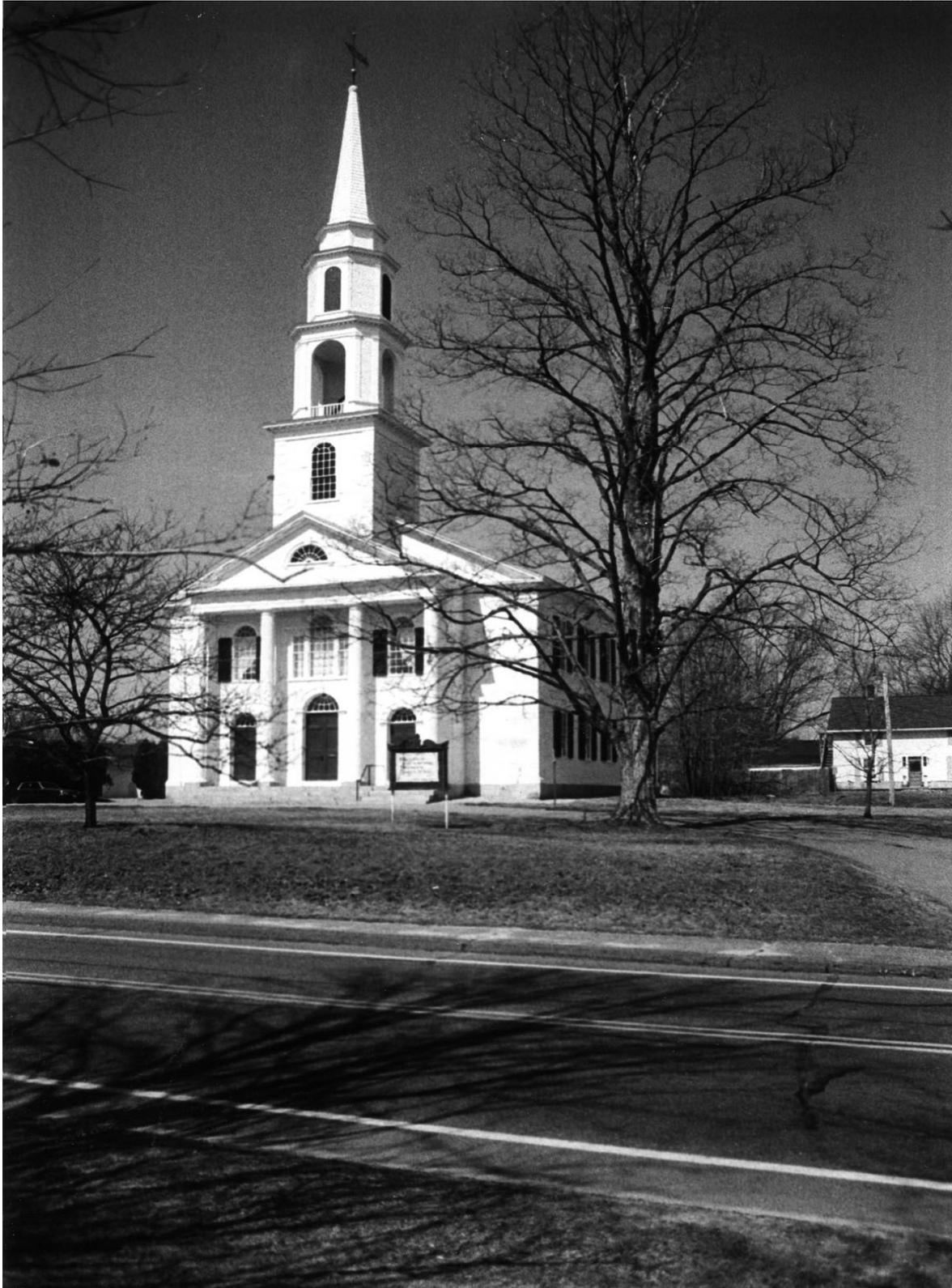


# PROPOSAL FOR LOCAL HISTORIC DISTRICTS IN THE TOWN OF MENDON



1. Second Unitarian Church, Maple Street (Photographer: Neil Larson, 2002)

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## **SUMMARY**

In 2015 Mendon's Historic Commission approached the Mendon Board of Selectmen to discuss initiating the process to establish a local historic district. In 2016 the Board of Selectmen subsequently appointed a study committee to investigate the feasibility and desire of establishing a local historic district in the Town.

The Study Committee is comprised of the following participants:

Michael Goddard, Historic Commission (Study Committee Chair)

Lynne Roberts, Resident and Realtor

Janice Muldoon-Moors, Resident

Tom Merolli, Resident and Historic Commission

Special thanks go to the following individuals and committees assisting with this study:

Bill Ambrosino, Chair Mendon Planning Board

Anne Mazar, Chair Mendon Community Preservation Committee

Kim Newman, Town Administrator Mendon

Board of Selectmen

Mendon Historic Commission

Lawney Tinio, Resident and former Study Committee member

Christopher Skelly, Mass Historic Commission

Richard Grady, Resident & Local Historian

John Trainor, Resident & Local Historian

Photography courtesy of Neil Larson 2002

The Committee recommends the Town vote to approve the establishment of two districts, The Mendon Center District and the Taft Homestead District. The proposed districts are comprised of a total of 50 structures.

Our public hearing for is tentatively scheduled for 04/27/2017 with the town meeting vote targeted for our Annual Town Meeting 05/05/2017.

## **Introduction**

Under MGL 40C, the Mendon Board of Selectmen appointed a local historic district (LHD) study committee at the behest of Mendon's Historic Commission to assess the feasibility and desire to establish historic districts in the Town of Mendon. The primary objective for establishing a historic district is focused on preservation of historic structures in the town; currently the Town has districts/structures recognized on the National Registry and implemented a demolition by-law but neither of these actions provide a strong enough deterrent to ensure preservation of the Town's architectural history.

The establishment of historic districts in conjunction with preservation efforts by our Historic Commission and Community Preservation Committee and strategic efforts sponsored by the Planning Board (ex. Village district) and Board of Selectmen (Master Plan) demonstrates a cohesive and integrated effort by the Town to balance growth balanced while maintaining Mendon's "village hilltop" past.

This report will demonstrate how our committee identified the proposed districts, their relevance to Mendon's history and why the committee's recommendations address community feedback and alignment to the Town's strategic growth plans.

LHDs are not new to the United States, Massachusetts or the Blackstone Valley. Districts first appeared in the early twentieth century in New Orleans and South Carolina; they first appeared in Massachusetts in Nantucket and Beacon Hill and today we see districts as close by as Uxbridge and Grafton. Approximately 125 communities in Massachusetts have established districts, many communities establishing multiple districts within a single community. The recommendation being put forth by this committee recommends the establishment of two districts, one a contiguous area and the other being a "single structure" district.

## **Methodology**

The Town of Mendon has a long, rich history and the preservation and documentation of that history is clearly evidenced through the works of but not limited to the Town's Historic Commission, Historic Society and Community Preservation Committee. Efforts have been underway for some time to restore and preserve buildings, properties and materials that represent Mendon's past; some examples include the restoration of a cobblers' shop (Cobbler's Knoll) and the preservation of a pristine farm (Pearson Farm). Along with successes there have been some significant losses such as the Silas Dudley House which was razed to clear a lot for proposed commercial development; this demolition spurred the Town to approve a demolition by-law which, as we know, sometimes can only delay the inevitable.

The Town is also developing a Master Plan for the Town. As part of that process, an immense amount of feedback from residents was gathered, regarding the direction of the Town in the future, ranging from what people want to change and what people want to preserve. This survey painted a clear picture that the majority of respondents valued Mendon's history and would like to see the "quaint New England village look and feel" maintained. However, preserving Mendon's history was not to be done at all costs. Feedback from the survey also pointed the Study Committee to maintain a balance between preservation and much needed commercial growth. It is based on this sentiment that the Committee has focused on a reasonable, hybrid approach to establishing districts - a combination of a natural contiguous area that has been at the center of Mendon's history, with establishing single structure districts that allows preservation of key structures spread throughout the rural community.

The Study Committee's process was simple, we started with a review of the districts cited on the National Registry as we believed that this would be the basis for setting the boundaries for a local district. This was cemented after meeting with our local historians and discussing "Mendon's Golden Age". Based on the film and discussions with Richard Grady and John Trainor it became clear that our Town center would need to be a primary consideration for a district as it was the one constant in Mendon's development from revolutionary times through today. Many structures still remain, reflecting the architectural styles of the nineteenth century (our golden years). Our next step was to review by-laws from neighboring communities as well as meeting with representatives from districts to understand the "good and bad" around their process and by-laws; two things were taken from this exercise:

- 1) engage the residents and gain their input
- 2) balance oversight with practicality through the use of exclusions in the by-law.

