



FINAL REPORT

OF THE
BOYLSTON HISTORIC DISTRICT STUDY COMMITTEE

June 18, 1979

BOYLSTON, MASSACHUSETTS

BOYLSTON HISTORIC DISTRICT

FINAL

REPORT OF BOYLSTON HISTORIC DISTRICT STUDY COMMITTEE

Under the provisions of Massachusetts General Laws, Chapter 40-C, as amended, towns and cities may, by a two-thirds vote of the City Council or a two-thirds vote of the Town Meeting in a town, establish Historic Districts. The purpose of the law is to promote the educational, cultural, economic and general welfare of the people through preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns, or significant in their architecture, to maintain and improve the settings for such buildings and places, and to encourage designs compatible with existing buildings within the District.

A Historic District, therefore, is a specific area which contains buildings and places important in the history and architecture of the region and which provides the town with a continuing sense of its past, and the District is located in an area where its historical and architectural values are maintained and protected for the general welfare of the Commonwealth and the locality.

In a town such as Boylston the preservation of such distinctive areas through the creation and maintenance of a Historic District can provide a continuing realization of the many cords which bind the town to its state and nation, and can limit the destruction and disintegration of the historical and architectural legacies of our predecessors with the assurance that the best of these may be enjoyed by future generations. To the public such a District offers a visual example of our historical and cultural heritage to coming generations. To its residents such a District may afford protection from the decrease of land values through deterioration or neighborhood blight caused by demolition or inappropriate alteration of significant places and buildings.

The historical district movement, which is nation-wide, began in Charleston, South Carolina in 1931 and was first proposed in Massachusetts in 1955 and was enacted as Chapter 40-C of the General Laws by the Massachusetts legislature in 1960. Already there are sixty historical districts in Massachusetts.

In such a District, historic district controls are designed to preserve the harmonious exterior relationships of buildings and sites so as to preserve the historical and aesthetic values of the District without changing any ownership or curtailing any use. The object of the controls is to apply only to the exterior architectural features of buildings and sites which are publicly visible.

To create a Historic District in a Town there must be a majority vote by the Selectmen and then requests for nominees by the Selectmen and the appointment of a Historic District Study Committee by the Selectmen, all in accordance with the Massachu-

setts law. This has been done in Boylston, and the Historic District Study Committee, which came into existence last August, has met and organized according to law and has considered the buildings, structures, areas and sites in Boylston has considered a Historic District that might be created in Boylston and what relation such a District would have to the Town of Boylston as a whole and what benefit would accrue to the Town of Boylston from the establishment of one or more Historic Districts. Such work is called a survey, followed by an evaluation of the survey, and then a consideration of options for one or more Historic Districts.

After consideration of the various options and possible districts and possible benefits which are mentioned above, the Historic District Study Committee must prepare a Preliminary Report, which the Committee must submit to the Planning Board of the Town and to the Massachusetts Historical Commission, who shall both study the matter and present their consideration and recommendations. The Boylston Historic District Study Committee has performed this work and ^{has} ~~presented herewith~~ to the Boylston Planning Board and to the Massachusetts Historical Commission the Preliminary Report of the Study Committee.

In not less than sixty days after transmittal of the Preliminary Report to the Boylston Planning Board and to the Massachusetts Historical Commission, the Boylston Historical Study Committee ~~will~~ hold a public hearing on the Preliminary Report (after fourteen days due notice as required by the law). After the said public hearing the Historic District Study Committee ~~will~~ prepare and submit a Final Report to a Town Meeting properly called for the purpose, including with this Final Report the recommendations of the Committee and a map of the proposed and a draft of a proposed ordinance or by-law to be considered by the Town at a Town Meeting.

If the Town adopts the Historic District and its proposed By-Law by at least a two-thirds vote, then the new By-Law is approved in due course by the Attorney General of the Commonwealth, and the Historic District map is recorded in the Registry of Deeds for the County of Worcester, and the Historic District comes into being at an effective date according to the law. As a last step the Selectmen appoint a Historic District Commission whose duty it is to administer the Historic District By-Law in accordance with the provisions of Chapter 40-C of the General Laws of the Commonwealth.

In the preparation of ^{the} ~~this~~ Preliminary Report the Boylston Historic District Study Committee, after becoming properly appointed and organized under the terms of the law, determined that the first work to be done was to perform the survey and an evaluation of the survey, as mentioned above, and to analyze the areas and buildings, locations and sites would most lend themselves to a Historic District or Districts. The Committee

determined that one Historic District should be presented to the voters at this time in the Town of Boylston and that this one District should be the area near the Old Town Hall and the Common. The District chosen and proposed in the Preliminary Report was chosen because, upon evaluation, it appears that it is the area in the town which contains the most historic places and buildings using the criteria provided by the law; that is to say, it appears to be the area with the most intense concentration of ancient and historic public buildings, such as the Town Hall, libraries and taverns, and ancient private buildings, such as many of the earliest and oldest homes in the town, and ancient and historic places, such as two commons, the old burial ground and sites of many of the original public and private buildings and places of historical and architectural importance to the entire town.

The Committee, therefore, decided to recommend to the Town one area for a Historic District at this time, and that area is the area around the Old Town Hall, containing many of the earliest houses and settlements and commons and burial grounds. It is interesting to note that, although under the law additional historic districts can be created, it is almost always the case that the first historic district recommended to a town in New England is that part of a town sometimes known as the "center of town" where the earliest churches, taverns, public commons, town halls and settlers' homes were established, because this area so often turns out to be the oldest settled part of the town, and therefore is the area most full of historic sites and buildings, and this usual circumstance in the selection of historic districts turned out to be the case in the Town of Boylston, in the opinion of your Committee.

The Historic District recommended by the Committee in the Town of Boylston has the following description and characteristics:

A. Description of the District as a whole with its physical appearance and architectural and historical significance as a whole.

1. Rural and residential type of District.

The District as a whole is a typical small town center in the original New England agricultural area. It is definitely a rural and residential place, with the group of beautiful old homes, church, town common, library, town hall and old burial ground by the common, so often seen in early New England towns. The atmosphere is vintage New England agricultural town, and the buildings are set off by open spaces so that the District is not a crowded town center.

2. The site of the District with a summary of the appearance of the land surrounding the District and the approaches to the District.

The District is in the middle of a "Heritage District" which surrounds the proposed Historic District and which was adopted in the Zoning By-Laws of the Town at a Town Meeting in June, 1978, for the purpose of creating a buffer zone around the proposed Historic District. This was done by the Town in June 1978 to make the proposed Historic District all the more significant as regards its buildings and places and historical and architectural characteristics. The District has enough open spaces so that the approaches to the District by highway are very pleasing. The land falls away to the west and affords beautiful views of Mount Wachusett fifteen miles away to the west from many places in the District.

3. The History of the District and its importance in the development of the Town.

The Center of Boylston was first settled in 1729 by Lt. Eleazar Taylor who built his home on Cottonwood Place. Lt. Taylor was the original owner of most of the land in the area. It was not until 1743, however, that the area really began to grow, for by that time the Center could boast of a Meeting House, a school house, and the Old Burial Ground. By the time of the Revolutionary War, the Town had erected a Hearse House, the Powder House, and under private ownership, a store, several taverns, and the homes of ministers and physicians.

Townspeople travelled to the Center to pick up their mail, to receive news from the rest of the country and to conduct their business. Up until the beginning of World War II, the Center was the hub of town activity:- Politics, government, religion, entertainment, literary pursuits and education. Boylstonians came here for every need. It was from the Center that our boys marched off to the Revolutionary War and later to the Civil War. We celebrated the Fourth of July here, and Memorial Day Exercises have always been held on the Common. If we take the example of only one building, we can illustrate the importance of the Center to Boylston's life. The Town Hall, erected in 1830, served not only as the site of Town Meetings, but was also the Library, the High School, and the place where graduations,

theatrical productions and literary readings were held.

Even now, the Center contains the Sawyer Memorial Library, the Historical Center, the Congragational Church, the Center Store and the John White Fellows Tennis Courts and is the site for parades and celebrations of all types. For all citizens, the Center remains a living symbol of our past heritage and the rallying point for present day activities.

4. The architectural significance of the District and the styles of architecture in the District and their significance. General appearance of the landscape of the District, including commons, cemeteries, stone walls, etc. Open space in the District as compared to the rest of the area around the District.

One significance of this Historic District is a recognition of the serious problems caused by the tremendous growth of cities or working areas, which spill over their traditional limits and form vast urban regions. One force shaping this transformation is the greatly increased mobility of people and goods made possible by new mechanized means of transportation. The movement beyond the city limits started in the 19th century with the railroads and the development along the rail lines. Then later wide use of the private automobiles causes the sprawl of cities in all directions.

This explosive thrust of the city into the countryside has created problems on both sides. On one hand, the central city is confronted with loss of population, revenue, and leadership, as many of its most wealthy and able citizens move to the country. Commerce and industry, once firmly rooted in the cities, are moving out to the country. On the other hand, the rural areas are receiving a tremendous upsurge of population and growth with which they are not prepared to deal. Sometimes towns grow without plan or measure, losing their old identities. The open land is filling in with row upon row of houses. The natural beauty of vast areas of country is destroyed. It is replaced by modern suburban sprawl which is characterized by shaplessness and lack of order and scale.

In Boylston the architectural significance of the District, its open areas, the general appearance of the landscape, and the location of the Commons and public buildings and cemeteries all play an important part in this town's history, in the way this town developed through the years. Unlike many New England towns that started at a point around a meeting house and worked their way outward, the Town of Boylston started with a meeting house and was developed by settlers who farmed and bravely fought off Indian attacks. Because of this individual living pattern and farming the settlements were farther apart than in many towns and great open spaces existed between families. In the 1800's and early 1900's a closeness developed around the center of town, and scale of the of the center of the town was established. During this time, architecture was a rich man's hobby, and most people who worked for a living designed their own homes as they needed them and added space as required. The people took their ideas from the architecture of the time or from what they wanted (similar to what people do today) or from what they were able to afford. This resulted in many styles and sizes. The construction was good and the materials were what was readily available. They marked off their land by stone walls which they took from their land when they plowed the fields and established boundaries. The Historic District recommended to the Town of Boylston is the direct result of the forces described here and of great significance to the Town's history and architecture for that reason.

5. Lack of commercial or industrial buildings and railroad tracks and power lines and inharmonious buildings or structures, all of which would create intrusions or incongruous elements in the general character of the Historic District (but which, fortunately, do not exist in this area).

Within the Historic District, there is only one commercial property, and there are no industrial buildings or uses, and no railroad tracks or power lines, or other inharmonious uses of land. The only commercial building is a reconstruction of the original "Bond Store", a village store originally built in 1811. This store is compatible. The recommended District does not, therefore, contain any buildings or areas which are inconsistent with its original architectural development and history.

B. Boundaries of the Historic District which were selected by the Committee:-

1. Natural boundaries used.

In creating the boundaries of the Historic District, the Committee used the property boundary lines of present owners because this method produces clear and indisputable boundaries. At the time the Committee considered natural boundaries such as hill crests and stone walls wherever possible, along with the property lines of present owners. At the time the Committee created a District of a general shape overall as regular and desirable as possible.

2. Use of boundaries which encompass in a reasonably small area the maximum possible number of buildings and places of historic significance and architectural significance.

The boundaries which form the perimeter of the District were chosen by the Committee so as to encompass the maximum number of buildings, structures, and sites which have historical or architectural significance within a reasonably small area so that the District would not have unnecessary open spaces and would have symmetry and regularity.

3. Planning so that the Historic District purposely fits inside the "Heritage District" already adopted in the Town Zoning By-Laws for the exact purpose of having a zoned area within which the Historic District would exist.

After many months of study and reports and public hearings by the Planning Board, the Town made far-reaching and important revisions to the Town Zoning By-Laws at a Town Meeting in June 1978. In doing so, the Town adopted a "Heritage District" which is a zone in the center of the Town somewhat larger than the proposed Historic District. This Heritage District was specifically adopted as a part of the Town Zoning By-Laws to serve as a "Buffer Zone" between commercial and other types of districts along the highway and the contemplated Historic District. In planning the boundaries of the Historic District, the Committee determined upon boundaries which place the Historic District within the new "Heritage District" which will serve as a "Buffer Zone" as one approaches the Historic District along the highways from other zoning districts in the Town.

- C. Descriptions of the buildings, structures, and sites to be included in the proposed Historic District of Boylston.

I. Specific Descriptions

1. Bond Corner Store: Built in 1811 by Deacon Jonathan Bond Sr., and was kept as a store by his sons, Joseph and Eli Bond. It was destroyed by fire in 1929. It was located where the present store is situated at the corner of Main and Central Streets. The current owner is R. Fuller.
2. Town Hall: Built in 1830 with funds donated to the town by Ward Nicholas Boylston, prominent financier and millionaire. It is constructed of Boylston granite, and is one of the oldest town halls in constant use in the Commonwealth. The cornerstone was laid August 21, 1830 and the first high school classes were held here in 1852. In 1976 it became the home of the Boylston Historical Society and Museum.
3. Lillian Vickery House Site: Built in 1819, it was destroyed in 1974 by fire. The property is currently owned by N. Ostrander.
4. H. Winchester House: The house, located at 15 Central Street, possesses a confusing history. It is first shown on an 1830 map and listed as belonging to J. Bush. In 1896, the house was owned by H.V. Woods and is called a "tenement house". It was owned in 1870 by H. Winchester who operated a blacksmith shop next door. The current owner is D. Lewis.
5. Second Noon House Site: Built in 1796, it was located where the War Memorial now stands on the New Common. It was dismantled and moved to 22 School Street in about 1835.
6. Fourth Meeting House: Built in 1927 on the site of the Third Meeting House which itself was erected in 1835 and burned in 1924. The current owner is the First Congregational Church.
7. Parsonage: Built in 1950 to serve the Congregational Church at 6 School Street. It stands on the site where Aaron White built his store in the 19 century. The current owner is the First Congregational Church.
8. Capt. Jason Abbott Tavern: Built in ca. 1800, it was utilized as a tavern by Capt Abbott from 1806 - 1809. It later became the mansion home

of Squire Aaron White. It is located at 4 Church Street. The current owner is the First Congregational Church, referred to as the Christen House.

