

## **Article VII: Signs and Districts**

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### **Section 5. Historic Districts**

#### **5.1 Historic District Commission**

There is hereby established under the Historic Districts Act, Massachusetts General Laws, Chapter 40C to be governed by and operated in accordance with the provisions relative thereto of the General Laws or any special act or amendment thereto, a Framingham Historic District Commission, consisting of seven (7) members to be appointed by the Board of Selectmen including one (1) member from the Framingham History Center, one (1) architect registered to practice in Massachusetts, one (1) licensed real estate agent, one (1) lawyer, one (1) land owner resident in the Historic District and two (2) members at large. There shall be five (5) alternates selected, with backgrounds in any of the five (5) categories specified above or an urban planner, an architectural historian, a landscape architect, a licensed general contractor or building tradesperson or any other citizen who, through education or experience, have demonstrated a commitment to historic preservation. In the event any member shall be absent or unable to act for any reason, the Chairman shall designate an alternate member to act.

Each member or alternate member of said Commission shall be a resident of the Town of Framingham, and any such member removing his residence from the Town shall be considered thereby to have resigned as a member of the Commission.

#### **5.2 Boundaries of Historic District**

There is hereby established under provisions of and in accordance with the Historic District Act, one historic district to be known as the Framingham Center Common Historic District, bounded and described as shown on the map entitled "Framingham Center Common Historic District" available at the Planning Department of the Town; and to establish a new historic district to be known as the Jonathan Maynard Historic District, bounded and described as shown on the map entitled "Jonathan Maynard Historic District" available at the Planning Board Office. Additionally, to establish new historic districts to be known as the Sarah Clayes Historic District, the Pike-Haven-Foster House Historic District, and the H.H. Richardson Depot Historic District.

#### **5.3 Power and Duties**

The Commission shall have, in addition, to the powers and duties of an Historic District Commission as described in Chapter 40C, the following further powers and duties, subject to appropriation or receipt of money gifts, and may in exercise of any of its powers or duties accept and expend such gifts and employ clerical and technical assistants or consultants.

- 5.3.1** To propose from time to time, as it deems appropriate, the establishment, in accordance with the provisions of the Historic District Act, of additional historic districts and changes in historic districts;
- 5.3.2** To cooperate with, consult, and advise the Planning Department, the Redevelopment Authority, and other Town agencies and departments in matters involving historic sites, building, and districts; and
- 5.3.3** To offer assistance and advice to owners of buildings in any historic district on problems of construction, reconstruction, restoration, and preservation.

#### **5.4 Rules and Regulations**

The Commission shall adopt the rules and regulations for the conduct of its business, not inconsistent with the provisions of the Historic Districts Act. A copy of the rules and regulations and any amendment shall be filed with the Town Clerk.

## **Article VII: Signs and Districts**

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### **5.5 Certificate of Appropriateness: Time of Decision**

The Commission shall render a decision under the provisions of the Historic Districts Act within 45 days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability, or a certificate of hardship, or within such further time as the applicant may, in writing, allow.

### **5.6 Exclusions**

The Commission shall have no jurisdiction to review the following categories of exterior architectural features:

- (a) Temporary structures erected for a period of ninety days or less;
- (b) Two dimensional signs of four (4) square feet or less;
- (c) Terraces, walks, driveways, and sidewalks so long as such structure is substantially at grade level;
- (d) Storm doors, storm windows, screens, gutters, antennae, and window air conditioners;
- (e) Color of paint;
- (f) Color of roof materials.

### **5.7 Properties Included in the Framingham Center Common Historic District**

- 5.7.1**
- 1. Framingham Center Common c.1735
  - 2. Village Hall, 2 Oak Street, built 1834
  - 3. Edgell Memorial Library, (Framingham History Center) 3 Oak Street, built 1872
  - 3a. Civil War Monument at 3 Oak Street, erected 1872
  - 4. The Capt. Eliphalet Wheeler House, 18 Vernon Street, built 1818
  - 5. The Jonathan Maynard Building (Danforth Art), 12 Vernon Street, built 1916
  - 6. Framingham Academy (Framingham History Center Museum), 14 Vernon Street, built 1837
  - 7. First Parish Church, 24 Vernon Street, built 1926
  - 8. First Parish House, 24 Vernon Street, built 1959
  - 9. Plymouth Church, 87 Edgell Road, built 1968
  - 10. The Otis Boynton House, 85 Edgell Road, built 1825
  - 11. The Jason Hall House, 65 Edgell Road, built 1850
  - 12. The O'Brien House, 63 Edgell Road, built 1961
  - 13. The Grossman House, 61 Edgell Road, built 1960
  - 14. The Framingham Bank, 39 Edgell Road, built 1833
  - 15. Office/Bank Building, 35 Edgell Road, built 1969
  - 16. The Charles Train House (Plymouth Parsonage), 125 Edgell Road, c. 1836
  - 17. The E. Cloyes House, 121 Edgell Road, c. 1836
  - 18. The Daniel Hemenway House, 151 Edgell Road, c. 1800
  - 19. The Brandolini House, 2 Auburn Street, built 1955
  - 20. The Stone Gardner's Cottage, 4 Auburn Street, c. 1850
  - 21. Office Building, 5 Auburn Street, built 1970
  - 22. The Whitney-Wiggins House, 10 Auburn Street, built 1826
  - 23. The Edgar Wheeler House, 6 Vernon Street, c. 1850
  - 24. The Clark Builders Trust House, 8 Vernon Street, built 1969
  - 25. The Train-Vernon House, 20 Vernon Street, c. 1848
  - 26. The Rinaldo House, 31 Grove Street, built 1970
  - 27. The Mrs. Gordon House, 33 Grove Street, c. 1810