Our community outreach leveraged "one to one" engagements, open meetings as well as social media. We took a two step approach for engaging residents within the targeted areas for the proposed districts. We initially "walked the districts" to meet the residents and deliver information/invitations to a study committee meeting. We found by walking the district it allowed us to discuss the district effort and dispel misconceptions in one to one discussions. Based on the handouts/invitations delivered to the residents, we proceeded to hold resident meetings for each possible district, one was well attended with robust dialog while the second had lower attendance (but with robust dialog). Attendees voiced their opinions on the establishment of a Local Historic District, traffic flow through these proposed areas, demolition by neglect and potential property constraints. It was based on these meetings that our Study Committee chose the districts recommended in this report. As a means to broaden our

communication, we developed a Facebook page that allowed us to provide information on our effort as well as connections to existing sources of information that provide insight into Mendon's history (Facebook – Mendon Historical District Study Committee).

## **SIGNIFICANCE**

After considering several areas of the Town of Mendon as potential Local Historic Districts, the LHDSC agreed to focus their efforts on the 'Triangle' of the Town Center. As an agricultural community, this area is the anchor of the Town. This specific area has the most historical significance to the Town and includes not only historic homes but Town Buildings, Commercial properties, Church Buildings, Cemeteries and Founders' Park. This, (referred to as the Mendon Center District) together with the Lowell Homestead on Millville Road (referred to as the Taft Homestead District), would be the first proposed Local Historic Districts. Other neighborhoods and homes may be considered in the future should the owners choose to be included or should it be felt that it is in the best interests of those properties that they be protected and preserved due to their historical significance.

There have been some changes to the proposed districts over the past 20 years. However, with the exception of a barn located behind the current Post Office (Maple Street) which was demolished, (2013) a fire in Lowell's Restaurant on Hastings Street (January 2004) necessitating the razing of the building and the removal of the Comstock House to a new location on North Avenue, the proposed districts have remained majorly stable. However, Mendon has seen the demolition of several other very significant properties (the Silas Dudley House, circa 1840 and the Simeon Doggett House, circa 1820), located outside the proposed LHD and several other properties are for sale.

At this time, there are no known threats to any of the structures located within the proposed districts. However, there are also limited protections. As the Center of Mendon ages, there is the distinct possibility of demolition of some of the structures and changes that would detract from the extremely well preserved hilltop village which is considered to be one of the best preserved Federal/Greek Revival centers in the State. Many thought that the creation of the National Register Historic District (2003) would preserve and maintain this significant area. This is not the case.

With a concentration of historical homes within the 'Triangle', more interest is developing in the history of the area. More interest was certainly generated with the potential demolition of the W H Comstock House, located on the corner of Hastings St and North Avenue. After lengthy and somewhat heated public discussions, the house was ultimately 'saved' and relocated further along North Avenue.

The adoption of a Local Historic District would help preserve the center of the Town.

## **Historical Relevance**

### **Mendon Center District**

The proposed districts are historically and architecturally significant as an upland farm community in eastern Massachusetts representing over three centuries of growth and development. Prior to Blackstone's breakaway in 1845, Mendon enjoyed being the center of early industrial development along the Blackstone River. During this period, Mendon rivaled Worcester as the economic nexus of the county, and the center expanded and was transformed into a quintessential New England village. With the additions of an elegant new meetinghouse, an imposing town hall, and stylish mansions and commercial buildings, Mendon Center thoroughly eclipsed its Colonial identity. The Ammidon Tavern and various burying grounds are the only standing remnants of the Colonial Era in Mendon Center.

Although settled in the late 17<sup>th</sup> century, Mendon Center's historic appearance reflects the extent to which the village developed in its economic and cultural heyday in the early 19<sup>th</sup> century. Architecturally, the site of the Second Unitarian Church on Maple Street represents the physical center of the community (PHOTO 1). It is located in an area dense with buildings formed by the triangle of Maple, Hastings and Main streets. Today, the proposed Mendon Center District contains a broad range of buildings, mostly dwellings that span from the mid-18<sup>th</sup> century to the mid-20<sup>th</sup> century. The district's visual integrity is enhanced by the survival of outbuildings, farm buildings, stone field walls, and granite landscape elements. Mature trees along the center's streets and field and pasture divisions contribute to the sense of antiquity in this classic New England post-card village. The original church and town center was located on the southwesterly corner of the intersection of Main and Hastings streets. The site of this and two subsequent churches is now a vacant, grassy area memorialized as Founders' Park (PHOTO 7). The town well and Joseph White's sawpit were also near this location. This would have been the extent of the settlement phase of the center during the late 17<sup>th</sup> century.

Architecturally, Mendon Center maintains a strong appearance of the consolidated village that developed in the nineteenth century. The most prominent focal point in this array is the Second Unitarian Church (MHC #95), designed by Worcester architect Elias Carter and completed in 1820 (PHOTO 1). Its huge, two-story, rectangular mass with a monumental Tuscan portico topped by a three-stage tower and spire epitomizes the restrained elegance of this distinctive period of church architecture in New England. With a dramatic façade applied to a plain box building with simple clapboard siding and clear-pane sash fenestration, it illustrates the paradoxical nature of rural architecture. The Puritan virtue of plainness is aptly expressed in the modern context of 19<sup>th</sup>-century society. Significantly larger than anything surrounding it in the village, the building conveyed the message of the church's enduring authority in the community. Still plainer is the old North Congregational Church (MHC #74) on Main Street that was built in 1830 by a group dissenting from the Unitarian leadership of the Fifth Church. More modest in scale and design, the church evinces the marginalized position of this congregation in the community. With stylistic references to Greek rather than Roman models, the church also reflects the changes occurring in regional architecture by 1830. Although now concealed by vinyl clapboard siding, the church's unknown architect or source book was abreast of current fashion, particularly in the Federal Period dwellings in Mendon Center are generally large, two-story buildings that illustrate the level of prosperity and prominence the village had reached

in that era. Those attributed as having been built early in the period are located on Hastings and Main streets, with Maple Street apparently developing after the construction of the meetinghouse there in 1820. Two of the more significant early houses are substantially altered. The Alexander Thayer House (MHC #75) at 9 Main Street has a double-pile plan, hipped roof, and pair of massive interior chimneys, but changes in fenestration and siding have compromised its aesthetic value (PHOTO 12). The Seth Hastings House (MHC #60) at 10 Hastings Street is a gable-roof building with a double-pile plan with rear ell. The brick walls, attributed to builder Ananias Gifford of Uxbridge, are now concealed by vinyl clapboard siding (PHOTO 13). The Caleb Hayward House (MHC #106) at the intersection of Hastings and Maple streets (38 Maple Street), the Ebenezer Haywood House (MHC #58) at 7 Hastings Street, and the Richard George House (MHC #84) at 24 Main Street, all large double-pile, hipped roof frame houses with Gothic windows are three other intact examples of houses built between 1810 and 1820 (PHOTOS 14-16).

Smaller dwellings from this period are also represented in the historic district. The Swan Homestead (MHC #102) on 26 Maple Street was one of the first dwellings to appear on this road (PHOTO 17). The one-story, gable-roof cottage with a center passage plan is a distinctive example of the small New England dwelling that was the predominant house type in this period, particularly in rural settings. (This house is said to have been moved from the site of Seth Hastings's house in ca.1820.)

The one-story, double-pile, center chimney John G. Metcalf House (MHC #55) at 3 Hastings Street was built before 1830, when it was occupied by the Widow Prince (PHOTO 19). It is unusual that Mendon's second physician and emerging community leader, appears to have moved from the more elegant residence of his predecessor at 9 Main Street (MHC #75) (PHOTO 12) to this less pretentious dwelling among those of his neighbors and peers

Similar in design but very different in scale and function are two one-story, brick office buildings built for Seth Hastings on Main Street. Adjacent to Founders' Park and now the home of the Mendon Historical Society, the hipped-roof building at 3 Main Street housed the Mendon Bank (MHC #70) during its brief existence from 1825 to 1830 (PHOTO 21). Afterwards it served as the law office for Seth Hastings's son Charles C.P. Hastings. The second building, which is nearly identical in form and detail, was the Seth Hastings Law Office (MHC #78), which Hastings and his second son William S. Hastings (PHOTO 22). Both of these buildings are rare and significant examples of office architecture of the Federal Period.