9. First Boylston Schoolhouse Site: Built some years prior to 1742, it served until 1830. It was located on the easterly side of School Street nearly opposite the easterly point of the Old Common. Currently the property is owned by J. Milen.
10. Rev. Eleazor Fairbanks House: Built around 1779 by the second minister of the North Precinct Church; it is located at 2 School Street. It was also owned by Rev. S. Russell (1826-1832) and Rev. William Sanford (1832-1859). The current owner is E. Pearson.
11. Last Center School Site: Built in 1904, it consolidated the several school districts in the town until it was dismantled in 1857. It stood where the town tennis courts now stand.
12. Chinnery-Bigelow House: Built in 1793 by Dr. Thaddeus Chinnery, it became the home of Rev. Mr. Bigelow, minister of the Boylston Church, around 1861. It is located at 15 School Street. It was used by Dr. Chinnery as an Inn between 1797 and 1799. The current owner is N. Jarvis.
13. Calvin Glazier House: Built in the last quarter of the 18th century, probably by Calvin Glazier, a veteran of the Revolutionary War. It is located at 16 School Street. The current owner is C. Ball.
14. Old Burial Ground: The first interment occurred in 1743. It contains the remains of most of the early inhabitants of the town. In 1810, a grave robbery took place there-
15. Phineces Shatton House: Built ca. 1843, this house may have been moved to this site prior to the 1870's. The current owner is F. Maynard.
16. Taylor Tavern: Built in 1760 by David Taylor. The buildings contained a tavern-inn and later the first store which was located in an ell on the side of the tavern. This ell is now part of the structure at 661 Main Street. It was operated as a tavern until 1810 and was subsequently owned by Aaron White and Jotham Bush. The current owner is E. Farmer.

17. Aaron White Store: This house was originally an ell on the Taylor Tavern and served as a store. Its current owner is W. Emery.
18. First Meeting House Site: Built in 1772, it was located at the extreme north corner of the Old Burial Ground opposite 61 Main Street with its main door facing the Burial Ground. It served until 1793.
19. First Noon House Site: Built in 1772, it was located in back of the First Meeting House easterly of Main Street and abutting the Burial Ground on what is now the Old Common. It served until 1793.
19. Powder House: Erected in 1772 to house powder and shot for the local militia, it was originally erected behind the house at 661 Main Street. A replica and memorial plaque were erected in 1972 by the Historical Commission on the Old Common.
20. This small stone building is owned by the Municipal Light Department.
21. Lt. Eleazar Taylor House Site: Built by Lt. Taylor in 1729; it was one of the earliest houses in Boylston center. It was located on the opposite side of Cottonwood Place from the present structure. The well for this house was dug while armed men stood guard against possible Indian attack. The house was also owned by the Rev. Hezekiah Hooper in 1794; there is no evidence that a third structure stood on this site. This site is on land owned by K. Prince.
22. Rev. Ward Cotton House: Built between 1800 and 1810 by the Rev. Ward Cotton, the fourth minister; it is located on Cottonwood Place. It is currently owned by K. Prince.
23. Sawyer Memorial Library: Built in 1904 in memory of Aaron Sawyer. It is constructed of field stone and is located on the corner of Main Street and Scar Hill Road.
23. Second Meeting House Site: Built in 1793 on the site of the present Sawyer Memorial Library. It was in use until 1835.
24. This early 1900 cape style house is owned by G. French.

25. This cape style house owned by N. French was built ca. 1920.
26. Bigelow Parsonage: Built in 1873 by Rev. Andrew Bigelow, the 7th minister of the local church; it is a fine example of Mansard architecture and is located at 9 Scar Hill Road. It is currently owned by G. Hollands.
27. John Thomas Andrews House: Built ca. 1860 by Capt. John Andrews, it was first occupied by his son, J.T. Andrews, a farmer and butcher. In 1906 it became the site for the town's telephone exchange operated by Mrs. Mary Andrews French. It is located at 12 Scar Hill Road. The current owner is T. Manning.
28. Hastings Tavern: Built and operated by Silas Hastings in 1818; it is an excellent example of the architecture of the Federal period. It had the largest ballroom in this area. In 1839 it passed into the hands of Capt. John Andrews and ceased to be used as a tavern. It is located at 701 Main Street. Currently it is owned by J. Bradford.

The word "site" refers to buildings and structures which no longer exist.

2. The Historic District Map.
Each historic building or site in the District is represented on the map with a key to the map.
3. The "Inventory" of buildings and structures.
For each building or structure in the District there is a separate sheet attached to this Report. These sheets are called the "Inventory" and they described the physical appearance, landscape, descriptions of buildings and historical importance of buildings and structures in the District, complete with photographs. These sheets will be an important part of the District's files, and they describe architecture, exterior appearance, date of construction, material, landscape, and historical material and historical significance of all buildings and structures in the District.

D. Appendices to the Final Report:-

1. Official Map.

A map of the District with location of all buildings and structures and sites with a key to the significant buildings and structures and sites. This map will be recorded in the Registry of Deeds for Worcester County after the Town votes to adopt the Boylston Historic District at a Town Meeting.

2. Inventory.

The Inventory of forms described in paragraph C-3 above.

3. Photographs.

General photographs of the District showing its approaches, streets and general view. (There are photographs of each individual structure and building on the above pages of the Inventory described in C-3 above).

4. By-Laws.

The proposed By-Laws of the Boylston Historic District.

5. A Bibliography.

Respectfully submitted,

Boylston Historic District Study Committee

John W. Fellows, Chairman

William O. Dupuis, Vice-Chairman

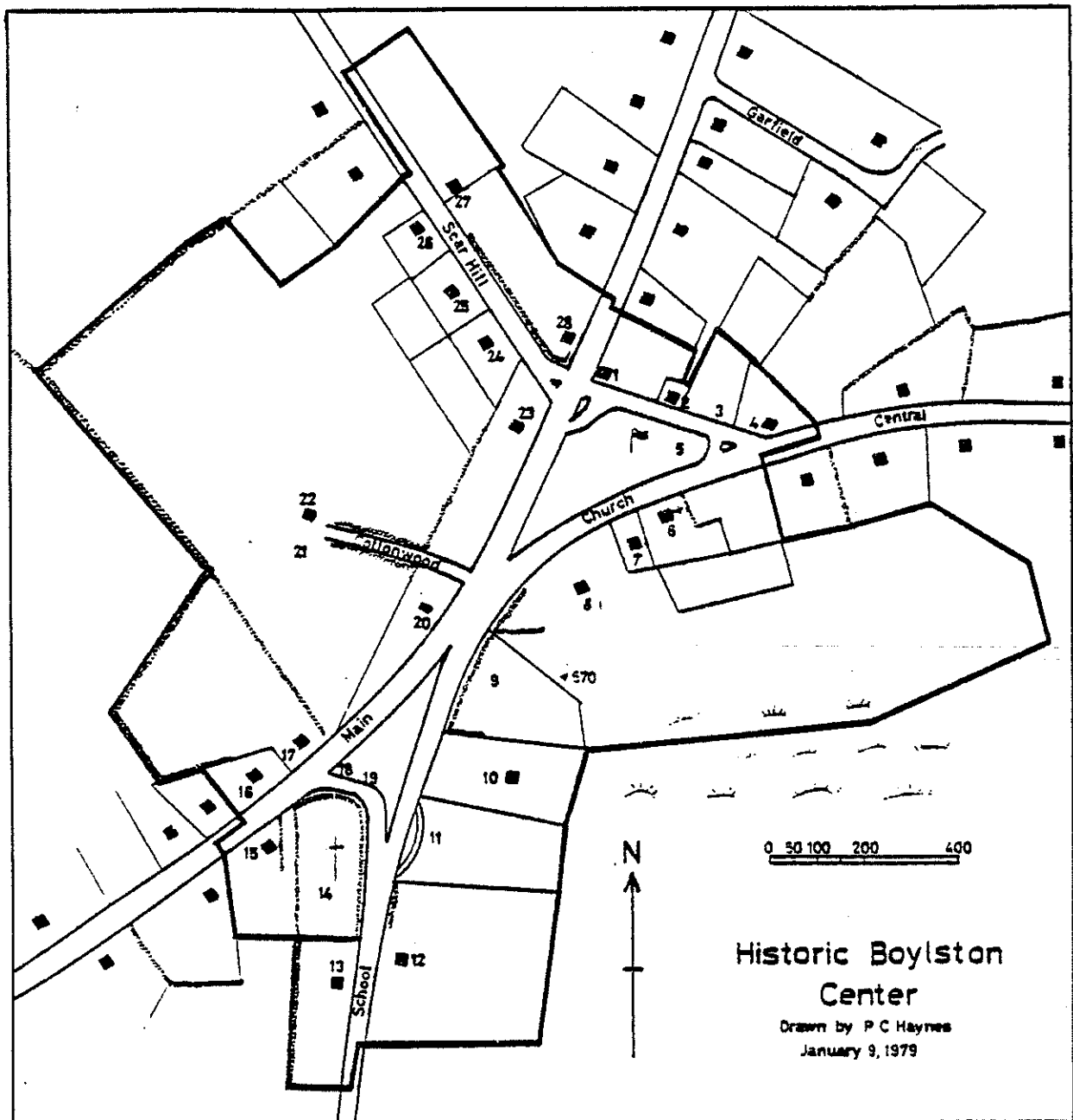
Ray A. Renzoni, Clerk

Loretta A. Bartholomew

Calvin B. Hastings

Peter C. Haynes

Brenda L. Hollands



The numbered sites and structures on this map correspond to the numbered descriptions found on pages 8-11 of this report.

APPENDIX NUMBER TWO

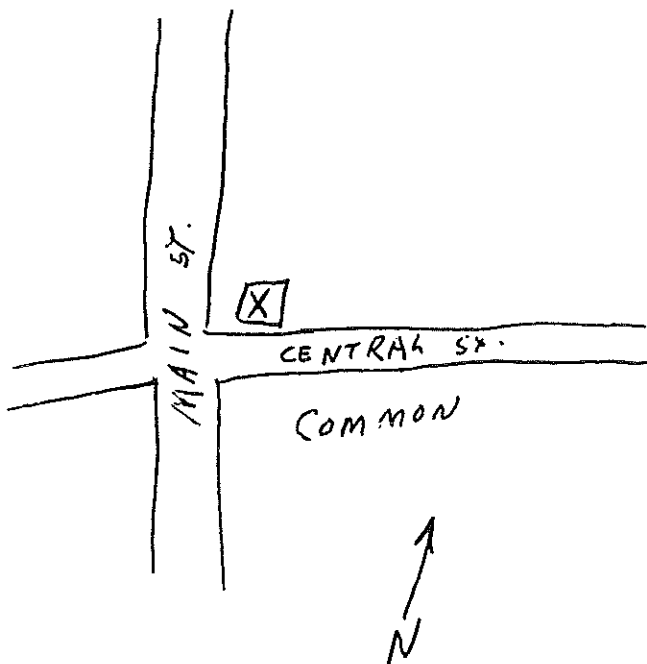
THE INVENTORY OF BUILDINGS, STRUCTURES AND SITES

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



In Area no. # 1	Form no.
--------------------	----------

1. Town Boylston

Address 1 Central Street

Name Bond Cornor Store 1811 - 1929

Present use Commercial/Residential

Present owner Refco Inc.

3. Description:

Date 1929

Source _____

Style Astylistic

Architect _____

Exterior wall fabric Clapboard

Outbuildings (describe) 1 storey store front

Other features Hip roof - in process of
major alterations

Altered _____ Date 1978

Moved _____ Date _____

5. Lot size:

One acre or less 3/4 acre Over one acre _____

Approximate frontage 160'

Approximate distance of building from street
5'

6. Recorded by _____

Organization _____

Date _____

(over)

7. Original owner (if known) _____

Original use _____

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community development	_____	Political	_____	Transportation	_____

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

#2

Form no.

A-3



1. Town Boylston

Address Central Street

Name Boylston Town Hall

Present use Municipal Offices and Museum

Present owner Town of Boylston

3. Description:

Date 1830

Source Town Meeting Records

Style Federalist

Architect Unknown

Exterior wall fabric Coursed Ashlar

Outbuildings (describe) none

Other features Gabled center entrance facade
elliptical fanlight in gable; rectangular granite window lintels & sills

Altered towers removed
sash changed Date 20th C.

