1875		422				
Union Av	276	Arthur M. Fitts House	1899-1901						
Union Av	284	C. E. Haberstroth House	1872-1889		423				
Union Av	288-290	Mrs. Parker House	1872-1889		424				
Union Av	302	George Farrar House	1872-1895		425				
Union Av	335		1895-1915		214				
Union Av	42-52	Wilsonia Building	1905-1915	Q	762	NRD			
Union Av	587	Charles Hayden House	1850-1872		153				
Union Av	73	Grace Congregational Church	1927		228				
Union Av	89	Framingham Police Station	1908		229				
Upper Gates St	110	Annie Dennett Estate Cottage	1900-1916		515				
Upper Gates St	115	Rugg / Gates House	1780-1799		516	HABS	FHC		
Vaillencourt Dr	4	Ichabod Hemenway House	1738-1742		522				
Valley Rd	31	Byron B.Johnson Cottage	1885-1886	J	436				
Vernon St	10		1970	P	745				
Vernon St	12	Jonathan Maynard School	1916	A/P	5	NRD	LHD		
Vernon St	14	Framingham Academy	1837	A/P	6	NRD	LHD	HABS	
Vernon St	18	Capt. Eliphalet Wheeler House	1818	A/P	4	NRD	LHD	FHC	
Vernon St	20	Veronon House	1830		34	NRDIS			
Vernon St	24	First Parish Church	1926	A/P	7	NRD	LHD		
Vernon St	24	First Parish House	1959	A/P	8	NRD	LHD		

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Vernon St	3	H. W. Carter House	1851-1857	P	744	NRD			
Vernon St	5-7	L. Wight House	1851-1857	P	740	LHD	NRD		
Vernon St	6	E. Wheeler House	1835	A/P	22	LHD	NRD		
Vernon St	8		1969	A	23	LHD			
Vernon St	9	Caroline B. Clark House	1852-1853	A/P	35	NRD	LHD		
Walnut St	250	Isaac Warren House	1796-1806		157	FHC	FHS		
Warren Pl	11	Joseph Mann House	1867-1871	A/P	29	NRD	LHD	FHC	
Warren Pl	14	Gen. Gordon Carriage House	1898-1902	P	32	NRD			
Warren Pl	3	J. J. Marshall House	1800-1803	A/P	27	NRD	LHD	FHC	
Warren Pl	4	Tarbox House	1836	A/P	26	NRD	LHD	FHC	
Warren Pl	8	Stalker House	1768-1770	A/P	28	NRD	LHD	FHC	
Warren Rd	11		1895-1915		210				
Warren Rd	135	Meta Warrick Fuller Studio	1918-1923						
Warren Rd	23		1900-1915		209				
Warren Rd	31	Fuller House	1907						
Warren Rd	67		1910-1929		208				
Warren Rd	95	Rosenberg House	1916						
Water St	127	H. Groves House	1872-1895		662				
Water St	13-15		1820-1829	S	1016	NRD			
Water St	19-21		1820-1829	S	1017	NRD			
Water St	25-27		1830-1839	S	1018	NRD			
Water St	685	Samuel Cutting House	1835-1845			FHC			
Water St	747	Old Nobscot Post Office & Library	1878			FHC			
Water St	780	Nobscot Chapel	1895-1915		601				
Water St	9		1823-1860	S	1015				
Watson Pl		Saxonville Pump Station	1985	S	1019				
Watson Pl		Saxonville Fire House	1901-1902	S	716	NRD			
Watson Pl	12-18	Chestnut McRoy House	1832-1850		717				
Waveney Rd		Weston Aqueduct Culvert	1902-1903		910				
Waveney Rd	18	Capt. John HarveyHouse	1770-1780		566	FHC			
Waveney Rd	35	Addison Belknap House	1835		567				
Waverly St		Farm Pond Gate Chamber	1872-1878	W	404	NRD	NRT		
Waverly St		Sudbury Aqueduct	1875-1878	W	937	NRD	NRT		
Waverly St	1007	Joseph D. Kane House	1917		1079				
Waverly St	1015	Maria Franchi House	1917		1080				
Waverly St	1035	John Franchi House	1917		1081				