The center built up further between 1830 and 1840, reaching virtually its present dimensions and density. During this period, the house designs gradually evolved into the Greek Revival taste, although their forms and plans remained consistent. Large two-story houses continued to be built throughout the village though embellished with wide corner-board pilasters, hefty cornices and trabeated entrances. While not within the boundaries of the proposed Mendon Center District, The Nahum Gaskill Farmhouse (MHC #174), built ca.1830 at 16 Providence Street at the southern end of the center illustrates how Greek Revival embellishments were applied to the traditional center chimney farmhouse (PHOTO 5) Houses at numbers 8 and 31 Hastings Street (MHC # 59) are similar examples built closer to the core of the Mendon center and fall within the district boundaries. The most elaborate house of this period in the historic district the huge, square Silas Dudley House (MHC #67)

built ca.1835 on the northeasterly corner of the intersection of North Avenue and Milford Road (PHOTO 3)\*\*. Either by design or alteration, a five-bay façade was positioned on the westerly gable end facing North Avenue, creating a broad pedimented elevation enframed by wide corner pilasters ornamented with a Greek meander motif. The southerly, Milford Road elevation has no doorway, although there is a visible space between the two pairs of windows.

A number of smaller, one-story and 1½ story gable blocks were also built or renovated in the 1830s and 1840s updating this enduring house form to the Greek Revival taste and technological advancements of the period. Examples can be found on Main and Maple streets. The Craig-Brown House (MHC #85) at 25 Main Street has connected outbuildings and barn, which was a method of site planning popular in the period (PHOTO 24).

Gable front houses were domestic versions of Roman and Greek temple forms popular in the first half of the 19<sup>th</sup> century. While public buildings, such as the Second Unitarian Church (1820) and the Town Hall (1845) were designed with monumental Classical porches, no dwellings in Mendon Center received this pretentious treatment. Rather, houses like the Charles C.P. Hastings House (MHC #57) at 6 Hastings Street, built ca.1840, utilized a projecting cornice along the raking edge of the front roofline with short returns supported by corner pilasters to convey the sense of a pediment (PHOTO 25). Porticos were reduced to porches over entrances or full-width piazzas embellished with column forms and other Greek elements. The Hastings House has the additional feature of attached outbuildings and barn. The narrow front of the gable front house was frequently adapted to this linear site plan. The Cook Homestead (MHC #64) located at 23 Hastings Street on the northeast corner of Washington Street is a smaller 1½-story version of the front-gable house (PHOTO 26). This house also has connected outbuildings and a large barn. Storekeeper and postmaster William H. Aldrich House (MHC #79) (ca.1835) at 15 Main Street illustrates the front gable type as a small village dwelling (PHOTO 27). This house form has endured as a landmark of affordable single family housing in eastern Massachusetts towns for a century. The nearby house at 11 Main Street (MHC #77), built ca.1910, illustrates this longevity (PHOTO 28). Both houses have broad piazzas across the front that were modern accoutrements to the gable front house. The front gable J.G. Davenport House (MHC #94) at 11 Maple Street, with its steep, pointed roof and recessed porch shows the growing interest in the Gothic Revival taste in the 1840s as the Roman and Greek styles were growing out of fashion (PHOTO 2). In all, this house type is the most prevalent in Mendon Center

The Aldrich General Store (MHC #90) was built at the corner northwesterly corner of Main and Maple before 1831, and it is a distinctive, surviving example of early 19<sup>th</sup> century commercial architecture in Mendon as well in the broader region (PHOTO 31). The siting of this building is an indication of the importance this intersection had assumed by this time. Metcalf's 1831 map of Mendon places a blacksmith shop south of the intersection where the present fire station is located. (This building was there well into the 20<sup>th</sup> century.) The District II schoolhouse was across the street from the blacksmith, and there was a second store building north of the schoolhouse where a wheelwright shop and boot factory are known to have been later located. Opposite Aldrich's store on the southwesterly corner of Main and Maple streets, a building is identified on the 1831 map with the symbol for a tavern and the name label of H. Stone. The new Second Unitarian Church was close by on Maple Street (another black smithy was located across the street from the meetinghouse), and the old Fourth Meetinghouse at the corner of Main and Blackstone Streets was functioning as the town hall. In 1845, Silas Dudley built a

large, two-story meeting hall at this intersection named Harrison Hall (MHC #81) after deceased president, William Henry Harrison (PHOTO 32). Dr. John G. Metcalf is credited with the design of the building. While the long, rectangular building with a two-story Doric portico was being built, the town voted to buy it and put it to the shared use of a town hall and high school.

The Mendon Center Historic District represents over three hundred years of growth and development of a New England farm community. Each stage of its long history is evinced in the buildings and landscape comprising the district. While the physical remains of the 17<sup>th</sup>-century town center are scant, the setting on the eastern ridge of the Worcester Plateau, the street plan, the monuments to early buildings, and the continued existence of peripheral farmland are subtle but significant landmarks of this antiquity. The 18<sup>th</sup> and 19<sup>th</sup> centuries are well represented in historic resources that document the history of the village reached its heyday in the 1840s period. From there, the slow evolution of a bypassed rural town through the next century and a half is evident, but the more compelling vision of Mendon Center is how effectively the qualities of the quintessential 19<sup>th</sup> century New England town have been preserved, both through isolation from the mainstream of progress and conscious community desire. Throughout the 20<sup>th</sup> century, Mendon has been a rural destination for people living in neighboring urban areas for recreation and retreat. It continues to fulfill those expectations and has become historic as a result.

***\*\* The Silas Dudley House no longer exists as it was demolished and its demolition mobilized Mendon residents to pass a demolition by-law; the by-law was an initial preservation action taken by the Town but its limitations has spurred the focus on establishing local historic districts so we do not continue to lose these structures.***

**FOOTNOTE:** Information on history of structures in proposed Historic District drawn from National Registry of Historic Places Application Form

## **TAFT HOMESTEAD DISTRICT**

The Taft House, or Homesite, built c1775 is a Georgian single family dwelling farmhouse located at 40 Millville Road. This early farmhouse appears to be an altered Colonial building of the two-story, three and four bay types associated with the settlement period 1675-1775. It is a fine example representing the growth of a family farmstead from the 18<sup>th</sup> to 20<sup>th</sup> century. The house is part of the homesite of Robert and Sarah Taft who relocated from Braintree and settled in Mendon in 1680. Robert Taft purchased his forty-acre farm from Colonel William Crowne, one of Mendon's proprietors and first settlers. The Taft Family were among the first to repopulate Mendon after King Philip's War, were active leaders in the formation of the town and surrounding areas and were the ancestors of President William Howard Taft, who made a pilgrimage to visit the site during his presidency. It is not clear whether Robert Taft or any of his five sons built upon this site but his great-grandson George (1760-1845) was living here by 1831.

This farm, known as the Fortefield, may have been the site of an early fort or garrison. The first Robert's homesite is marked by a stone monument erected by the Taft Family Association in 1955. The existing house may have been erected by Robert Taft Jr. who, like his four brothers, was deeded a house lot adjoining his father's at an early age.

This four bay, center chimney structure has a three bay, one story lateral wing left; both on granite foundations (PHOTO 33). The main entry at bay three (from left) has simple Greek Revival door surround with plan entablature, flat pilasters and sidelights. Lack of ornament at corners, windows, and cornice, as well as 12/12 sash, suggest an early structure. Alterations are in the form of the door surround, extra windows at gable end and possibly the wing, which was existing by 1831. The farmhouse is a three and one half story structure. The third floor has three plastered rooms with closets and a small open area.

*References: Proceedings at the meeting of the Taft Family, August 12, 1874; Annals of the Town of Mendon 1659-1880; John G Metcalf MD; Newspaper article on Taft Homesite, no date, Taft Folder, Taft Public Library, Mendon, MA; MCRIS*

## **Current Relevance: Strategic Alignment to Growth/Revitalization Efforts**

Today the Town center remains a focal point for the community as it houses many historic structures tied to Mendon's past; this is why we are recommending this district be the anchor for our local historic district preservation efforts. There are multiple strategic initiatives underway focused on the Town center and contiguous areas; these efforts focus on revitalization and commercial development which is where a historic district would help preserve the "look and feel" of Mendon while complimenting and assisting with those efforts. Specifically, the Planning Board is working towards creating a village/walking district and the Board of Selectmen are sponsoring a campus study looking towards redesigning/refurbishing our Town offices. Both efforts would incorporate the proposed Town Center district area and we believe the local district would help both those efforts while maintaining the integrity of the Town Center as the historical center of our town.

Aside for those efforts targeting the proposed district there continues to be a need to increase Mendon's commercial tax base along Hasting's St / Route 16. We believe the establishment of a local historic district in the Town Center will provide a balance and control to that potential commercial growth helping to address the community feedback to maintain Mendon's unique historic look and feel while driving economic development to alleviate the challenges presented by our personal property tax base.