Moved no Date

5. Lot size:

One acre or less x Over one acre

Approximate frontage 45'

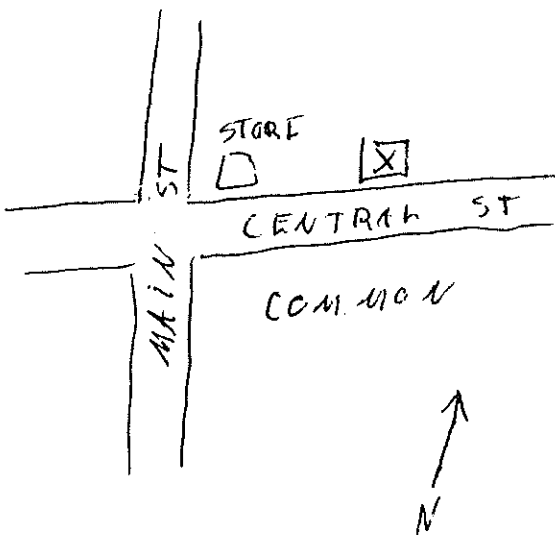
Approximate distance of building from street
2'

Recorded by Raymond W. Duffy
ed. B.R. Pfeiffer

Organization Boylston Historical Commission

Date October 1978

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Town of Boylston

Original use Town Hall

Subsequent uses (if any) and dates Town Offices and Museum after

8. Themes (check as many as applicable)

Aboriginal	<u> </u>	Conservation	<u> </u>	Recreation	<u> </u>
Agricultural	<u> </u>	Education	<u> </u>	Religion	<u> </u>
Architectural	<u> x </u>	Exploration/ settlement	<u> </u>	Science/ invention	<u> </u>
The Arts	<u> </u>	Industry	<u> </u>	Social/ humanitarian	<u> </u>
Commerce	<u> </u>	Military	<u> </u>	Transportation	<u> </u>
Communication	<u> </u>	Political	<u> x </u>		
Community development	<u> x </u>				

9. Historical significance (include explanation of themes checked above)

The Boylston Town Hall occupies a prominent stie on the east side of the Boylston Common and is visually and historically, an important part of the Town's Center. The building is constructed of rock faced granite, laid up in ashlar of regularly alternating widths. The structure is four bays in length with a gabled facade of three bays, on which the entrance is centered. In the gable is a semi-elliptical fan light. Originally a crenellated square-plan tower with pointed-arch openings on all sides rose from the roof. Original sash consisted of 12 panes over 12 panes.

Money for construction of the Town Hall came from two donations made by Ward Nicholas Boylston, a prominent Boston merchant. The first of these was made during Boylston's lifetime, the second, was a bequest of \$300.00 made by his estate in 1829. The building cornor stone was set on August 21, 1830 and the structure completed late in 1830. Upon completion, the first storey was used as a school room while the second storey contained an open hall used for public meetings. The hall remained in tact and in use until in the 1950s when it was converted to several offices, resulting in the removal of its original gallery and the covering of its original vaulted ceilings (framed by bowed timbers which remain).

Land on which the Town Hall stands was originally part of a larger property owned by the Rev. E. Morse, Boylston's first minister. The lot was sold to the town by Silas Hastings, a nearby tavern keeper. By the terms of Boylston's bequest, the building is restricted to municipal use.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boylston Town Meeting Records

Vol. 3 3/3/1823, Art. 12, page 42; 10/13/1825, letter to Ward N. Boylston; 1/12/1829, Art. 2, page 244; January 1829, will of Ward N. Boylston; 3/1/1830, Art. 18, page 275, 276, & 277; 4/3/1830, Art. 18, page 280; 7/5/1830, Art. 3, page 287; 11/1/1830, Art. 3, page 293; 1/17/1831, Art. 2 page 297; 3/4/1833, Art. 14, page 342.

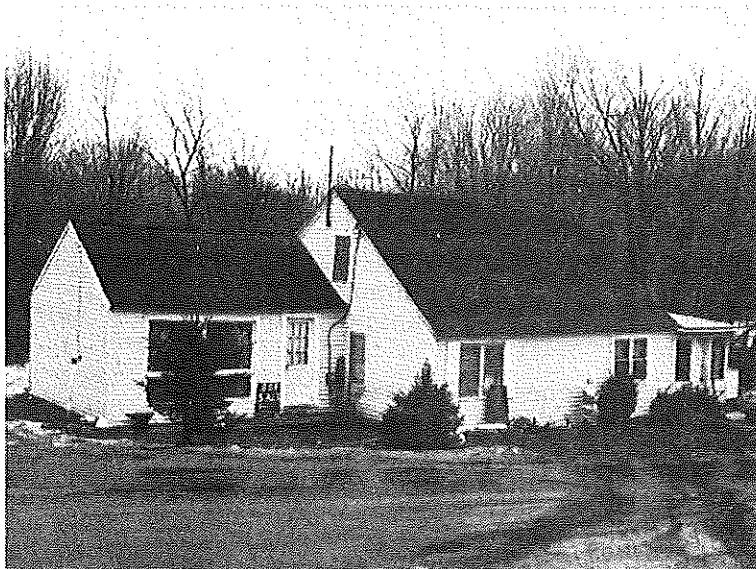
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

Form no.

4



1. Town Boylston

Address 15 Central Street

Name H. Winchester House

Present use Residence

Present owner Donald & Hazel Lewis

3. Description:

Date ca. 1803-1812

Source Deeds

Style Central Chimney Cape

Architect probably none

Exterior wall fabric Aluminum

Outbuildings (describe) none

Other features severly altered, central chimney capped or removed, changed, eastern porch added & enclosed

Altered see above Date mid 20th C.

Moved no Date

5. Lot size:

One acre or less x Over one acre

Approximate frontage 115'

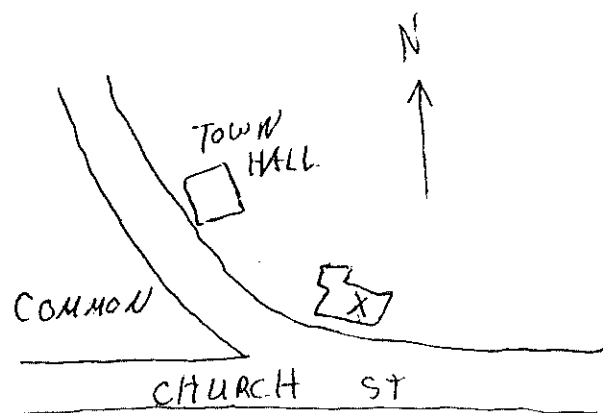
Approximate distance of building from street 25'

6. Recorded by

Organization

Date

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Luther Hemenway
Original use Work Shop ?
Subsequent uses (if any) and dates Residence (20th century)

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Of unclear origins, 15 Central Street occupies a lot which appears to have contained a workshop during much of the nineteenth century. In 1803, two small parcels of land in this location were deeded to Samuel Andrews, yeoman, by Jacob Albertson, gentleman, both from Boylston. Although this deed specifically mentions a dwelling house and barn, these structures were located on the second parcel which seems to have bordered the half-acre lot of 15 Central Street. Later in 1803, Andrews sold the two parcels to Luther Hemenway, a cordwainer from Framingham for \$250.00; in the deed, the boundaries of the building's lot as it now exists, were established. In 1808, Hemenway sold the first lot only to John Cutting, yeoman, for \$315.00. Although buildings are mentioned on the property, they are undescribed in this and subsequent deeds.

During the first half of the nineteenth century, the property went through frequent changes of ownership, having been owned by a succession of blacksmiths, "yeomen" and cordwainers. Included among these were, Nathan R. Tilton (wheelwright - 1818), Luke Tilton of Shrewsbury (cordwainer - 1835), Calvin Perry (blacksmith - 1841) and Joseph Moor of Northborough (shoemaker - 1850). While the property's ownership, location and repeated sale price of \$400.00 (after 1812) suggest that some sort of shop building existed here, physical evidence is scant. The present structure, although greatly altered, is domestic in scale and seems once to have been a central chimney "Cape Cod" type house. An examination of interior framing might reveal whether or not the present building once served a non-residential function. Located at the south east corner of the Boylston Common, immediately north of the Old Town Hall, this property occupies a conspicuous location in the town's center.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Worcester County Deeds: Bk 149, p. 456, Jacob Albertson to Samuel Andrews 3/16/1803; Bk 152, p. 250, Andrews to Luther Hemenway, 8/30/1803; Bk 178, p. 137, Hemenway to John Cutting, 3/26/1808; Bk 178, p. 128, Cutting to David Lovell, 12/25/1810; Bk 183, p. 307, Lovell to Nathan Banister, 1/6/1812; Bk 195, p. 45, Banister to Nathan R. Tilton, 11/12/1814; Bk 259, p. 123, Tilton to Joseph Tilton, 3/18/1818; Bk 258, p. 538, J. Tilton to David T. Moore, 4/16/1832; Bk 304, p. 494, Moore to Luke Tilton, 1/2/1835; Bk 388, p. 412, David Moore to Calvin Perry, 3/9/1841 (Mtg. Cites reference to Bk, 304, p. 494); ? (not indexed), to Daniel Moore from Perry heirs, 1/27/1849 (cited in Bk 485, p. 470); Bk 485, p. 470 D. Moore to Joseph Moore, 3/28/1850; Bk 764, p. 75, Moore (heir) to Charles S. Walton, 4/1/1868; Bk 797 p. 380, Walton to Annis K. Winchester 9/6/1869; Bk 4626, p. 154, Emma Whitcomb to E.H. Kimball 12/7/1965 (cites Bk 797, p. 380 as direct reference)

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

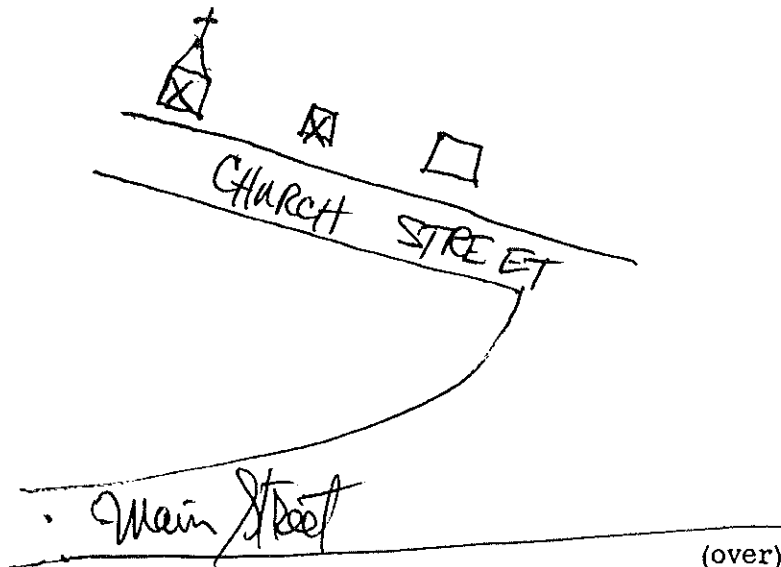
In Area no.

Form no.

#6



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

1. Town Boylston

Address Church Street

Name First Congregational Church

Present use Congregational Church -

First Parish, 1742

Present owner First Congregational Church

3. Description:

Date Present building 1927

Source Church records

Style Bullfinch - American Greek Revival

Architect Edwin T. Chapin, Worcester

Exterior wall fabric Clapboard

Outbuildings (describe) Parsonage

Other features Clock and bell in steeple - (early bell)

Altered No Date

Moved No Date

5. Lot size:

One acre or less Over one acre X

Approximate frontage 100 feet

Approximate distance of building from street 30 feet

6. Recorded by Boylston Historical

Organization Commission

Date

7. Original owner (if known) First Congregational Church

Original use Congregational Church

Subsequent uses (if any) and dates None

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input checked="" type="checkbox"/>
Architectural	<input type="checkbox"/>	Exploration/	<input type="checkbox"/>	Science/	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	settlement	<input type="checkbox"/>	invention	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Military	<input type="checkbox"/>	humanitarian	<input type="checkbox"/>
Community development	<input type="checkbox"/>	Political	<input type="checkbox"/>	Transportation	<input type="checkbox"/>

9. Historical significance (include explanation of themes checked above)

The organized parish of the Congregational Church in Boylston has been in continuous existence since December 17, 1742.

This Congregational Church, which is the Fourth Meeting House of the Congregational Church in Boylston, is built on the site of the Third Meeting House which was built in 1835. The Third Meeting House burned in 1924, and this Fourth Meeting House was completed in 1927. The present structure has an architecture of Bullfinch American Greek Revival. The Third Meeting House was Greek Revival. The original bell of the Third Meeting House is in the steeple of the present building and is still in use. This bell was rung when Boylston's first contingent of men left Boylston for the Civil War. The present building contains the beautiful Flagg Memorial organ.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

FORM B - BUILDING

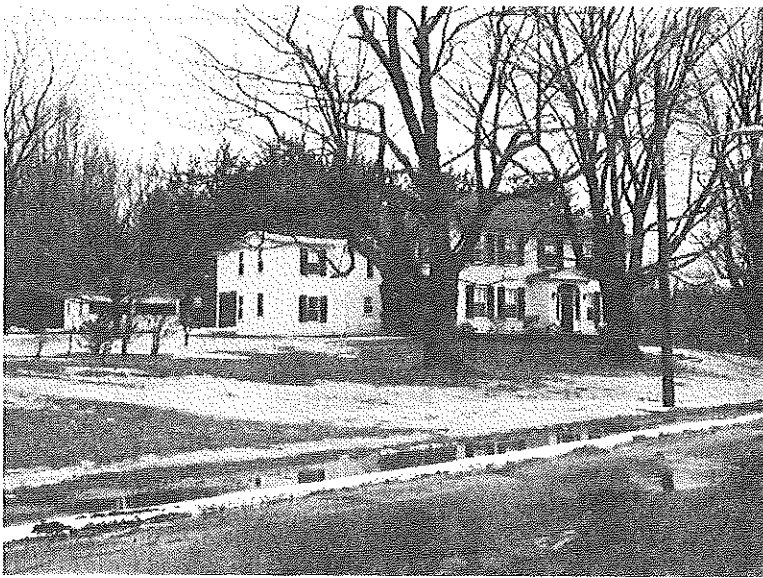
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

8

Form no.

A-17



1. Town Boylston

Address 4 Church Street

Name Abbott Tavern

Present use Church Offices; Meeting rooms

Present owner Congregational Church

3. Description:

Date ca. 1800-1896 (possibly earlier port.)