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Waverly St	1045		1880		1082				
Waverly St	1051	Maloof House	1924		1083				
Waverly St	1080		1920-1929		365				
Waverly St	390-398		1910	R	769	NRD			
Waverly St	407	Daisy's Consignment Shop	1927		1084				
Waverly St	417	baggage house?	1884		1087				
Waverly St	443	Richardson Railroad Station	1884-1884		405	NRI	HABS		
Waverly St	635	R.H. Long Cadillac Showroom	1935		1075				
Waverly St	885	Gossamer Rubber Co	1877-1906	I, AA	1076				
Waverly St	889R	J. Nobilini Roofing Co Office	1889		1085				
Waverly St	949	B. I. Lane	1835		1077				
Waverly St	971	Rev. Charles Train House	1818-1822		401	FHC			
Waverly St	997	Patrick Quinn House	1917		1078				
Wayside Inn Rd	22	Slate Barn	1840-1860		583				
Wayside Inn Rd	22	Col. Ezekiel Howe House	1740-1760		582	HABS	FHC	FHS	
Wayside Inn Rd	25	Dirigo Farm House	1906		609				
Wayside Inn Rd	37		1900-1915		584				
Western Av		MCI Framingham	1872-1899	H					
Western Av		General Motors Assembly Plant	1945-1947		305				
Western Av		W. Stone Marker	1822		908	FHS			
Western Av	137	MCI Framingham Guard House	1900-1920						
Winch St	1	Reed Academy	1930-1939		569				
Winch St	221	Shapiro House	1960-1979		571				
Winch St	328	Joseph Winch House	1740-1760		592	FHC			
Winch St	6	Millwood Farm	1865-1883		570				
Winter St		Stearns Reservoir Gatehouse	1877-1881		442	NRI	NRT		
Winter St		Framingham Reservoir #2 Gatehouse	1877-1881		446	NRI	NRT		
Winter St		Winter Street Bridge over Sudbury River	1870		900				
Winter St		Winter Street Bridge over Sudbury River	1930		943				
Winter St		Winter Street Bridge over Conrail	1943		944				
Winter St	100		1950-1969		113				
Winter St	110		1900-1915		114				
Winter St	121-125	Edmund B. Fay House	1850-1872		115				
Winter St	153	Countryside Nursing Home	1898-1902		116				
Winter St	163	Warren N. Goodnow House	1832-1850		117				
Winter St	19	L. F. Childs House	1850-1872		110				

Street	St #	Historic Name	Age Range	Area	MHC #	Significance	Significance 2	Significance 3	Demolished
Winter St	325	Gropius House	1938-1943		443				
Winter St	340	Dorr/Long House	1880-1885						
Winter St	517		1900-1915		444				
Winter St	555		1898-1902		445				
Winthrop St		Old South Cemetery	1824						
Winthrop St		Saint Tarcissius Roman Catholic Cemetary Chapel	1900-1915		362				
Worcester Rd		Foss Reservoir Gate House	1877-1881		519	NRI	NRT		
Worcester Rd		Saint Bridget's Roman Catholic Church	1930		143				
Worcester Rd	1	Shopper's World Shopping Center	1949-1951		75				1994
Worcester Rd	855	Boston - Worcester Trolley Barn	1890-1910		732				
Worcester Rd	929	Framingham Centre Public Library	1960-1969		37	FHS			
Worcester Rd	931	Esty - Wight Block	1832-1850	P	38	NRD			
Worcester Rd	933		1945-1955	P	743				
Worcester Rd	945	Stephen Harris House	1832-1850	P	39	NRD			
Worcester Rd	963	Charles Parker House	1832-1854	P	756	NRD			
Worcester Rd	967		1835-1850	P	757	NRDIS			
Worcester St	1013	First Baptist Church	1826		40	NRI	HABS	LHD	
Wyndstone Way		Woodside Cottages marker	1999-2000						

11.4 Design Standards

In 2001, the Planning Board adopted the following Design Standards for the Central Business District.