## **Boundary Description(s)**

The Study Committee is recommending the formation of two districts as part of the overall effort – one will be a contiguous section of the Town (Mendon Center District) while the second will be a single structure district (Taft Homestead District). Due to the unique development pattern of Mendon, from comprising many of the surrounding towns (Millville, Milford, Uxbridge, etc.) to a relatively small bedroom/agricultural community, one finds that many historical properties are spread throughout Mendon and it was with that in mind, the Committee feels the “Swiss Cheese” approach to establishing districts was appropriate for Mendon. While we intend to establish an “anchor” in the center of town, we believe single structure districts will lend itself to our current effort as well as potential future efforts to preserve those properties that help maintain Mendon’s character as a classic “New England Village”.

The boundary for the proposed local historic district focused in the Mendon Town Center is defined by the “triangle” formed by Hastings St, Main St and Elm St and the portion of Main St extending down to George Street. This section of Mendon has continuously served as the center of the community throughout the various phases of its growth and maintains the highest concentration of historical structures within a definable section of our town.

The second district being proposed is comprised of a single structure at 40 Millville Rd and will be referred to as the Taft Homestead District; the property represents the home of Jane and David Lowell and currently is one of the oldest homes in Mendon. (See section covering Taft Homestead District)

As previously mentioned, Mendon has established a National Register District and the proposed Mendon Center District falls within the boundaries of that district. We believe establishing a targeted smaller district(s) is aligned to the feedback received from the community and represents a measured effort to preserve Mendon’s history. Initially our anchor district was going to encompass a broader area within the National Register District but after meeting with residents and Planning Board representation, the Committee reduced the scope of the Town Center district based on feedback and enthusiasm for the different boundaries outlined.

The historical drivers are based on the growth of the Town and the fact the town center was the common epicenter for that growth from the 18<sup>h</sup> through the 20<sup>th</sup> century. Each period of Mendon history has some tie back to this general area and the proposed district still maintains relevant architectural structures representing Colonial, Greek Revival and Federal designs as outlined below.

## **Recommendations For By-Law**

As is normal for historic districts across the state, The Local Historic District Commission is to be made up of seven members, with one being from the Mendon board of realtors, one from the Mendon Historical society, one from the Mendon board of architects, and one property owner from each of the district areas. These positions are all to be appointed by the selectmen for staggered 3 year terms after the initial terms. Also, the bylaw makes it possible that the board may appoint alternates to the board, in order to ensure that the meetings are always able to reach a voting quorum. These meetings are subject to meeting law.

There are several exclusions in place which alleviate restrictions on buildings' color, building materials, etc. These exclusions were developed with input from the homeowners in the area, and allow for the preservation of the history of the area while on the same account diminishing the burden on homeowners. A full list of these exclusions can be found in section 9 of this proposed by-law.

The by-law will prohibit any alteration or construction to commence on a visible exterior feature of a building within the district without first getting a certificate from the commission. The commission will deliberate upon the historical significance of the building in question and whether or not the proposed construction would be in accordance with the aims of preservation for the district. This is to give interested parties regulatory power over the happenings in the district. However, the by-law gives the commission the ability to allow the Mendon building commissioner to act on its behalf.

The provisions listed in the by-law are also separable, in that if one part of the law is found unconstitutional by a court of law, the overall by-law stands, even without those parts which are found to not be constitutional.

The full text can be found in the next section.

## **Local Historic Districts Bylaw**

The Town of Mendon hereby establishes Local Historic Districts, to be administered by an Historic District Commission as provided for under Massachusetts General Laws Chapter 40C, as amended.

### **1. PURPOSE**

The purpose of this bylaw is to help property owners and the Town of Mendon in the preservation and protection of the distinctive characteristics and architecture of buildings and places significant in the history of the Town of Mendon, to encourage and support new and innovative building designs and techniques compatible with the existing architecture, and the promotion of those purposes as set forth in Massachusetts General Laws Chapter 40C.

### **2. DEFINITIONS**

The terms defined in this section shall be capitalized throughout this Bylaw. Where a defined term has not been capitalized, it is intended that the meaning of the term be the same as the meaning ascribed to it in this section unless another meaning is clearly intended by its context. As used in this Bylaw the following terms shall have the following meaning:

#### **ALTERATION, TO ALTER**

The act or the fact of rebuilding, reconstructing, restoring, replicating, removing, demolishing, changing in exterior color, and other similar activities.

#### **BUILDING**

A combination of materials forming a shelter for persons, animals or property.

#### **CERTIFICATE**

A Certificate of Appropriateness, a Certificate of Non-Applicability, or a Certificate of Hardship as set forth in this Bylaw.

#### **COMMISSION**

The Historic District Commission as established in this Bylaw.

#### **CONSTRUCTION, TO CONSTRUCT**

The act or the fact of building, erecting, installing, enlarging, moving and other similar activities.

#### **DISPLAY AREA**

The total surface area of a SIGN, including all lettering, wording, designs, symbols, background and frame, but not including any support structure or bracing incidental to the SIGN. The DISPLAY AREA of an individual letter SIGN or irregular shaped SIGN shall be the area of the smallest rectangle into which the letters or shape will fit. Where SIGN faces are placed back to back and face in opposite directions, the DISPLAY AREA shall be defined as the area of one face of the SIGN.

## DISTRICT

The Local Historic District as established in this Bylaw, to consist of one or more DISTRICT areas.

## EXTERIOR ARCHITECTURAL FEATURE

Such portion of the exterior of a BUILDING or STRUCTURE as is open to view from a public street, public way, public park or public body of water, including but not limited to architectural style and general arrangement and setting thereof, the kind, color and texture of exterior building materials, the color of paint or other materials applied to exterior surfaces and the type and style of windows, doors, lights, signs and other appurtenant exterior fixtures.

## PERSON AGGRIEVED

The applicant; an owner of adjoining property; an owner of property within the same DISTRICT area as property within one hundred (100) feet of said property lines; and any charitable corporation in which one of its purposes is the preservation of historic structures, or districts.

SIGNS - Any symbol, design or device used to identify or advertise any place of business, product, activity or person.

## STRUCTURE

A combination of materials other than a BUILDING, including but not limited to a SIGN, fence, wall, terrace, walk or driveway.

## TEMPORARY STRUCTURE or BUILDING

A BUILDING not to be in existence for a period of more than two (2) years. A STRUCTURE not to be in existence for a period of more than one (1) year. The COMMISSION may further limit the time periods set forth herein as it deems appropriate.

### **3. DISTRICT**

The DISTRICT shall consist of one or more DISTRICT areas as listed in Section 13 (Appendices) of this Bylaw.

### **4. COMMISSION**

4.1 The DISTRICT shall be overseen by a COMMISSION consisting of seven (7) members, to be appointed by the Board of Selectmen, two (2) members initially to be appointed for one (1) year, two (2) for two (2) years, and three (2) for three (3) years, and each successive appointment to be made for three (3) years.

4.2 The COMMISSION shall include, if possible, one (1) member from two (2) nominees solicited from the Mendon Historical Society (or its successor organization), one (1) member from two (2) nominees solicited from the chapter of the American Institute of Architects covering Mendon or an Architect living or working in Mendon; one (1) member from two nominees of the Board of Realtors covering Mendon or a Realtor living or working in Mendon; and one (1) property owner from within each of the DISTRICT

areas. If within thirty days after submission of a written request for nominees to any of the organizations herein named insufficient nominations have been made, the Board of Selectmen may proceed to make appointments as it desires.

4.3 The Board of Selectmen may appoint up to four (4) alternate members to the COMMISSION. As designated by the acting chairman of the COMMISSION, an alternate member shall have the right to act and vote in the place of one regular member in the event of a vacancy on the COMMISSION or should such regular member be absent from a meeting or be unwilling or unable to act or vote. Said alternate members shall initially be appointed for terms of two (2) or three (3) years, and for three (3) year terms thereafter. Should an application consume multiple meetings, the same COMMISSION would need to vote on that proposal.

4.4 Each member and alternate member shall continue to serve in office after the expiration date of his or her term until a successor is duly appointed and qualified.

4.5 Meetings of the COMMISSION shall be held at the call of the Chairman, at the request of two (2) members and in such other manner as the COMMISSION shall determine in its Rules and Regulations.

4.6 Four (4) members of the COMMISSION shall constitute a quorum.

#### **5. COMMISSION POWERS AND DUTIES**

5.1 The COMMISSION shall exercise its powers in administering and regulating the CONSTRUCTION and ALTERATION of any STRUCTURES or BUILDINGS within the DISTRICT as set forth under the procedures and criteria established in this Bylaw an M.G.L. Chapter 40C. In exercising its powers and duties hereunder, the COMMISSION shall pay due regard to the distinctive characteristics of each BUILDING, STRUCTURE and DISTRICT area.