Source Secondary sources

Style Federalist

Architect Unknown

Exterior wall fabric Clapboard

Outbuildings (describe) Garage

Other features Symmetrical center-entrance facade; enclosed one-bay entry porch; hip roof; narrow corner pilasters

Altered entry brackets & sash mid 19th c. to early 20th

Moved no Date

5. Lot size:

One acre or less Over one acre

Approximate frontage 324'

Approximate distance of building from street 54'

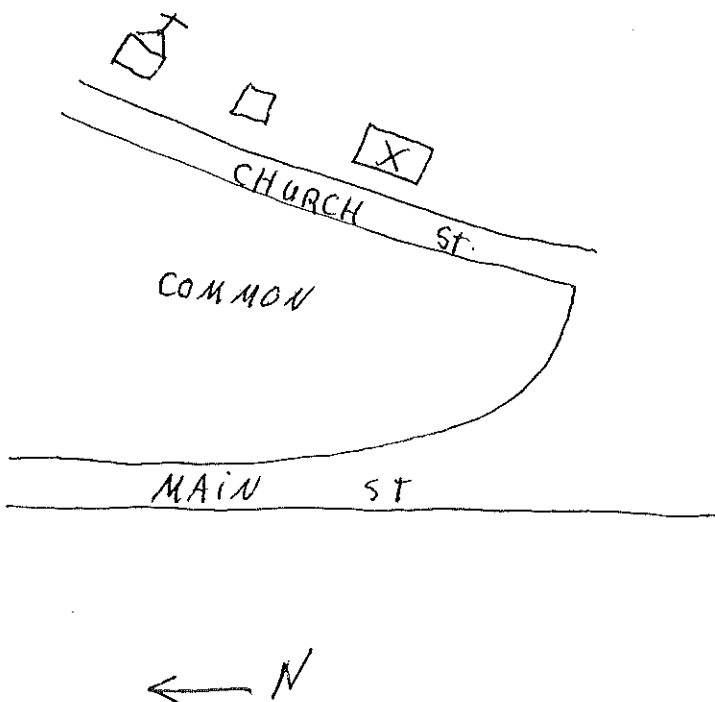
Mrs. Janet Bradford

6. Recorded by ed. B.R. Pfeiffer

Organization Boylston Historical Commission

Date October 1978

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Jason Abbott (?)
Original use Tavern (?)
Subsequent uses (if any) and dates Converted (?) to residence 1812

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input checked="" type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boylston Centennial Paper, August 18, 1886

Dupuis, William O. Taverns and Inns of Old Boylston. Boylston Historical Comm. 1973

George L. Wright Collection. Boylston Historical Commission Unp/MS

- 9) Known locally as the Abbott Tavern, #4 Church Street has confused origins. In 1903, the land on which the building stands was purchased by Jason Abbott from Eliakim Morse (the son of Rev. Ebenezer Morse); the deed for this transaction mentions a dwelling on the property. Between 1806 and 1809, Abbott operated a tavern on the premises. Between 1809 and 1812, the property came into the possession of Squire Aaron White. While local tradition suggests that White dismantled existing buildings and built the present house, it seems more likely that White merely remodelled the tavern building to its present form. In 1863 the house was sold to Charles Bray of Boston, a building contractor, who rebuilt the house, probably adding the present entry porch. Based on architectural evidence, most of the building's exterior dates from the Federalist period, resembling the Hastings Tavern at 701 Main Street (Form A-11) in scale.

Jason Abbott (1772-1843) was a native of Holden, in 1797 he married Mary Morse (daughter of Rev. Ebenezer Morse) and presumably, moved to Boylston. Following his brief career as a tavern keeper, Abbott became a blacksmith. In 1812, Abbott was a Founder of the Boylston Baptist Society. In 1816, Abbott served as a Selectman.

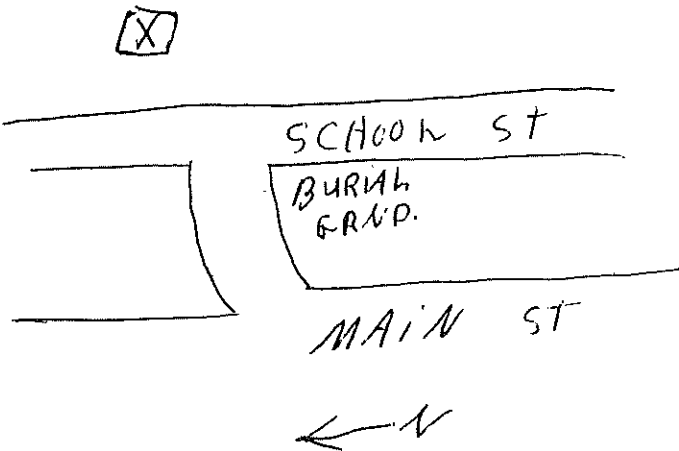
Biographical information for Aaron White is contained on survey form A-9. After White's death in 1843, the property eventually came into the possession of Samuel and Persis Marsh. Later, it was sold at auction to Deacon Henry H. Brigham who, in turn, sold it to Charles Bray of Boston in 1863. Bray's son, Professor Henry T. Bray, inherited the property and, in 1890, sold it to his brother Charles Bray II, who had lived here since 1867. Bray later sold the house to Dr. Joseph Millin, who sold it to the Congregational Church in 1962.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



In Area no.	Form no.
# 10	A-4

- Town Boylston
Address 5 School Street
Name Rev. Eleazar Fairbanks House
Present use Residence

Present owner Eric & Doris Pearson
- Description:
Date 1779 - 1780
Source Deeds & Wright, G.L.
Style Central - Chimney vernacular
Architect probably none
Exterior wall fabric Clapboard
Outbuildings (describe) Barn; Playhouse
Other features Slightly asymmetrical
center entrance facade

Altered 6/6 sash added Date _____
Moved no Date _____
- Lot size:
One acre or less _____ Over one acre _____
Approximate frontage 140'
Approximate distance of building from street 100'

Mrs. Eric B. Pearson
6. Recorded by ed. B.R. Pfeiffer
Organization Boylston Historical Commission
Date October 1978

(over)

7. Original owner (if known) Reverend Eleazor Fairbanks

Original use Residence

Subsequent uses (if any) and dates Residence

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input checked="" type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Harlow Collection (Boylston Historical Society)
George L. Wright (Boylston Historical Commission).

- 9) Built on land which Eleazor Fairbanks, Boylston's second minister, purchased from Hannah Taylor, a widow, on April 2, 1779, the Fairbanks House is an excellent local example of vernacular, timber-frame construction. Characteristic of eighteenth century construction, the house has a massive central chimney and slightly asymmetrical center-entry facade (perhaps the product of an early addition).

Eleazor Fairbanks became Boylston's minister in 1777, following a day long session in which the church council heard the objections of the Reverend Dr. Morse, who maintained that he was the "legitimate pastor" of the North Parish (Boylston). After his ordination on March 26, 1777. Fairbanks married Sarah Bigelow and is believed to have constructed #2 School Street in 1779 or 1780. A native of Preston, Connecticut, Fairbanks graduated from Brown University in 1775 and served as Boylston's minister until 1793, when the house is believed to have been sold to Thaddeus Chinnery, a physician.

In 1804, Chinnery sold the house to Lucy Andrews, widow of Captain Robert Andrews (of the Boylston Minutemen). In 1807, the property was sold by Lucy Andrews to Elizabeth Barker, who, in turn, sold it to Pitt Moore in 1819. Moore, who served as a school teacher, Town Clerk and Selectmen in Boylston, sold the house to the Reverend Sammuel Russell in 1826. In 1832, Russell sold the property to the Reverend William H. Sanford. During Sanford's ministry, a magazine article entitled "The Model Parsonage", describing Sanford's way of life, was written by the Reverend Theodore Cuylan and published in the New York Observer in 1856.

In 1864 Sanford sold the house to Levi Lincoln Flagg, who sold it to Henry J. Hyde in 1866. An additional occupant of the house was the Reverend Abel Hastings Ross, a lecturer at the Andover Theological Seminary and at Oberlin College, Ohio. Ross also served as moderator of the General Council of the Congregational Churches of the United States.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

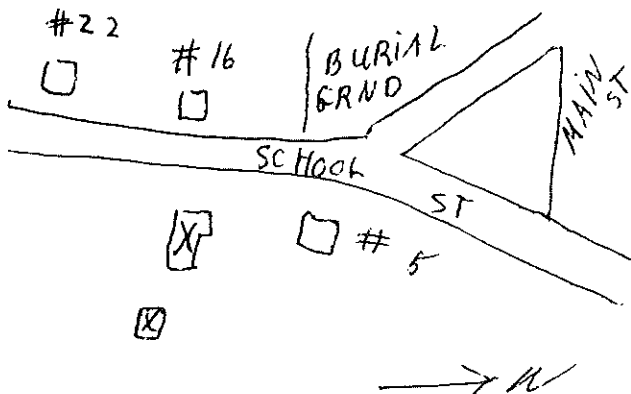
12

Form no.

A-2



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Boylston

Address 15 School Street

Name Chinnery - Bigelow House

Present use Residence

Present owner Nancy Jarvis

3. Description:

Date 1793

Source deeds

Style Federalist

Architect probably none

Exterior wall fabric Clapboard

Outbuildings (describe) Barn (original?)

Other features Brick foundation with granite facing; symmetrical facade with enclosed one-bay entry porch; central chimney; ell second storey added ca. 1888

Altered Ell extended Date 1937

Moved no Date

5. Lot size:

One acre or less Over one acre

Approximate frontage 300'

Approximate distance of building from street 7'

6. Recorded by Nancy Jarvis ed. R.R. Pfeiffer
Organization Boylston Historical Commission

Date October 1978

(over)

7. Original owner (if known) Dr. Thaddeus Chinnery

Original use Residence

Subsequent uses (if any) and dates Residence

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

A good example of Federalist vernacular architecture, the Chinnery-Andrews House is sited slightly south of Boylston Common, diagonally opposite the Old Burial Ground. The house is believed to have been built by Thaddeus Chinnery, a physician, shortly after his purchase of a 10 $\frac{1}{2}$ acre parcel in this location in April 1793. Chinnery, (b. April 27, 1769), was a native of Holden and the son of Isaac Chinnery, also a physician, under whom Thaddeus Chinnery studied medicine. In addition to his medical practice, the younger Chinnery held an Innholder's License in 1797 and 1799, a Retailer's License in 1802 and 1803, and in 1814, served as a Selectman. In 1804 Chinnery moved to #29 Central Street (see separate form) where he is believed to have continued his practice until his death in 1856. After 1804, #15 School Street was owned by Jotham Andrews (1804-1808), Reuben Dunton (1808-1865), Anne Dunton (1865-1867) and by Reverend Andrew Bigelow, a local minister who attempted to operate a local gold mine during his time in Boylston. ~~During the late nineteenth century and early twentieth century the house was known as "Windralouma".~~ During the late nineteenth century and early twentieth century the house was owned by a physician, W. Draper Phelps. The house was known as "Windralouma", a name taken from the first few letters of the names of Doctor Phelps and his wife Louise.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Worcester County Deeds; Bk.121, page 298, Eleazor Fairbanks to Thaddeus Chinnery 4/30/1793.

Wright, G.L., History of Boylston. Unp/MS

FORM B - BUILDING

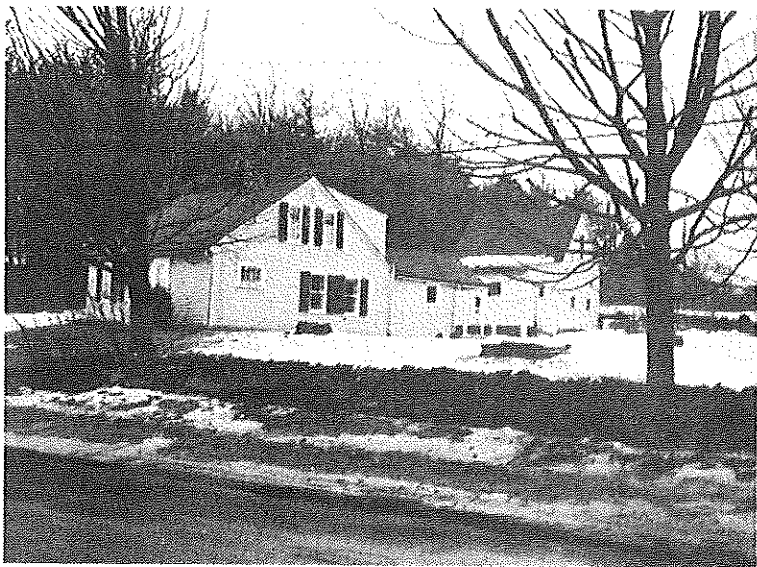
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

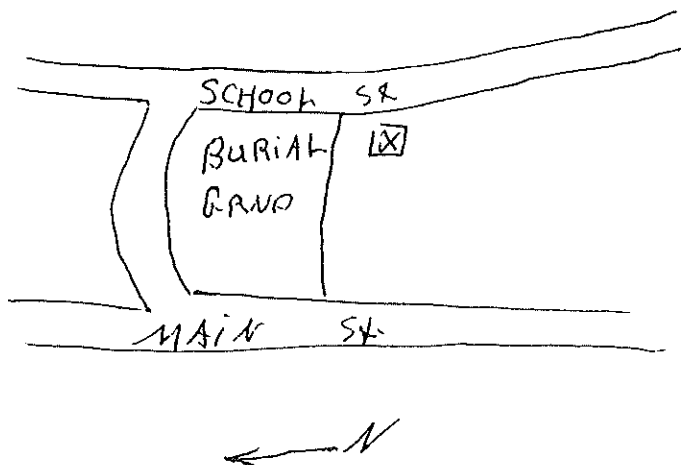
13

Form no.