## Article VII: Signs and Districts

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28. The Tarbox House, 4 Warren Place, built 1836
29. The J.J. Marshall House, 3 Warren Place, c. 1800
30. The Stalker House, 8 Warren Place, c. 1768
31. The John Mann House, 11 Warren Place, c. 1867
32. The George A. Weeks House, 122 Edgell Road, built 1865
33. The General George Henry Gordon House, 936 Central Street, built 1820
34. Harriet Carter House, 3 Vernon Street, built 1853
35. Julia Wight House, 5/7 Vernon Street, built ca. 1860
36. Caroline B. Clark House, 9 Vernon, built 1852-1853
37. Lothrop Wight House, 8 Library, built ca. 1860
38. John and Sarah Clark House, 12 Library, built ca. 1860
39. Wight-Esty Block, 931-937 Worcester Road, built between 1832-1850
40. Van Duzer Hardware Company Block, 939 Worcester Road, built ca. 1935
41. Tilton-Wheeler Store, 945 Worcester Road/1 Vernon Street, built by 1830

### 5.8 Properties included in the Jonathan Maynard Historic District

- 5.8.1 1. First Baptist Church, 48 Pleasant Street, built 1826
2. The William Buckminster House, 48 Pleasant Street, c. 1799
3. The Dr. John Osgood House, 64 Pleasant Street, c. 1832
4. The Goldberg House, 155 Maynard Road, 1894
5. The Cyrus Blake House, 79 Pleasant Street, c. 1832
6. The Mason House, 153 Maynard Road, built 1984
7. The Ira Mitchell House, 89 Pleasant Street, c. 1832
8. The Marion Adams House, 100 Pleasant Street, c. 1890
9. The Blanche Partridge House, 111 Pleasant Street, built 1917
10. The "Little Maynard" House, 198 Maynard Road, c. 1901
11. The Dexter Esty House, 109 Pleasant Street, c. 1832
12. The Capt. Charles Williams House (Jonathan Maynard House), 113 Pleasant Street, c. 1760
13. The Henry Orne Stone House, 120 Pleasant Street, c. 1840
14. The Judge Blodgett House, 129 Pleasant Street, built 1915
15. The Kelly House, 130 Pleasant Street, built 1867
16. The Boudrot House, 139 Pleasant Street, built 1974
17. The Jesse Belknap House, 138 Pleasant Street, c. 1832
18. The Spielberger House, 149 Pleasant Street, built 1995
19. The Rev. L. R. Eastman House, 154 Pleasant Street, c. 1850
20. The Roessler House, 159 Pleasant Street, built 1994
21. The Rock House, 2 Aspen Circle, built 1986
22. The Thorup House, 165 Pleasant Street, built 1994
23. The Obed Winter House, 176 Pleasant Street, c. 1850
24. The H. Twombly House, 169 Pleasant Street, c. 1799
25. The Lockhart House, 198 Pleasant Street, built 1955
26. The Wagner House, 179 Pleasant Street, built 1994
27. The Jacob B. Winchester House, 200 Pleasant Street, c. 1823
28. The Davis House, 187 Pleasant Street, c. 1872
29. The J.J. Valentine House, 28 Pleasant Street, c. 1840
30. The George Newell House, 201 Pleasant Street, c. 1832
31. The G. R. Brown House, 216 Pleasant Street, c. 1851
32. The George Phipps House, 41 Pleasant Street, built 1817 (To include the entire presently existing dwelling on a parcel consisting of not less than 25,000 square feet of land and having not less than 65 feet of frontage on Pleasant Street)
33. The Mancall House, 45 Pleasant Street, built 1994
34. The Pearl House, 47 Pleasant Street, built 1994

## **Article VII: Signs and Districts**

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35. The Devlin House, 49 Pleasant Street, built 1994
36. The Glickman House, 51 Pleasant Street, built 1994
37. The Brostrom House, 55 Pleasant Street, built 1994
38. Vacant Lot, 56 Pleasant Street
39. Vacant Lot, 204 Pleasant Street
40. Vacant Lot, 205 Pleasant Street

### **5.9 Properties Included in the Sarah Claves Historic District**

- 5.9.1** 1. The Sarah Claves House, 657 Salem End Road, c. 1693

### **5.10 Properties Included in the H. H. Richardson Depot Historic District**

- 5.10.1** 1. The H. H. Richardson Depot and Luggage House, 417 Waverly Street

### **5.11 Properties Included in the Pike-Haven-Foster House Historic District**

- 5.11.1** 1. The Pike-Haven-Foster House, 161 Belknap Road