5.2 The COMMISSION may adopt, and from time to time amend, reasonable Rules and Regulations not inconsistent with the provisions of this Bylaw or M.G.L. Chapter 40C, setting forth such forms and procedures as it deems desirable and necessary for the regulation of its affairs and the conduct of its business, including but not limited to requirements for the contents and form of applications for CERTIFICATES, fees, hearing procedures and other matters. The COMMISSION shall file a copy of any such Rules and Regulations with the office of the Town Clerk.

5.3 The COMMISSION, after a public hearing duly posted and advertised at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation in Mendon, may adopt and from time to time amend guidelines which set forth the designs for certain EXTERIOR ARCHITECTURAL FEATURES which are, in general, suitable for the issuance of a CERTIFICATE. No such design guidelines shall limit the right of an applicant for a CERTIFICATE to present other designs to the COMMISSION for approval.

5.4 The COMMISSION shall at the beginning of each fiscal year hold an organizational meeting and elect a Chairman, a Vice Chairman and Secretary from its regular membership, and file notice of such election with the office of the Town Clerk.

5.5 The COMMISSION shall keep a permanent record of its resolutions, transactions, decisions and determinations and of the vote of each member participating therein.

5.6 The COMMISSION shall undertake educational efforts to explain to the public and property owners the merits and functions of a DISTRICT.

## **6. ALTERATIONS AND CONSTRUCTION PROHIBITED WITHOUT A CERTIFICATE**

6.1 Except as this Bylaw provides, no BUILDING or STRUCTURE or part thereof within a DISTRICT shall be CONSTRUCTED or ALTERED in any way that affects the EXTERIOR ARCHITECTURAL FEATURES as visible from a public street, public way, public park, or public body of water, unless the COMMISSION shall first have issued a CERTIFICATE with respect to such CONSTRUCTION or ALTERATION.

6.2 No building permit for CONSTRUCTION of a BUILDING or STRUCTURE or for ALTERATION of an EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT and no demolition permit for demolition or removal of a BUILDING or STRUCTURE within a DISTRICT shall be issued by the Town or any department thereof until a CERTIFICATE as required under this Bylaw has been issued by the COMMISSION.

## **7. PROCEDURES FOR REVIEW OF APPLICATIONS**

7.1 Any person who desires to obtain a CERTIFICATE from the COMMISSION shall file with the COMMISSION an application for a CERTIFICATE of Appropriateness, of Non-Applicability and/or of Hardship, as the case may be. The application shall be accompanied by such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the COMMISSION to enable it to make a determination on the application. The COMMISSION shall have the authority to determine a filing fee for a CERTIFICATE. In the event that an application is missing such information (including but not limited to the payment of the required filing fee), it shall be deemed incomplete.

7.2 The COMMISSION shall determine within fourteen (14) days of the filing of a completed application for a CERTIFICATE whether said application involves any EXTERIOR ARCHITECTURAL FEATURES which are within the jurisdiction of the COMMISSION.

7.3 If the COMMISSION determines that an application for a CERTIFICATE does not involve any EXTERIOR ARCHITECTURAL FEATURES, or involves an EXTERIOR ARCHITECTURAL FEATURE which is not subject to review by the COMMISSION under the provisions of this Bylaw, the COMMISSION shall forthwith issue a CERTIFICATE of Non-Applicability.

7.4 If the COMMISSION determines that such application involves any EXTERIOR ARCHITECTURAL FEATURE subject to review under this Bylaw, it shall hold a public hearing on the application, except as may otherwise be provided in this Bylaw. The COMMISSION shall hold such a public hearing within forty-five (45) days from the date of the filing of the completed application. At least fourteen (14) days before said public hearing, public notice shall be given by posting in a conspicuous place in Mendon Town Hall and in a newspaper of general circulation in Mendon. Such notice shall identify the time, place and purpose of the public hearing. Concurrently, a copy of said public notice shall be mailed to the applicant, to the owners of all adjoining properties, to the owners of all property within the same DISTRICT area within one hundred (100) feet of the subject property lines, to any charitable corporation in which one

of its purposes is the preservation of historic structures or districts, and of other properties deemed by the COMMISSION to be materially affected thereby - all as they appear on the most recent applicable tax list, to the Planning Board, to any person filing a written request for notice of hearings (such request to be renewed yearly in December), and to such other persons as the COMMISSION shall deem entitled to notice. The said certified tax list shall be deemed conclusive for all purposes.

7.4.1 A public hearing on an application for a CERTIFICATE need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application for a CERTIFICATE may be waived by the COMMISSION if the COMMISSION determines that the EXTERIOR ARCHITECTURAL FEATURE involved, or its category or color, as the case may be, is so insubstantial in its effect on the DISTRICT that it may be reviewed by the COMMISSION without a public hearing on the application, provided, however, that, if the COMMISSION dispenses with a public hearing on an application for a CERTIFICATE, notice of such application shall be given to the owners of all adjoining property and other property deemed by the COMMISSION to be materially affected thereby as above provided, and ten (10) days shall elapse after the mailing of such notice before the COMMISSION may act upon such application.

7.5 Within sixty (60) days after the filing of a completed application for a CERTIFICATE, or within such further time as the applicant may allow in writing, the COMMISSION shall issue a CERTIFICATE or a disapproval. In the case of a disapproval of an application for a CERTIFICATE, the COMMISSION shall set forth in its disapproval the reasons for such disapproval. The COMMISSION may include in its disapproval specific recommendations for changes in the applicant's proposal with respect to the appropriateness of design, arrangement, texture, material and similar features which, if made and filed with the COMMISSION in a subsequent application, would make the application acceptable to the COMMISSION. If within fourteen (14) days of the receipt of such a notice the applicant files a written modification of his application in conformity with the recommended changes of the COMMISSION, the COMMISSION shall cause a CERTIFICATE of the appropriateness to be issued to the applicant.

7.6 The concurring vote of a majority of the members shall be required to issue a CERTIFICATE.

7.7 In issuing CERTIFICATES, the COMMISSION may, as it deems appropriate, impose certain conditions and limitations, and may require architectural or plan modifications consistent with the intent and purpose if this Bylaw.

7.8 If the COMMISSION determines that the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the DISTRICT, the COMMISSION shall issue a CERTIFICATE of Appropriateness.

7.9 If the CONSTRUCTION or ALTERATION for which an application for a CERTIFICATE of Appropriateness has been filed shall be determined to be inappropriate and therefore disapproved, or in the event of an application for a CERTIFICATE of Hardship, the COMMISSION shall determine whether, owing to conditions especially affecting the BUILDING or STRUCTURE involved, but not affecting the DISTRICT generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without substantial derogation from the intent and purposes of this Bylaw. If the

COMMISSION determines that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, the COMMISSION shall issue a CERTIFICATE of Hardship.

7.10 The COMMISSION shall send a copy of its CERTIFICATES and disapprovals to the applicant and shall file a copy of its CERTIFICATES and disapprovals with the office of the Town Clerk and the Building Inspector. The date of issuance of a CERTIFICATE or disapproval shall be the date of the filing of a copy of such CERTIFICATE or disapproval with the office of the Town Clerk.

7.11 If the COMMISSION should fail to issue a CERTIFICATE or a disapproval within sixty (60) days of the filing of the completed application for a CERTIFICATE, or within such further time as the applicant may allow in writing, the COMMISSION shall thereupon issue a CERTIFICATE of Hardship.

7.12 Each CERTIFICATE issued by the COMMISSION shall be dated and signed by its chairman or such other person designated by the COMMISSION to sign such CERTIFICATES on its behalf.

7.13 A PERSON AGGRIEVED by a determination of the COMMISSION may, within twenty (20) days of the issuance of a CERTIFICATE or disapproval, file a written request with the COMMISSION for a review by a person or persons of competence and experience in such matters, acting as arbitrator and designated by the regional planning agency of which the Town of Mendon is a member. Should such a regional planning agency not be in existence, M.G.L. 40C, Section 12 designates the Department of Community Affairs as selecting the appropriate regional planning agency. The finding of the person or persons making such review shall be filed with the Town Clerk within forty-five (45) days after the request, and shall be binding on the applicant and the COMMISSION, unless a further appeal is sought in the Worcester County Superior Court as provided in Chapter 40C, Section 12A. The filing of such further appeal shall occur within twenty (20) days after the finding of the arbitrator has been filed with the office of the Town Clerk.

7.14 In the event of demonstrated emergency, the COMMISSION may reduce the time periods set forth in Sections 7.4, 7.5, and 7.11.