A-24



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Boylston

Address 16 School Street

Name Calvin Glazier House

Present use Residence

Present owner Carl & Charlotte Ball

3. Description:

Date ca. 1770 - 1774

Source Deeds, exterior

Style Timber-frame "Cape"

Architect probably none

Exterior wall fabric Clapboard

Outbuildings (describe) Barn

Other features Central Chimney; asymmetrical facade; field stone foundation

Altered Dormer, porch, extension Date 1954

Moved no Date

5. Lot size:

One acre or less Over one acre

Approximate frontage 39'

Approximate distance of building from street

311'

A. Carl Ball

6. Recorded by ed. B.R. Pfeiffer

Organization Boylston Historical Comm.

Date October 1978

(over)

7. Original owner (if known) Calvin Glazier

Original use Residence

Subsequent uses (if any) and dates Residence

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input checked="" type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Located immediately south of the Old Burial Ground, the Calvin Glazier House is a well- preserved example of vernacular building of the late eighteenth (and early nineteenth) century. The house occupies a prominent site, elevated above the road bed, and contributes to a sense of Boylston Centre's eighteenth century development.

The house is believed to have been constructed around 1770 to 1774 for Calvin Glazier, who in 1776, served in Ezra Beaman's Company at Roxbury. In 1784, Glazier sold the property, including a house and barn to Jothan Bush. During the eighteenth and nineteenth centuries, the house changed hands frequently; see below for the chain of ownership.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Worcester County Deeds: Bk 107,p481, Glazier; Glazier to Jotham Bush 1784; Bush to Phineas Howe,Jr. 1788; Howe to Wm. Henry 1791; Henry to Abel Goodenow, 1792; Goodenow to John Hall, 1802; Hall to John Andrews, 1805; Andrews to Thomas Brewer 1814; Brewer to Alice Hastings, 1817; Hastings heirs to Otis Flagg, 1827; Flagg to Asher Bliss, 1830; Bliss to Charles Hooper, 1838; Hooper to Margaret Glazier, 1871; Glazier to William Flagg, 1876; Flaff to Susan Newton, 1881: Newton to Levi Flagg, 1899; Flagg to Myrum Garfield, 1905; Garfield to A. Carl Ball, 1939.

FORM E - BURIAL GROUNDS
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

Religious affiliation None

Owner Town of Boylston

Who has further information about burial ground?

Boylston Hist. Commission

(Address) Box 459, Boylston, Ma.

What type information: lot plans inscriptions
gravestone descriptions other

1. Town Boylston

Location School Street

Name Old Burial Ground

Condition: Well kept up Neglected
(if neglected, explain how)

Approx. number gravestones

Earliest death date 1743

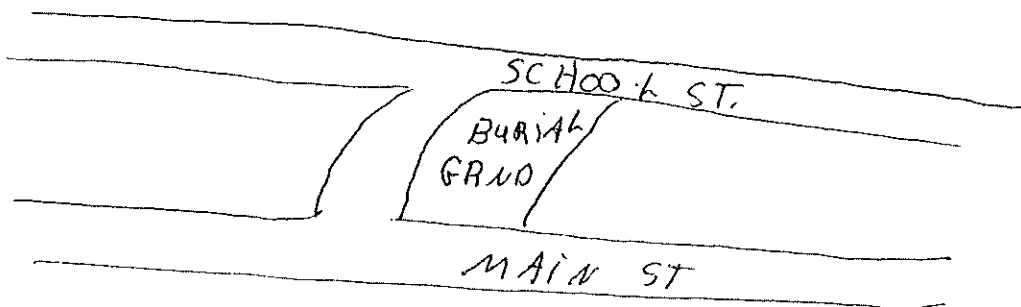
Most recent death date

2. HISTORY OF BURIAL GROUND

Land donated to the town in 1742 by Lt. Eleazar Taylor.
First interment in 1743. Contains the remains of most of
the earliest settlers of the community. In 1810, it was the
scene of a grave robbery. It possesses many fine examples
of early American stonework, as exemplified in the ancient
headstones.

3. MONUMENTS-Overall condition: upright fallen (approx. no.) inscription legibility Good

4. MAP: Footage from street 5'



Name of Recorder WM. Dupuis Organization Hist. Comm. Date 2/6/79

For MHC use: USGS Form #



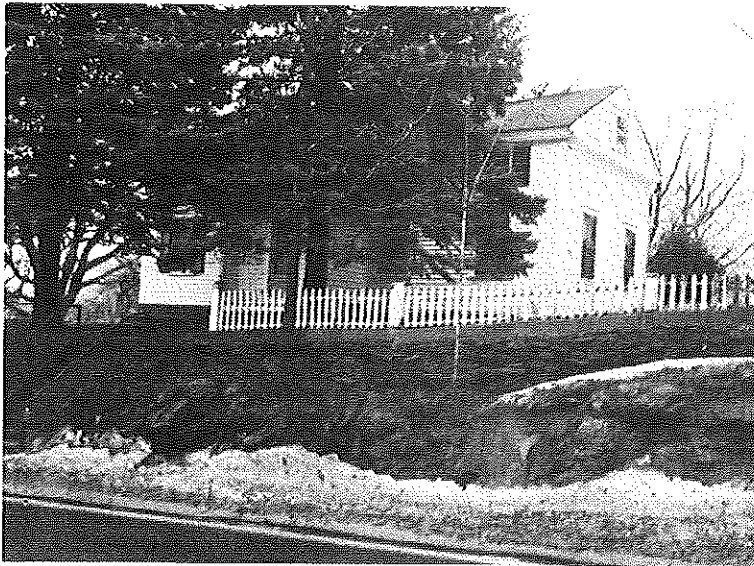
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

15

Form no.



1. Town Boylston

Address 644 Main Street

Name Phineas Stratton House

Present use Residence

Present owner Flora Maynard

3. Description:

Date ca. 1849

Source Deeds

Style Greek Revival

Architect unknown

Exterior wall fabric Clapboard

Outbuildings (describe) Garage

Other features Symmetrical Center entry facade, brick foundation, some moulded window caps, twin rear wall chimneys, eyebrow windows beneath eaves, overhanging gables.

Entry,
Altered Sash now 2/2 Date

Moved Date

5. Lot size:

One acre or less x Over one acre

Approximate frontage 149'

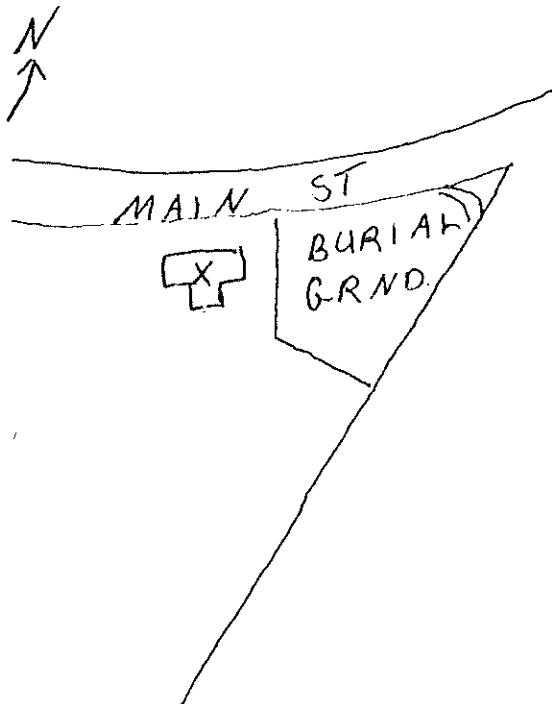
Approximate distance of building from street
50'

6. Recorded by B.R. Pfeiffer

Organization

Date October 1978

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Phineas Stratton

Original use Residence

Subsequent uses (if any) and dates Residence

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Located at the western edge of Boylston Center, the Stratton House is a good simple example of Greek Revival architecture. Bearing a resemblance to the former Taylor White Store at 661 Main Street, the Stratton House bears unusual details in its overhanging gables and widely spaced facade windows. The land on which the house stands was part of a one acre lot which William Sanford of Boylston sold to Rufus Eager of Lancaster, a "mechanic" for \$75.00 in 1847. This lot, which borders the west side of the Old Burial Ground, was sold by Eager in 1849 for \$75.00 to Phineas Stratton of Berlin, a cordwainer. Neither deed mentions any structures, with the exception of a "woodhouse" (Probably a wood shed) named in the 1847 transaction. Based on architectural evidence, it seems likely that the house was constructed in 1849 or 1850, although no building is marked on this lot on the 1856 map of Boylston. In 1870, the house was marked as the property of J. Stratton, and in 1898, the property of L.L. Flagg. If no building stood on this site prior to 1856, then it seems likely that part of the present structure was moved here from another location.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Worcester County Deeds: BK 429, p. 425, William H. Sanford to Rufus Eager, 12/3/1847; BK 449, p. 625, Eager to Phineas Stratton, 1/13/1849; BK 698, p. 595, Margaret Warner, release of partial interest in property, 10/25/1861.

FORM B - BUILDING

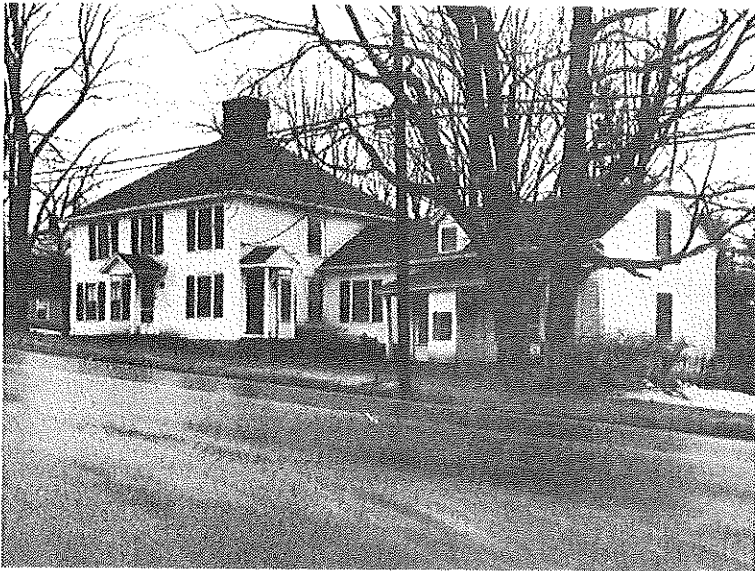
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

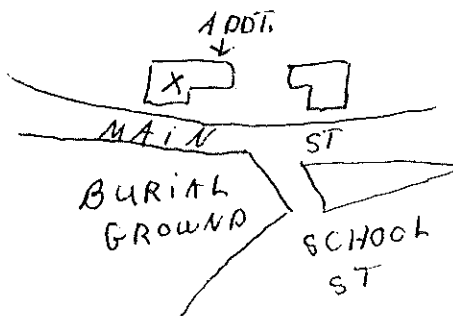
16

Form no.

A-26



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Boylston

Address 651 Main Street

Name Taylor Tavern

Present use Residential

Present owner Earl Farmer

3. Description:

Date ca. 1760

Source G.L. Wright, Unp/MS

Style Timber-Frame Vernacular

Architect Probably none.

Exterior wall fabric Clapboard

Outbuildings (describe) none

Other features Brick & stone foundation; center chimney rising through high hip roof; asymmetrical facade.

Altered Ell on east wall Date mid 19th C.

Moved no Date

5. Lot size:

One acre or less Over one acre

Approximate frontage 245'

Approximate distance of building from street 11'

B.R.

6. Recorded by Mrs. Rita Fuller, ed. Pfeiffer

Organization Boylston Historical Commission

Date

(over)

1870 Atlas - J.G. Warner
1856 - P. Sargent

7. Original owner (if known) David Taylor

Original use Residence Tavern

Subsequent uses (if any) and dates Residential only after 1810

8. Themes (check as many as applicable)

Aboriginal	<u> </u>	Conservation	<u> </u>	Recreation	<u> </u>
Agricultural	<u> </u>	Education	<u> </u>	Religion	<u> </u>
Architectural	<u> X </u>	Exploration/ settlement	<u> </u>	Science/ invention	<u> </u>
The Arts	<u> </u>	Industry	<u> </u>	Social/ humanitarian	<u> </u>
Commerce	<u> </u>	Military	<u> </u>	Transportation	<u> </u>
Communication	<u> </u>	Political	<u> </u>		
Community development	<u> X </u>				

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boylston Historical Society: The Harlow Collection.
Lynch, Helen: History of the Colonial Cottage. Unp/MS
Wright, G.L.: Boylston Historical Series : Taverns and Inns of Old Boylston. Unp/M
Wright, G.L.: History of Boylston. Unp/MS
Wright, G.L.: History of Bond Store. Unp/MS

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

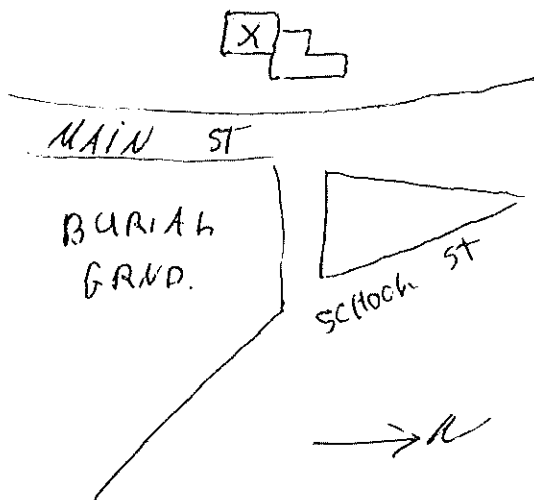
In Area no.

17

Form no.