Buildings shall be of a design similar or complementary to the architecture in historic Downtown Framingham in terms of scale, massing, roof shape, spacing and exterior materials. These design standards are intended to provide for quality development that maintains a sense of history, human scale and pedestrian-oriented character.

Scale	All structures shall relate well to the pedestrian scale.
Form and Bulk	Facades and roof lines shall be designed to reduce the massing and bulk so that it appears as a group of smaller masses with a distinct vertical orientation.
Façade	Façade materials shall be compatible with the fabric of the district. Traditional materials such as masonry and wood are encouraged for the exterior facades. The architectural vocabulary should include appropriate colors, materials, details, fabric awnings, uniform signage and lighting fixtures. Glass curtain walls and spandrel-glass strip windows shall not be used. The use of blank walls on the front façade(s) (where the building fronts on a street or streets) at the street level shall not be allowed.
Façade Easements	The Planning Board may require applicants seeking a special permit for use to employ façade easements where development proposals involve demolition or major alteration of existing buildings on the Inventory of Cultural Resources or within the National Register Districts.
Storefronts	Storefront design shall be integrated with the upper floors to be compatible with the overall façade character. Buildings with multiple storefronts shall be unified through the use of architecturally compatible materials.
Windows	Ground floor retail, service and restaurant uses, and ground floor lobbies serving other uses, shall have large pane display type windows which may be subdivided into smaller panes. Such windows shall be framed by the surrounding wall and shall not exceed 75% of the total ground level façade area. For all floors above the first floor, the front facade(s) shall contain windows covering at least 15% of the facade surface. Window types should be consistent with the style of the structure and compatible with those found on historic structures in the Central Business District. Snap in divider muntins shall be discouraged in the front façade(s). Storm windows shall not disguise or hide original windows.
Roofs & Roof Lines	New construction, including new development above existing buildings, may incorporate any form of flat or pitched roof, but such roofs shall be complementary to the roofs of existing historical structures in the Central Business District. Roof lines shall terminate in a detailed cornice.
Doorways	Exterior doors shall be compatible with the materials, style and color of the building.
Rhythm	Windows and doorways shall be arranged to give the facade a sense of balance and to complement the historic fabric of the National Register Districts.

Service Areas, Utilities and Equipment	Service and loading areas and mechanical equipment and utilities shall be unobtrusive or sufficiently screened and shall incorporate effective techniques for visual and noise buffering from adjacent uses.
Upper Story Stepback	The Planning Board shall require stepbacks of the 5th and 6th stories to: a) reduce mass and bulk; b) preserve solar access to the active streetscape below; c) provide roof top gardens or other forms of open space, and to d) provide undulating façade rhythm to create architectural interest within the Central Business District.
Parking	Parking shall be located behind or within buildings, underground or in a parking structure. Parking shall not interrupt pedestrian routes or negatively affect surrounding neighborhoods.
Parking Structures	To the extent reasonably feasible, all parking structures shall meet the following design criteria: a) Where parking structures front streets, retail and other non-residential uses shall be encouraged along the ground level frontage to minimize interruptions in pedestrian interest and activity. b) Pedestrian scale elements, awnings, signage and other architectural details and elements (such as openings, sill details, emphasis on vertical proportions) and other architectural features shall be incorporated into the design to establish pedestrian scale at the street. The architectural design shall be compatible with existing historical structures in the Central Business District in terms of style, mass, material, height, roof pitch and other exterior elements. c) Auto entrances shall be located to minimize pedestrian/auto conflicts.