## **8.CRITERIA FOR DETERMINATIONS**

8.1 In deliberating on applications for CERTIFICATES, the COMMISSION shall consider, among other things, the historic and architectural value and significance of the site, BUILDING or STRUCTURE; the general design, proportions, detailing, mass, arrangement, texture, material and color of the EXTERIOR ARCHITECTURAL FEATURES involved; and the relation of such EXTERIOR ARCHITECTURAL FEATURES to similar features of BUILDINGS and STRUCTURES in the surrounding area. The Commission shall be guided by the purpose of this Bylaw to preserve and protect EXTERIOR ARCHITECTURAL FEATURES of the BUILDINGS and STRUCTURES in the District as they exist at the time of this Bylaw's adoption.

8.2 In the case of new CONSTRUCTION or additions to existing BUILDINGS or STRUCTURES, the COMMISSION shall consider the appropriateness of the size, shape and proportions of the BUILDING or STRUCTURE both in relation to the land area upon which the BUILDING or STRUCTURE is situated and in relation to BUILDINGS and STRUCTURES in the vicinity and the COMMISSION may in appropriate cases impose dimensional and setback requirements in addition to those required by applicable statute or bylaw.

8.3 When ruling on applications for CERTIFICATES on solar energy systems as defined in Section 1A of Chapter 40A, the COMMISSION shall consider the policy of the Commonwealth of Massachusetts to encourage the use of solar energy systems and to protect solar access.

8.4 The COMMISSION shall not consider interior arrangements or architectural features not subject to public view.

## **9. EXCLUSIONS**

9.1 The COMMISSION shall exclude from its purview the following:

9.1.1 Temporary, STRUCTURES or SIGNS subject, however, to such conditions pertaining to the duration of use, location, lighting, removal and similar matters as the COMMISSION may reasonably specify.

9.1.2 Terraces, walks, driveways, sidewalks and similar STRUCTURES, provided that any such STRUCTURE is substantially at grade level.

9.1.3 Storm windows and doors, screen for windows and doors, and window air conditioners.

9.1.4 The color of paint.

9.1.5 The color of materials used on roofs.

9.1.6 Signs of not more than one (1) square foot in DISPLAY AREA in connection with use of a residence for a customary home occupation or for professional purposes, provided only one (1) such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and one (1) sign in connection with the nonresidential use of each BUILDING or STRUCTURE which is not more than twelve (12) square feet in DISPLAY AREA, consists of letters painted on wood without symbol or trademark and if illuminated is illuminated indirectly.

9.1.7 The reconstruction, substantially similar in exterior design, of a BUILDING, STRUCTURE or EXTERIOR ARCHITECTURAL FEATURE damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one (1) year thereafter and carried forward with due diligence.

9.2 Upon request the COMMISSION shall issue a CERTIFICATE of Non-Applicability with respect to CONSTRUCTION or ALTERATION in any category not subject to review by the COMMISSION in accordance with the above provisions.

9.3 Nothing in this Bylaw shall be construed to prevent the ordinary maintenance, repair or replacement of any EXTERIOR ARCHITECTURAL FEATURE within a DISTRICT which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition, nor construed to prevent any CONSTRUCTION or ALTERATION under a permit duly issued prior to the effective date of this Bylaw.

## **10. CATEGORICAL APPROVAL**

The COMMISSION may determine from time to time after a public hearing, duly advertised and posted at least fourteen (14) days in advance in a conspicuous place in Town Hall and in a newspaper of general circulation in Mendon, that certain categories of EXTERIOR ARCHITECTURAL FEATURES or STRUCTURES under certain conditions may be CONSTRUCTED or ALTERED without review by the COMMISSION without causing substantial derogation from the intent and purposes of M.G.L. c 40C Section 8(c).

## **11. ENFORCEMENT AND PENALTIES**

11.1 The COMMISSION shall determine whether a particular activity is in violation of this Bylaw or not, and the COMMISSION shall be charged with the enforcement of this Bylaw.

11.2 The COMMISSION, upon a written complaint of any resident of Mendon, or owner of property within Mendon, or upon its own initiative, may institute any appropriate action or proceedings in the name of the Town of Mendon to prevent, correct, restrain or abate violation of this Bylaw. In the case where the COMMISSION is requested in writing to enforce this Bylaw against any person allegedly in violation of same and the COMMISSION declines to act, the COMMISSION shall notify, in writing, the party requesting such enforcement of any action or refusal to act and the reasons therefore, within *twenty-one (21) days of receipt of such request*.

11.3 Whoever violates any of the provisions of this Bylaw shall be punishable by a fine of up to \$300.00 for each offense. Each day during any portion of which such violation continues to exist shall constitute a separate offense. In the event of demonstrated emergency, the COMMISSION may waive and/or reduce any penalties set forth herein.

11.4 The COMMISSION may designate the Building Inspector of the Town of Mendon to act on its behalf and to enforce this Bylaw under the direction of the COMMISSION.

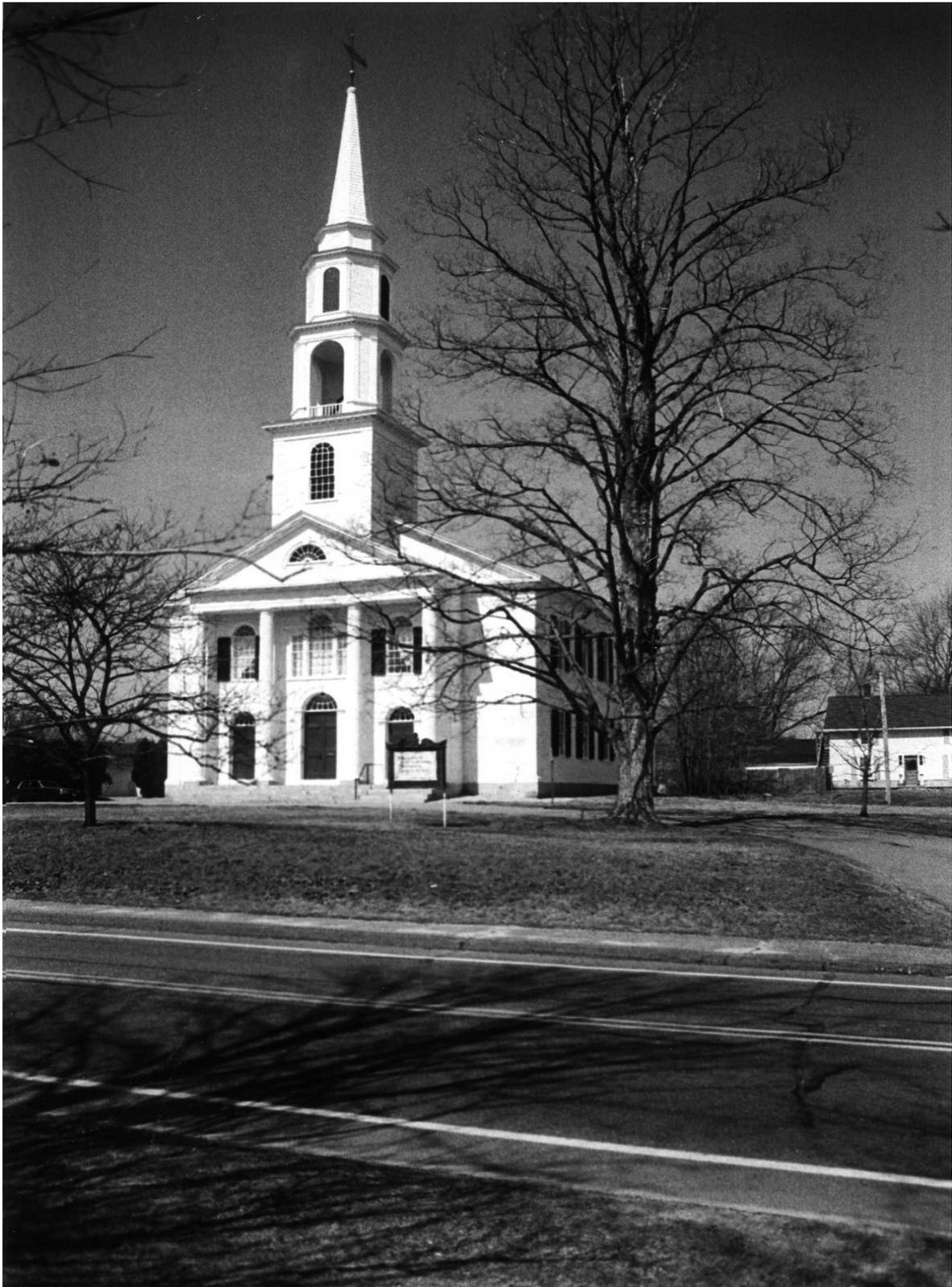
## **12. VALIDITY AND SEVERABILITY**

The provisions of this Bylaw shall be deemed to be separable. If any of its provisions, sections, subsections, sentences or clauses shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Bylaw shall continue to be in full force and effect.