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Boylston

Address 661 Main Street

Name Taylor-White Store

Present use Residence

Present owner William Emery

3. Description:

Date ca. 1770; ca. 1821-1825; ca. 1840

Source Deeds, unpublished history

Style Federalist/Greek Revival Vernacular

Architect probably none

Exterior wall fabric Clapboard

Outbuildings (describe) Attached barn (ca. 1825)

Other features Center entry symmetrical facade with 4 panel (sunken) door, side lights & pilastered surround, 6/9 sash 1st floor, 3/6 sash at second

Altered shutters Date 1930s

Moved yes Date ca. 1821-1825

5. Lot size:

One acre or less Over one acre x

Approximate frontage 99'

Approximate distance of building from street 10'

6. Recorded by B.R. Pfeiffer

Organization Central Mass. Regional Planning Commission

Date September 1978

(over)

7. Original owner (if known) David Taylor (?) 1770s

Original use Store

Subsequent uses (if any) and dates Residence from ca. 1825 to present

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/	<input type="checkbox"/>	Science/	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	settlement	<input type="checkbox"/>	invention	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Military	<input type="checkbox"/>	humanitarian	<input type="checkbox"/>
Community development	<input type="checkbox"/>	Political	<input type="checkbox"/>	Transportation	<input type="checkbox"/>

9. Historical significance (include explanation of themes checked above)

Containing evidence of several periods of construction, 661 Main Street is believed to have been built as an ell to the Taylor - White Tavern (653 Main Street - Form A-26) around 1770. During the 1770s, David Taylor operated a store in part of this structure (then on its original site); after several sales the tavern and store passed into the possession of Aaron White in 1797. White operated a store in this structure until 1821, after which the store-ell was detached from the tavern building and moved to its present location.

While no documentary evidence is available to describe how much of the present structure was moved, physical evidence suggests that the front section and rear ell of the house once existed as separate structures; different storey heights and a peculiar roof junction bear witness to the two different structures. Details of the building are mixed between Federalist period (or earlier) 6/9 and 3/6 sash and later Greek Revival style elements such as the front door (4 panels) with side lights. The house in its present form resembles two other cottages of the same approximate period, most notably 664 Main Street and to a lesser degree, 22 School Street.

In 1846, the house was one of the 5 parcels from the estate of Baxter Wood of Lancaster which were conveyed to Woods three sons. Local tradition notes that Wood used the barn of this property as a slaughter-house between 1825-1840. In the same year, the house was sold to James Bigelow who retained ownership until his death, after which the property remained in his family until its sale in 1912 to William Garfield.

The prominent location of the house, its currently well-preserved state and its historical associations make it an important element of the Common area's past.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

History of Boylston, G.L. Wright, Unp/MS
Worcester County Deeds: Bk 407, p.499, Est. of Baxter Wood to Hollis Wood et al, 2/21/1846; Bk 407, p. 561, Wood et al to James Bigelow, 2/21/1846; Bk 2998, p.265. George L. Wright, executor of Est. of William H. Brigham to Jennie Brigham, 6/15/191 Bk 1997, p. 265, Brigham to William S. Garfield, 6/24/1912

- 9) Believed to have been built in 1760, the main structure of the Taylor Tavern is of clear eighteenth century origins. The building's high hip roof pierced by a central chimney and it's Main Street facade (originally a center entrance flanked by one window each side) are characteristic details of eighteenth century construction in the Worcester area. A photograph of ca.1886 shows the building with a pediment doorway, smaller window openings and moulded window caps. The existing wing (east) seems likely to be an addition of the mid nineteenth century.

The land on which the building stands (as well as large portions of Boylston Center) was granted to Lieutenant Eleazor Taylor in 1718 as Shrewsbury Lot #43 in the division of land. As early as 1761, Taylor's son, David, is believed to have operated a tavern in the existing home, although he did not obtain a taverner's license until 1771. In addition to a tavern room, Taylor is believed to have kept lodging rooms for travellers, as well as the Town's first store in an original wing of the tavern (now located at 661 Main Street). Taylor was active in town affairs, serving as Town Clerk (1765-1767), Selectmen (1777), Assessor (1772-1776), and as one of the twenty founders of the North Precinct Church (1743).

In 1778, Taylor sold the tavern to Joseph Reed, who sold it to Jotham (Jonathan) Bush, Jr. in 1780. In 1796, the property was sold to Aaron White, who continued the tavern business until 1810 after which only the store remained in operation. White, sometimes referred to as Squire White, was politically active, serving at various times in the early nineteenth century as Selectmen, Town Treasurer, Representative to the General Court, Justice of the Peace and as a member of the Town Hall Building Committee in 1830. After 1821, the store wing of the building was moved and the property became purely residential in use.

Located slightly west of the Boylston Common and the Old Burial Ground, the Taylor Tavern building is an important part of the area's eighteenth century past.

FORM B - BUILDING

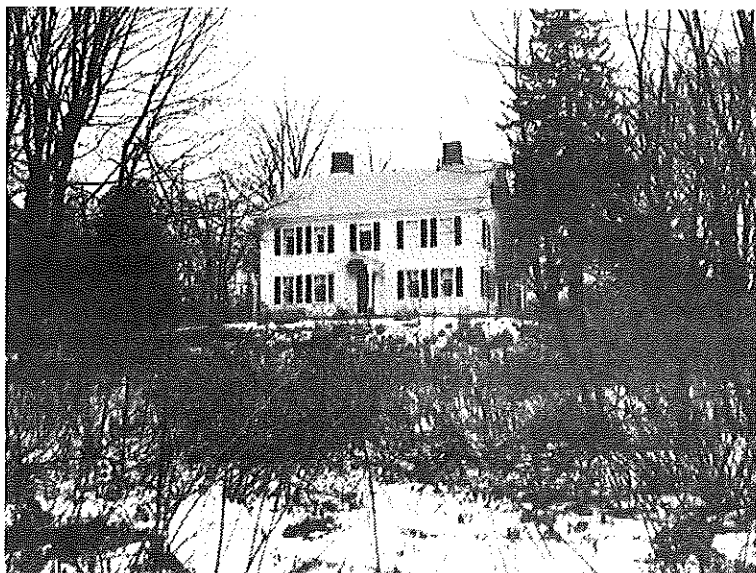
MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

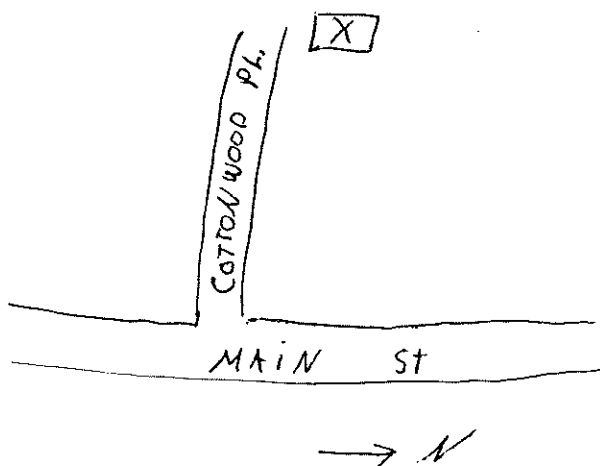
#22

Form no.

A-19



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Boylston

Address Cottonwood Place

Name Rev. Ward Cotton House

Present use Residence

Present owner Karen Prince et ux

3. Description:

Date ca. 1800

Source G.L. Wright

Style Timber-frame vernacular

Architect probably none

Exterior wall fabric Clapboard

Outbuildings (describe) carriage house (shop); summer house

Other features Symmetrical center-entrance facade; dressed granite foundation; center or twin chimneys; entry of four sides.

Altered Ell added Date 19th C.

Moved no Date

5. Lot size:

One acre or less Over one acre x

Approximate frontage 570'

Approximate distance of building from street 300'

6. Recorded by John A. Peterson
Ed. B.R. Pfeiffer

Organization Boylston Historical Commission

Date October 1978

(over)

7. Original owner (if known) Reverend Ward Cotton

Original use Residence

Subsequent uses (if any) and dates Residence

8. Themes (check as many as applicable)

Aboriginal	<u> </u>	Conservation	<u> </u>	Recreation	<u> </u>
Agricultural	<u> </u>	Education	<u> x </u>	Religion	<u> x </u>
Architectural	<u> x </u>	Exploration/ settlement	<u> </u>	Science/ invention	<u> </u>
The Arts	<u> </u>	Industry	<u> </u>	Social/ humanitarian	<u> </u>
Commerce	<u> </u>	Military	<u> </u>	Transportation	<u> </u>
Communication	<u> </u>	Political	<u> </u>		
Community development	<u> x </u>				

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Boylston Centennial Book of 1886

George L. Wright Papers. Boylston Historical Commission. Unp/MS

Morgan, John E. Historical Review - First Congregational Church, Boylston

Current owner & Worcester County Deeds: Bk 131, page 101, Bush to Cotton, 4/8/1797

- 9) In mostly original condition, the Ward Cotton House is an excellent example of vernacular building taste of its period. The house occupies a large lot which was part of a 1718 land grant to Eleazor Taylor. Remaining on the property are the cellar hole of Taylor's House (ca.1729) and the oldest well in Boylston Center.

In 1794, The Taylor property was sold by David Taylor to Hezekiah Hooper, who, in 1796, sold it to Jotham Bush. In 1897, Bush sold the property to Ward Cotton, who presumably, lived in the Taylor House until the construction of the present house.

Ward Cotton (born 1770) was a native of Plymouth and a member of a family which contained many prominent ministers, including the Rev. John Cotton who escaped religious persecution for his Puritan sympathies by fleeing England for New England in 1633, the Reverend Increase Mather and the Reverend Cotton Mather. In addition, Ward Cotton was a relative of John Cotton, Jr. whose knowledge of Indian languages was used in revising the second edition of Eliot's Indian Bible.

Soon after his graduation from Harvard (1794), Ward Cotton moved to Boylston and began his ministry of the Town's Congregational Church, which lasted from 1797 to 1825. Aside from his pastoral duties Cotton tutored local students and active in the Boylston Social Library with several other citizens. During Cotton's pastorate, the Female Aid Society For Foreign Missions (later the Ladies Benevolent Society) was formed in 1815 and a Sunday School established in 1818. In 1825, by mutual agreement, Cotton and the congregation ended Cotton's ministry. From 1829 to 1835 and again in 1837, Ward Cotton served in the Massachusetts House of Representatives.

Following Cotton's death, the house was occupied by his widow and his son, John T., who served as State Representative for the Town from 1843 to 1845. After the death of his mother, John T. Cotton sold the property to Henry V. Woods in 1873. Woods, the grandfather of the present owner, also served as State Representative for Boylston in 1874.

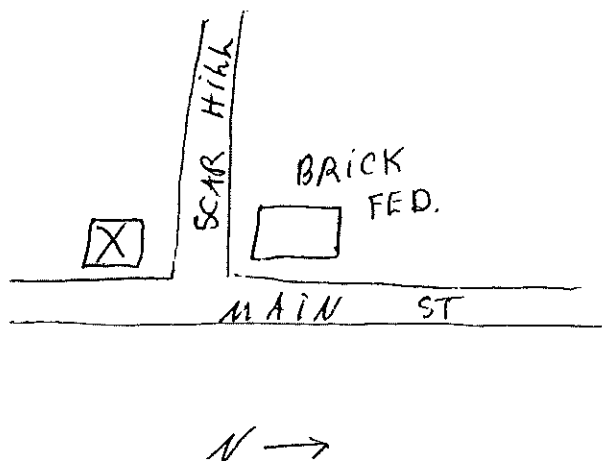
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no. #23	Form no. A-37
--------------------	------------------



4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



1. Town Boylston

Address Main Street

Name Sawyer Memorial Library

Present use Library

Present owner Town of Boylston

3. Description:

Date 1904

Source Town Records

Style Eclectic

Architect Fuller & Delano, Worcester

Exterior wall fabric Cobble-stone

Outbuildings (describe) none

Other features Central entry pavilion with arch (1st storey), paired arched windows in gable; tri-partite windows on facade; dressed stone trim

Altered no Date _____

Moved no Date _____

5. Lot size:

One acre or less x Over one acre _____

Approximate frontage 60'

Approximate distance of building from street 25'

6. Recorded by William O. Dupuis
ed. B.R. Pfeiffer

Organization Boylston Historical Commission

Date October 1973

(over)

7. Original owner (if known) Town of Boylston

Original use Library

Subsequent uses (if any) and dates Library

8. Themes (check as many as applicable)

Aboriginal	<u> </u>	Conservation	<u> </u>	Recreation	<u> </u>
Agricultural	<u> </u>	Education	<u> x </u>	Religion	<u> </u>
Architectural	<u> x </u>	Exploration/ settlement	<u> </u>	Science/ invention	<u> </u>
The Arts	<u> </u>	Industry	<u> </u>	Social/ humanitarian	<u> </u>
Commerce	<u> </u>	Military	<u> </u>	Transportation	<u> </u>
Communication	<u> </u>	Political	<u> </u>		
Community development	<u> x </u>				

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Dupuis, William O. The Boylston Public Library. Unp/MS

- 9) The Boylston Public Library has its origins in the Boylston Social Library which was founded in 1792. Reasons for the Library's formation are given in the preamble of the organization's constitution:

Whereas, it is conceived that among other important institutions, libraries of Historical, Political and other instructive and sentimental books, are by the usual smiles of Providence many ways beneficial to the society and especially necessary under a Republican Government, we whose names are subscribed do hereby mutually agree and form ourselves into a company for the establishment of such an institution by the name of the Boylston Social Library...

The library's collection began with thirty books which were delivered on June 2, 1792. (For a complete list of these books and of original subscribers see "The Boylston Public Library", a paper prepared by Wm. O. Dupuis). Despite State enabling legislation which allowed towns to appropriate money for libraries (passed between 1851 and 1870), the Boylston Social Library remained a private organization until 1880, when its librarian, George L. Wright, persuaded the members to donate the collection to the Town, as the nucleus of a public library. At Town Meeting on April 5, 1880, the offer was accepted and the public library was formed.

The Selectmen's Room in the Old Town Hall served as the public library's first quarters. Later, a portion of the lower storey of the Town Hall, to which a reading room was connected, served as the library. During this period, George L. Wright, who had served as the librarian of the Boylston Social Library, served as librarian.

The present library building was dedicated on November 10, 1904 in memory of Mrs. Harriet Sawyer White whose daughter, Miss Salome E. White, was the principal contributor to its construction. The building occupies the site of the town's Second Meetinghouse and of the Second Centre School House.

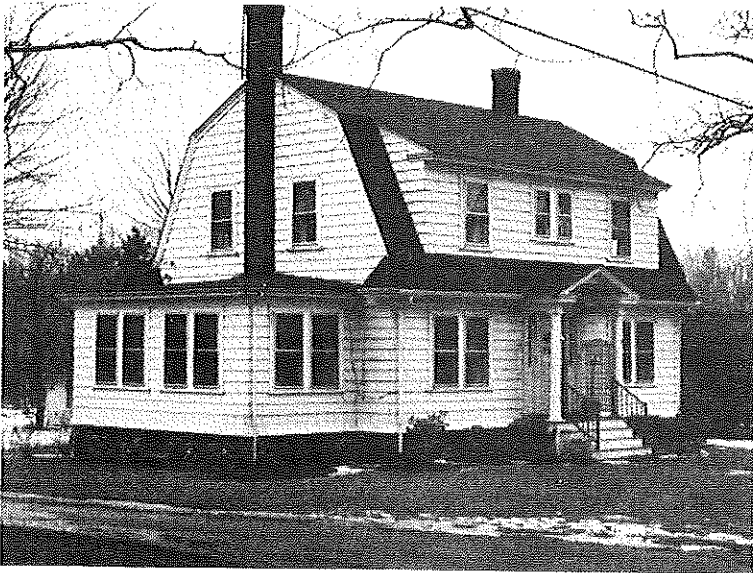
FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

Form no.

24



1. Town Boylston

Address 1 Scar Hill Road

Name _____

Present use Residence

Present owner Grace French

3. Description:

Date ca. 1925

Source _____

Style Dutch Colonial

Architect _____

Exterior wall fabric Clapboard

Outbuildings (describe) Garage

Other features _____

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre x

Approximate frontage 118'

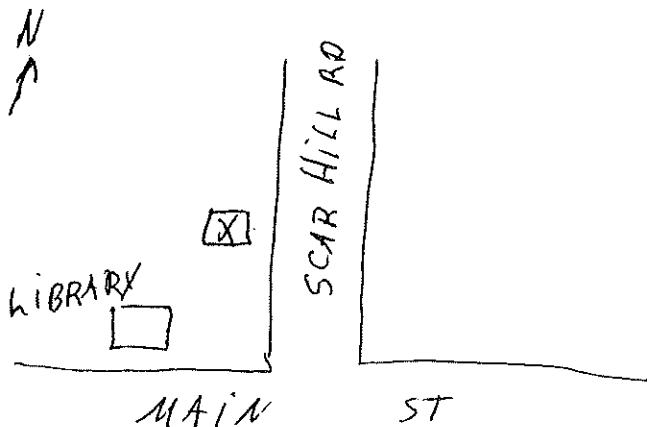
Approximate distance of building from street
50'

6. Recorded by _____

Organization _____

Date _____

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) _____

Original use _____

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	_____	Military	_____	humanitarian	_____
Community development	_____	Political	_____	Transportation	_____

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds; assessor's records, early maps, etc.)

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

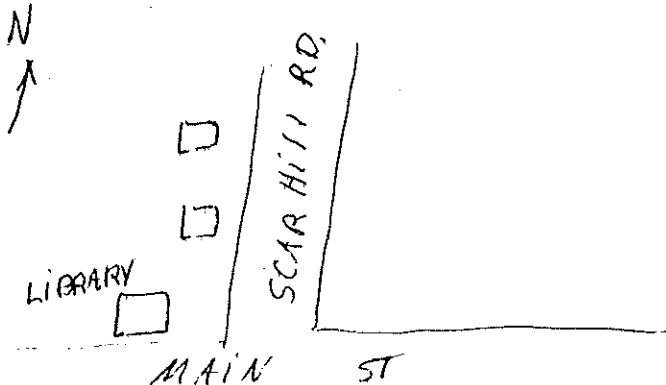
In Area no.

Form no.

25

2. Photo (3x3" or 3x5")
Staple to left side of form
Photo number # 25

4. Map. Draw sketch of building location
in relation to nearest cross streets and
other buildings. Indicate north.



1. Town Boylston

Address 5 Scar Hill Road

Name _____

Present use Residence

Present owner Norman & Margo French

3. Description:

Date ca. 1920-30

Source ext.

Style Bungalow

Architect _____

Exterior wall fabric Wood Shingles

Outbuildings (describe) none

Other features Central dormer, porch, braces

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less x Over one acre _____

Approximate frontage 154'

Approximate distance of building from street

25'

6. Recorded by _____

Organization _____

Date _____

(over)

7. Original owner (if known) Residence Herbert & Mary French

Original use Residential

Subsequent uses (if any) and dates _____

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	_____	Exploration/	_____	Science/	_____
The Arts	_____	settlement	_____	invention	_____
Commerce	_____	Industry	_____	Social/	_____
Communication	<u>x</u>	Military	_____	humanitarian	_____
Community development	_____	Political	_____	Transportation	_____

9. Historical significance (include explanation of themes checked above)

The house was used from its erection until 1938 as the telephone exchange for this community.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

#26

Form no.

A-18



1. Town Boylston

Address 9 Scar Hill Road

Name Bigelow Parsonage

Present use Residence

Present owner Garrett & Brenda Hollands

3. Description:

Date 1873

Source Deeds

Style Second Empire Cottage

Architect unknown (if any)

Exterior wall fabric Clapboard

Outbuildings (describe) stable attached

Other features Mansard with hexagonally patterned slate work; dormers with low arched heads and incised decoration; moulded window caps

Altered Entry porch Date Early 20th C.

Moved no Date

5. Lot size:

One acre or less x Over one acre

Approximate frontage 104'

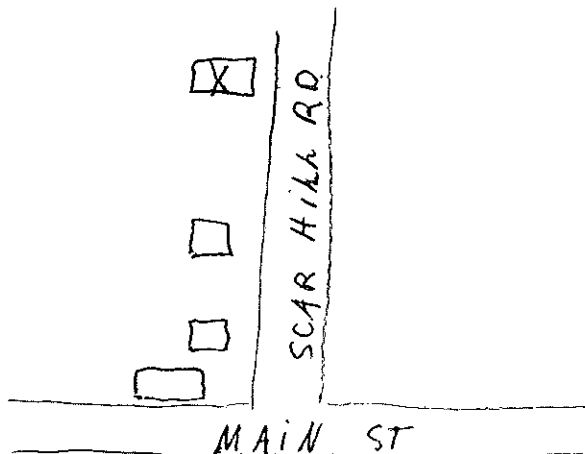
Approximate distance of building from street 35'

6. Recorded by Garrett & Brenda Hollands ed. B.R. Pfeiffer

Organization Boylston Historical Commission

Date October 1978

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Inhabitants of the First Parish of Boylston

Original use Parsonage

Subsequent uses (if any) and dates Private residence from 1946 to present

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Built in 1873, the Bigelow Parsonage is a good example of a popular Victorian house type. With the exception of its entry, the house is in original condition.

The land on which the house stands was part of a fifteen acre parcel which, prior to 1862, belonged to, Eli and Diadamia Samson, who sold it to Rev. John T. Cotton in September of 1862. In March of 1871, the entire parcel was purchased by Henry and Hannah Woods who, in September of 1873, sold the present one-quarter acre lot for \$400.00 to the inhabitants of the First Parish. Included in the deed were rights to take water from a nearby spring on Woods's property and the stipulation that fences would be built along the lot's property line, adjoining Woods's land.

In October 1973, the First Parish obtained a \$1,000.00 mortgage from David L. Moore, H.H. Brigham and A.V.P. Prouty. Construction of the present house presumably took place in the fall of 1873. From its completion until 1946, the house served as a parsonage for the First Parish Church of Boylston (Congregational).

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Worcester County Deeds: Bk 655, p. 460, Eli Samson, et ux. to John T. Cotton; 9/27/1862; Bk 907, p. 60, Cotton to Henry V. Woods et ux, 3/17/1871; Bk 914, p. 87, Woods to Inhabitants of the First Parish, 9/30/1873; Bk 914, p. 88, First Parish to David L. Moore et al. (mortgage), 10/1/1873; Bk 1600, p. 511, First Parish to Woods (relinquishment of water rights), 1/20/1889; Bk 2015, p. 319, Woods to First Parish (correction of land description), 1/7/1910; Bk 3031, p. 455, First Congregational Church of Boylston to Robert Shepard et ux., 10/31/1946.

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

Form no.

#27



1. Town Boylston

Address 10 - 12 Scar Hill Road

Name John T. Andrews House

Present use Residential

Present owner Thomas Manning

3. Description:

Date ca. 1859

Source ext.

Style G.R./Ital. Trans.

Architect _____

Exterior wall fabric Clapboard

Outbuildings (describe) Garages

Other features r - faced granite foundation
pilastered entry

Altered Rear porches Date mid 20th C.

Moved _____ Date _____

5. Lot size:

One acre or less $\frac{1}{2}$ acre Over one acre _____

Approximate frontage 357'

Approximate distance of building from street

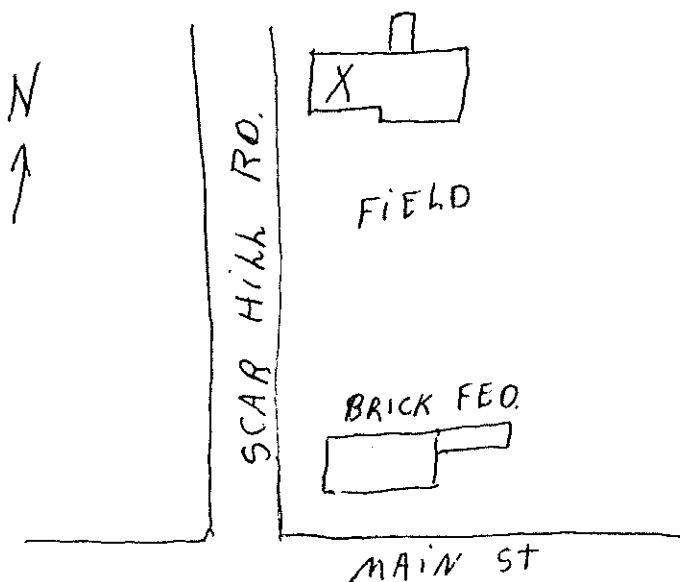
75'

6. Recorded by _____

Organization _____

Date _____

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) John T. Andrews

Original use Residence

Subsequent uses (if any) and dates Residential Apartments - 20th Century

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

9. Historical significance (include explanation of themes checked above)

Unmarked on the 1856 Map of Boylston, the John T. Andrews house is likely to have been built in the late 1850's. The only example of Italianate architecture in the vicinity of Boylston Common, the Andrews house is in nearly original condition, retaining ornately trimmed porches, window caps and brackets. In 1870, the house was marked as the residence of Captain John T. Andrews. Most of the property's long street frontage (with a stone wall and row of mature maple trees) is visible from the Boylston Common and helps to preserve the rural atmosphere of the Town's Center.

This house was used from 1906 on as the town's telephone exchange center.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

City Atlases

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

In Area no.

28

Form no.

A-11



1. Town Boylston

Address 701 Main Street

Name Hastings Tavern

Present use Residence

Present owner Joshua & Janet Bradford

3. Description:

Date 1818

Source G.L. Wright

Style Federalist

Architect Unknown

Exterior wall fabric Brick

Outbuildings (describe) none

Other features _____

Altered _____ Date _____

Moved _____ Date _____

5. Lot size:

One acre or less _____ Over one acre _____

Approximate frontage _____

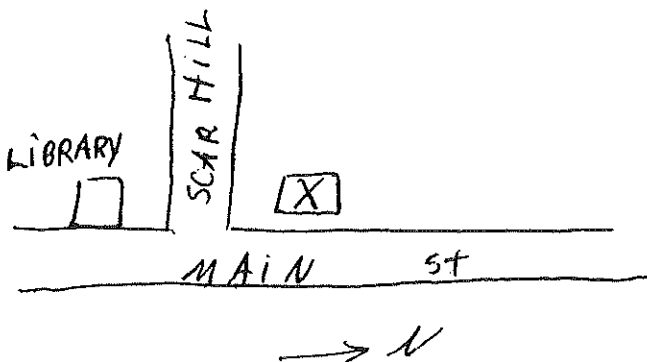
Approximate distance of building from street _____

6. Recorded by Mrs. Janet Bradford
ed. B.R. Pfeiffer

Organization Boylston Historical Comm.

Date October 1978

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



(over)

7. Original owner (if known) Silas Hastings

Original use Tavern and Residence

Subsequent uses (if any) and dates Residence only after 1839-44

8. Themes (check as many as applicable)

Aboriginal	<u> </u>	Conservation	<u> </u>	Recreation	<u> </u>
Agricultural	<u> </u>	Education	<u> </u>	Religion	<u> </u>
Architectural	<u> x </u>	Exploration/	<u> </u>	Science/	<u> </u>
The Arts	<u> </u>	settlement	<u> </u>	invention	<u> </u>
Commerce	<u> x </u>	Industry	<u> </u>	Social/	<u> </u>
Communication	<u> </u>	Military	<u> </u>	humanitarian	<u> </u>
Community development	<u> </u>	Political	<u> </u>	Transportation	<u> </u>

9. Historical significance (include explanation of themes checked above)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

George I. Wright Collection, Boylston Historical Commission, Unp/MS
Dupuis, William O. Taverns and Inns of Old Boylston. Boylston Historical Comm. 197
History of Boylston Church. 1887

- 9) By far the most substantial example of federalist architecture in the Boylston Common area, the Silas Hastings Tavern is located at the junction of former main roads which led to Worcester, Shrewsbury, Lancaster, Northborough and West Boylston. The main block of the building is of square floor plan with symmetrical center-entrance facades on both its north and south walls. Twin-chimneys rise from symmetrical interior locations through the side slopes of the structure's hip roof. Bricks for the building's construction are believed to have been made in Boylston at the brickyard of Captain John Howe. To the east of the brick structure is a wing which may contain portions of the Rev. Ebenezer Morse House (ca.1743), although the wing's exterior bears details of the early nineteenth century. Interior features include a former ballroom (41' x 18') which extends across the second floor (south) facade of the brick structure. The ballroom has a vaulted ceiling (plaster) and two fireplaces on its north wall.