## PHOTOGRAPHS

|          |  |         |
|----------|--|---------|
| Photo 1  | Second Unitarian Church                  | MHC#95  |
| Photo 3  | Silas Dudley House                       | MHC#67  |
| Photo 5  | Nahum Gaskill Farmhouse                  | MHC#174 |
| Photo 7  | Founder's Park                           |         |
| Photo 9  | Amidon Tavern                            |         |
| Photo 12 | Alexander Thayer House                   | MHC#75  |
| Photo 13 | Seth Hastings House                      | MHC#60  |
| Photo 14 | Caleb Hayward House                      | MHC#106 |
| Photo 15 | Ebenezer Haywood House                   | MHC#58  |
| Photo 16 | Richard George House                     | MHC#84  |
| Photo 17 | Swan Homestead                           | MHC#102 |
| Photo 19 | James Metcalf House                      | MHC#55  |
| Photo 21 | Mendon Bank                              | MHC#70  |
| Photo 22 | Seth Hastings Law Office                 | MHC#78  |
| Photo 24 | Craig-Brown House                        | MHC#85  |
| Photo 25 | Charles C P Hastings House               | MHC#57  |
| Photo 27 | William H Aldrich House                  | MHC#79  |
| Photo 28 | 11 Main Street                           | MHC#77  |
| Photo 31 | Aldrich General Store                    | MHC#90  |
| Photo 32 | Harrison Hall                            | MHC#81  |
| Photo 33 | Taft House (40 Millville Rd)             |         |
| Photo 34 | Taft Library and Mendon Town Hall (2017) |         |
| Photo 35 | Thayer Metcalf House, Main Street (2017) |         |

- Photo 36                      Records Room, 13 Main Street (Hastings Law Office) (2017)
- Photo 37                      Mendon Historical Society Museum, Main Street (2017)
- Photo 38                      Retail Buildings (Aldrich's General Store), Maple Street (2017)
- Photo 39                      Richard George House, 24 Main Street (2017)
- Photo 40                      Maple Street at Town Center (2017)
- Photo 41                      First Unitarian Universalist Church, Maple Street (5<sup>th</sup> Meeting House)
- Photo 42                      Nathan R George House, Maple Street Extension (2017)
- Photo 43                      Richard George House, 24 Main Street (2017)
- Photo 44                      Ebenezer Haywood House, 7 Hastings Street (2017)



1. Second Unitarian Church, Maple Street (Photographer: Neil Larson, 2002)



2. View east on Maple Street (Photographer: Neil Larson, 2002)





5. Nahum Gaskill farm, Providence Street (Photographer: Neil Larson, 2002)



7. Founders Park, Main/Hastings Street (Photographer: Neil Larson, 2002)



12. Thayer-Metcalf House, Congregational Church, Main Street  
(Photographer: Neil Larson, 2002)



13. Seth Hastings House, 10 Hastings Street (Photographer: Neil Larson, 2002)



14. Caleb Haywood House, 38 Maple Street (Photographer: Neil Larson, 2002)



15. Ebenezer Haywood House, 7 Hastings Street (Photographer: Neil Larson, 2002)



16. Richard George House, 24 Main Street (Photographer: Neil Larson, 2002)



17. Swan Homestead, Main Street (Photographer: Neil Larson, 2002)



19. James Metcalf House, 3 Hastings Street (Photographer: Neil Larson, 2002)



21. Mendon Bank and Founders Park, Main Street (Photographer: Neil Larson, 2002)



22. Hastings Law Office, 13 Main Street (Photographer: Neil Larson, 2002)



24. Craig-Brown House, 25 Main Street (Photographer: Neil Larson, 2002)



25. Hastings Street, south side (Photographer: Neil Larson, 2002)



27. William Aldrich House, 15 Main Street (Photographer: Neil Larson, 2002)



28. 11 Main Street (Photographer: Neil Larson, 2002)



31. Maple Street, from Main Street, Aldrich store (Photographer: Neil Larson, 2002)



32. Union Chapel/Taft Library, Town Hall, fire station, Main Street  
(Photographer: Neil Larson, 2002)



40 Millville Road – Former Taft House (proposed Taft Homestead Local Historic District)



Taft Library and Mendon Town Hall



Thayer-Metcalf House, Main Street



Records Room, 13 Main Street (Hastings Law Office)



Mendon Historical Society Museum, Main Street (Mendon Bank)



Retail Building, 1 Maple Street (Aldrich's General Store)



Richard George House, 24 Main Street



Maple Street at the Town Center



First Unitarian Universalist Church, Maple Street (5<sup>th</sup> Meeting House)



Nathan R George House, Maple Street Extension



Richard George House, 24 Main St (view along Main towards George St and Providence Road)



Ebenezer Haywood House, 7 Hastings Street

**LISTED STRUCTURES IN PROPOSED LOCAL HISTORIC DISTRICTS**

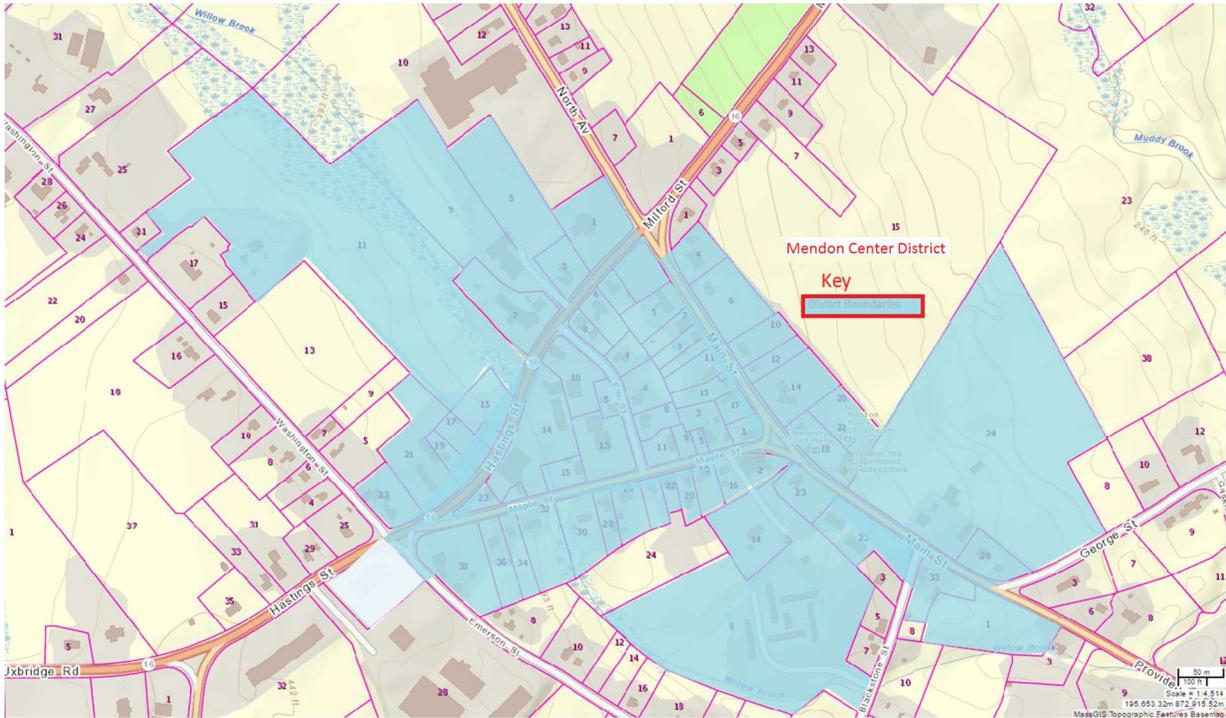
| <b>ADDRESS</b>         | <b>CURRENT USE</b>     | <b>HISTORICAL SIGNIFICANCE</b>          | <b>BUILT</b> |
|------------------------|------------------------|---|--------------|
| <b>HASTINGS STREET</b> |                        |   |              |
| 1 Hastings             | Bank Building          | W H Comstock House                      | c1850        |
| 3 Hastings             | Bethany Church         | J G Metcalf House                       | c1831        |
| 4 Hastings             | Residence              | Cook/Holbrook House                     | c1831-1857   |
| 5 Hastings             | Bethany Church         |   |              |
| 6 Hastings             | Residence              | Charles CP Hastings House               | c1840        |
| 7 Hastings             | Retail                 | Ebenezer Haywood House                  | c1820        |
| 8 Hastings             | Residence              | Holland Albee Bakery Workers' House     | c1845        |
| 9 Hastings             | Bethany Church         |   |              |
| 10 Hastings            | Apartment Building     | Seth Hastings House/Adams Hotel         | c1820        |
| 11 Hastings            | Garden Center          |   | c1900        |
| 14 Hastings            | Retail/Offices         |   | c1970        |
| 15 Hastings            | Land                   | Walter T Metcalf House                  | c1830        |
| 15-1 Hastings          | Land                   |   |              |
| 17 Hastings            | Residence              | South Parish Unitarian Church Parsonage | c1840-1857   |
| 19 Hastings            | Residence              | Associated with above                   | c1840-1857   |
| 21 Hastings            | Residence & commercial | House                                   | c1910        |
| 23 Hastings            | Residence              | Cook-Adams House                        | c1840        |
|                        |                        |   |              |
| <b>ELM STREET</b>      |                        |   |              |
| 4 Elm                  | Residence              | Summer Ballou House                     | c1852-1857   |
| 5 Elm                  | 2 Family Residence     | Taft-Cook House                         | c1852-1857   |
| 6 Elm                  | Residence              | Taft-Brown House                        | c1820        |

|                      |                    |   |              |
|----------------------|--------------------|---|--------------|
| 8 Elm                | Residence          | House                                   | c1970        |
|                      |                    |   |              |
| <b>MAPLE STREET</b>  |                    |   |              |
| 1 Maple              | Mixed Use          | Old Mendon PO & Aldrich's General Store | c1830-1836   |
| 2 Maple              | Mixed Use          | Post Office & Store Block               | c1980        |
| 3 Maple              | Residence          | Weatherhead House                       | c1831-1857   |
| 5 Maple              | Residence          | Anna Warren Hastings House              | c1838        |
| 9 Maple              | Residence          | Davenport-Bartlett House                | c1840-1860   |
| 11 Maple             | 2 Family Residence | J G Davenport House                     | c1827-1840   |
| 13 Maple             | Unitarian Church   | Unitarian Church/5th Meeting House      | c1820        |
| <b>ADDRESS</b>       | <b>CURRENT USE</b> | <b>HISTORICAL SIGNIFICANCE</b>          | <b>BUILT</b> |
| 15 Maple             | 2 Family Residence | L Cook House                            | c1831-1857   |
| 16 Maple             | Residence          | House and Garage                        | c1940        |
| 17 Maple             | Office Building    | B Anthony House                         | c1831-1857   |
| 18 Maple             | Residence          | House                                   | c1940        |
| 20 Maple             | Residence          | Allen-Scribner House                    | c1838        |
| 22 Maple             | Residence          | Thayer-Comstock House                   | c1831-1857   |
| 23 Maple             | Residence          | D Eames House                           | c1831-1857   |
| 24 Maple             | Residence          | Hayward House                           | c1837-1857   |
| 26 Maple             | Residence          | Swan House                              | c1800        |
| 28 Maple             | Residence          | Eames-Wallahan House                    | c1840        |
| 30 Maple             | Residence          | House                                   | c1980        |
| 32 Maple             | Residence          | House                                   |              |
| 34 Maple             | Residence          | House                                   | c1920-1930   |
| 36 Maple             | Residence          | House                                   | c1990        |
| 38 Maple             | Residence          | Hayward-Taft House                      | c1820        |
| 1 Maple St Extension | Residence          | Nathan R George House                   | c1860        |
|                      |                    |   |              |

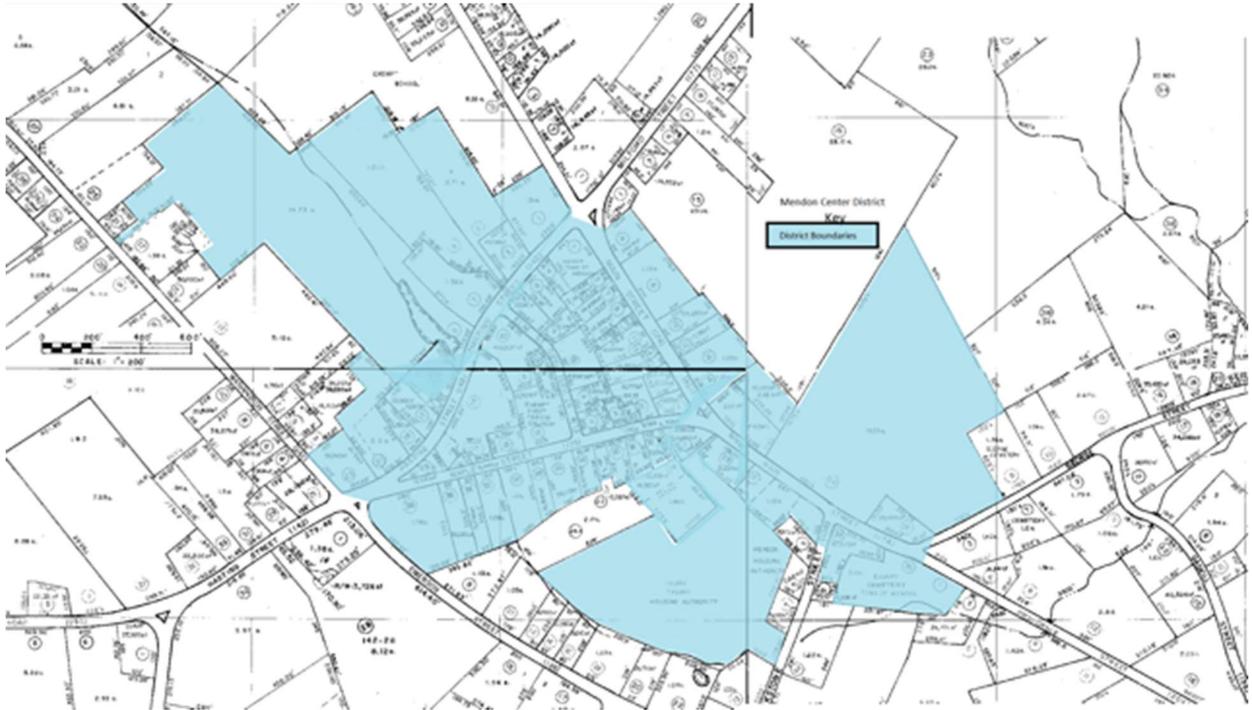
| <b>MAIN STREET</b>    |                    |   |              |
|-----------------------|--------------------|---|--------------|
| 1 Main                | Founder's park     | Founder's Park                          | c1900        |
| 3 Main                | Museum             | Mendon Bank/Mendon Historical Museum    | c1825        |
| 4 Main                | Multi Use          | Ammidon Tavern                          | c1745-1840   |
| 5 Main                | 3 Family Residence | Goss-Childs House/Boyden's Harness Shop | c1831        |
| 6 Main                | Residence          | House                                   | c1930        |
| 7 Main                | 1st Baptist Church | North Congregational Church             | c1830        |
| 9 Main                | Residence          | Thayer-Metcalf House                    | c1800-1820   |
| 10 Main               | Rooming House      | House                                   | c1900-1920   |
| 11 Main               | Residence          | House                                   | c1900-1910   |
| 12 Main               | Residence          | House                                   | c1920        |
| 14 Main               | Evergreen Building | House                                   | c1980        |
| 15 Main               | Residence          | W H Aldrich House                       | c1834        |
| 18 Main               | Town Building      | Union Chapel/Taft Public Library        | c1896-1920   |
| 20 Main               | Town Building      | Harrison (Town) Hall                    | c1844        |
| 20 Main               | Town Building      | Police/Fire Department                  | c1920        |
| <b>ADDRESS</b>        | <b>CURRENT USE</b> | <b>HISTORICAL SIGNIFICANCE</b>          | <b>BUILT</b> |
| 23 Main               | 3 Family Residence | Rawson-Smith House                      | c1831-1857   |
| 24 Main               | Mixed Use          | George Homestead                        | c1820-1831   |
| 25 Main A-D           | Condominiums       | Craig-Brown House/Boyden's Harness Shop | c1840        |
| 26 Main               | Residence          | House                                   |              |
| 28 Main               | Residence          | George House                            | c1831-1857   |
| 30-32 Main            | Farm               |   |              |
| 33 Main               | Residence          | Allen-Grow House                        | c1841        |
|                       |                    |   |              |
| <b>MILLVILLE ROAD</b> |                    |   |              |

|                   |           |            |       |
|-------------------|-----------|------------|-------|
| 40 Millville Road | Residence | Taft House | c1775 |
|-------------------|-----------|------------|-------|

MAP 1 – Proposed LHD – Mendon Center District (shaded)



MAP 2 - Proposed LHD – Mendon Center District



MAP 3 – Proposed LHD – outline of proposed Local Historic District Taft Homestead



MAP 4 Proposed LHD – Taft Homestead District