Silas Hastings (1780-1833) was a native of Boylston who married Mary Andrews around 1800. By 1811, Hastings held a Taverner's License, although the location of his tavern between 1811 and 1817 is unknown. Secondary sources agree that Hastings built the present building in 1817-1818 and operated a tavern here until his death. In 1832 and 1833, Hastings also held a retailers license. Active in town affairs, Hastings served as Selectmen from 1825 to 1828 and Town Treasurer intermittently from 1823 to 1832. Hastings also sold land to the Town on which the Town Hall of 1830 was built (see Form A-3). From 1833 to 1839, the tavern was operated by Hasting's son-in-law, Elmer Loring. After Loring's death in 1839, Loring's widow retained ownership of the property until 1844 when it was sold to Captain John Andrews, whose descendants continue to own and occupy the house.

APPENDIX NUMBER THREE

THE GENERAL PHOTOGRAPHS OF THE HISTORIC DISTRICT

APPENDIX NUMBER FOUR

THE BY-LAWS OF BOYLSTON HISTORIC DISTRICT

Section 1. Title

This By-Law shall be known as the Boylston Historic District By-Law.

Section 2. Purpose of the Historic District

The purpose of the Historic District is to promote the education, cultural, economic and general welfare of the public through the preservation and protection of the distinctive characteristics of buildings and places significant in the history of the Town of Boylston and the Commonwealth, or their architecture, and through the maintenance and improvement of settings of such buildings and places and the encouragement of design compatible therewith.

This By-Law is not intended to conflict with any zoning By-Laws or other By-Laws of the Town of Boylston. The requirements established herein do not relieve any person from also satisfying any and all of Boylston's zoning By-Laws or other By-Laws that are applicable.

Section 3. Historic Districts

Historic Districts in the Town of Boylston shall be created and maintained in every respect under and according to the provisions of General Laws of the Commonwealth, Chapter 40-C (see Section 16), and all amendments thereto, and this By-Law shall be in every respect controlled by and subject to the provisions of said Chapter 40-C of the General Laws and all amendments thereto.

Section 4. Membership of the Historic District Commission

The Historic District Commission shall be appointed by the Selectmen and shall consist of seven regular members. Included among the members, when possible, shall be one person who is a member of the Boylston Historical Society, one person who is a member of the American Institute of Architects in the Boylston area, one person who is a member of a Board of Realtors in the Boylston area, and one person who is a resident or property owner in the Historic District. The Selectmen need not appoint as regular members of the Historic Commission one person from each of said categories of persons if such specially qualified persons are not available. Regular members will each serve a term of three years. When the Historic District Commission is first established, the Selectmen shall at first appoint three members who will serve for a term of office of three years, two members who will serve for a term of office of two years, and two members who will serve for a term of office of one

year. The appointments to membership in the Commission shall be so arranged that the term of at least one member will expire each year, and their successors shall be appointed in the same manner as the original appointment for terms of three years. Vacancies shall be filled in the same manner as the original appointment for the unexpired term. The Selectmen may appoint alternate members not exceeding in number the principal members. In case of the absence, inability to act or unwillingness to act because of self-interest on the part of a member of the Commission, his place shall be taken by an alternate member designated by the chairperson. Each member and alternate shall continue in office after expiration of his term until his successor is duly appointed and qualified. All members shall serve without compensation. The Commission shall elect annually a chairperson and vice-chairperson from its own number and a secretary from within or without its number.

Section 5. Map of Boundaries of the Historic District

The boundaries of the Historic District are shown on a map of the Historic District which is filed with the Town Clerk of the Town of Boylston and recorded in the Registry of Deeds for the County of Worcester. This map is attached to these By-Laws at the end thereof.

Section 6. Powers and Duties of the Historic Commission: Certification

Except as this By-Law may otherwise provide in accordance with Section 8, Section 9 or Section 10 of these By-Laws, no building or structure within an historic district shall be constructed or altered in any way that effects exterior architectural features unless the Commission shall first have issued a certificate of appropriateness, a certificate of non-applicability, or a certificate of hardship, with respect to such construction or alteration.

Any person who desires to obtain a certificate from the Commission shall file with the Commission an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, in such form as the Commission may reasonably determine, together with such plans, elevations, specifications, material and other information, including in the case of demolition or removal a statement of the proposed condition and appearance of the property thereafter, as may be reasonably deemed necessary by the Commission to enable it to make a determination on the application.

No building permit for construction of a building or structure or for alteration of an exterior architectural feature within an Historic District and no demolition permit for

demolition or removal of a building or structure within an Historic District shall be issued by the Boylston Planning Board or its Agents or by the Building Inspector until the certificate required by this section has been issued by the Commission.

Section 7. Guidelines

In passing upon matters before it the Commission shall consider among other things, the historic and architectural value and significance of the site, building or structure, the general design, arrangement, texture, and material of the features involved, and the relation of such features to similar features of buildings and structures in the surrounding area. In the case of new construction or additions to existing buildings or structures, the Commission shall consider the appropriateness of the size and shape of the building or structure, both in relation to the land area upon which the building or structure is situated and to buildings and structures in the vicinity, and the Commission may in appropriate cases impose dimensional and set-back requirements in addition to those required by other applicable By-Laws. The Commission shall not consider interior arrangements or architectural features not subject to public view.

The Commission shall not make any recommendation or requirement except for the purpose of preventing developments incognuous to the historic aspects or the architectural characteristics of the surroundings and of the Historic District.

Section 8. Exceptions

(A) The authority of the Commission shall not extend to the review of the following categories of buildings or structures or exterior architectural features in the Historic District, and the buildings or structures or exterior architectural features so excluded may be constructed or altered within the Historic District without review by the Commission:-

- (1) Temporary structures or signs, subject however to the following conditions:-
 - (a) that such temporary structures or signs not remain for a period in excess of thirty days;
 - (b) that all illumination upon said temporary structures or signs be indirect and non-flashing.
- (2) Terraces, walks, driveways, sidewalks and similar structures, or and one or more of them, provided that any such structure is substantially at grade level.

- (3) One antenna per building, storm doors and windows, screens, window air conditioners, lighting fixtures and similar appurtenances.
- (4) The color of paint, provided that the paint color does not cause substantial derogation from the intent and purpose of the by-law and is in keeping with acceptable aesthetic standards.
- (5) The color or materials used on roofs.
- (6) Signs of not more than two square feet in area in connection with use of a residence for a customary home occupation, or for professional purposes, provided only one such sign is displayed in connection with each residence and if illuminated is illuminated only indirectly; and provided only one sign in connection with the non-residential use of each building or structure is displayed which is not more than twelve square feet in area consisting of letters painted on wood, and if illuminated is illuminated only indirectly.
- (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 year thereafter and carried forward with due diligence.

(B) The Commission may determine from time to time after public hearing that certain categories of exterior architectural features, colors, structures or signs, including, without limitation, any of those enumerated under paragraph (A), may be constructed or altered without review by the Commission without causing substantial derogation from the intent and purpose of this By-Law.

(C) Upon request the Commission shall issue a certificate of non-applicability with respect to construction or alteration in any category then not subject to review by the Commission in accordance with the provisions of paragraphs (A) and (B).

Section 9. Ordinary Maintenance, Repairs or Replacement

Nothing in this By-Law shall be construed to prevent the ordinary maintenance, repair or replacement of any exterior architectural feature within an Historic District which does not involve a change in design, material, color or the outward appearance thereof, nor to prevent the landscaping with plants, trees or shrubs, nor construed to prevent the meeting of requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or

dangerous condition, nor construed to prevent any construction or alteration under a permit duly issued prior to the effective date of the applicable Historic District By-Law.

Section 10. Additional Powers, Functions and Duties of the
Historic Commission

The Commission shall have the following additional powers, functions and duties:-

(A) If the Commission determines that the construction or alteration for which an application for a certificate of appropriateness has been filed will be appropriate for or compatible with the preservation or protection of the Historic District, the Commission shall cause a certificate of appropriateness to be issued to the applicant. In the case of a disapproval of an application for a certificate of appropriateness, the Commission shall place upon its record the reasons for such determination and shall forthwith cause a notice of its determination, accompanied by a copy of the reasons therefor as set forth in the records of the Commission, to be issued to the applicant, and the Commission may make recommendations to the applicant with respect to appropriateness of design, arrangement, texture, material and similar features. Prior to the issuance of any disapproval the Commission may notify the applicant of its proposed action accompanied by recommendations of changes in the applicant's proposal which, if made, would make the application acceptable to the Commission. If within fourteen days of the receipt of such notice the applicant files a written modification of his application in conformity with the recommended changes of the Commission, the Commission shall cause a certificate of appropriateness to be issued to the applicant.

(B) In the case of a determination by the Commission that an application for a certificate of appropriateness or for a certificate of non-applicability does not involve any exterior architectural feature, or involves an exterior architectural feature which is not then subject to review by the Commission in accordance with the provisions of Section 8, the Commission shall cause a certificate of non-applicability to be issued to the applicant.

(C) If the construction or alteration for which an application for a certificate of appropriateness has been filed shall be determined to be inappropriate, or in the event of an application for a certificate of hardship, the Commission shall determine whether, owing to conditions especially affecting the building or structure involved, but not affecting the Historic District generally, failure to approve an application will involve a substantial hardship, financial or otherwise, to the applicant and whether such application may be approved without substantial detriment to the public welfare and without sub-

stantial derogation from the intent and purpose of this By-Law. If the Commission determines in either such instance that owing to such conditions failure to approve an application will involve substantial hardship to the applicant and approval thereof may be made without such substantial detriment or derogation, or if the Commission fails to make a determination on an application within the time specified in Section 11 of Chapter 40-C of the General Laws, the Commission shall cause a certificate of hardship to be issued to the applicant.

(D) Each certificate issued by the Commission shall be dated and signed by its chairman, vice-chairman, secretary or such other person designated by the Commission to sign such certificates on its behalf.

(E) The Commission shall keep a permanent record of its resolutions, transactions and determinations and of the vote of each member participating therein, and may adopt and amend such rules and regulations not consistent with the provisions of these By-Laws or of General Laws, Chapter 40-C, and prescribe such forms as it shall deem desirable and necessary for the regulation of its affairs and the conduct of its business. The Commission shall file a copy of any such rules and regulations with the Town Clerk.

(F) The Commission shall file with the Town Clerk and with any department of the Town having authority to issue building permits a copy or notice of all certificates and determinations of disapproval issued by it.

(G) The Commission may after public hearing set forth in such manner as it may determine the various designs of certain appurtenances, such as light fixtures, which will meet the requirements of an historic district and a roster of certain colors of paint and roofing materials which will meet the requirements of an historic district, but no such determination shall limit the right of an applicant to present other designs or colors to the Commission for its approval.

(H) The Commission may, subject to appropriation, employ clerical and technical assistants or consultants and incur other expenses appropriate to the carrying on of its work, and may accept money gifts and expend the same for such purposes. The Commission may administer on behalf of the Town any properties or easements, restrictions or other interests in real property which the Town may have or may accept as gifts or otherwise and which the Town may designate the Commission as the administrator thereof.

(I) The Commission shall have, in addition to the powers, authority and duties granted to it by these By-Laws and General Laws, Chapter 40-C, such other powers, authority and duties as

may be delegated or assigned to it from time to time by vote of the Town Meeting.

Section 11. Meetings, Quorum

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

The Commission shall determine promptly, and in all events within fourteen days after the filing of an application for a certificate of appropriateness, a certificate of non-applicability or a certificate of hardship, as the case may be, whether the application involves any exterior architectural features which are subject to approval by the Commission. If the Commission determines that such application involves any such feature which are subject to approval by the Commission, the Commission shall hold a public hearing on such application unless such hearing is dispensed with as hereinafter provided. The Commission shall fix a reasonable time for the hearing on any application and shall give public notice of the time, place and purposes thereof at least fourteen days before said hearing in such manner as it may determine, and by mailing, postage prepaid, a copy of said notice to the applicant, to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as they appear on the most recent real estate tax list of the Board of Assessors, to the Planning Board of the Town, to any person filing written request for notice of hearings, such request to be renewed yearly in December, and to such other persons as the Commission shall deem entitled to notice.

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

A public hearing on an application need not be held if such hearing is waived in writing by all persons entitled to notice thereof. In addition, a public hearing on an application may be waived by the Commission if the Commission determines that the exterior architectural feature involved or its category or color, as the case may be, is so insubstantial in its effect on the

Historic District that it may be reviewed by the Commission without public hearing on the application, provided, however, that if the Commission dispenses with a public hearing on an application a notice of the application shall be given to the owners of all adjoining property and other property deemed by the Commission to be materially affected thereby as above provided, and ten days shall elapse after the mailing of such notice before the Commission may act upon such application.

Section 12. Review and Appeal

Any applicant aggrieved by a determination of the Historic Commission or by the finding of a person or persons making a review may within twenty days after the filing of the notice of such determination or such finding with the Town Clerk appeal for a review by a person or persons designated by the appropriate regional planning agency or appeal to the Superior Court sitting in Equity for the County of Worcester as the case may be in accordance with the review procedures provided in Sections 12, 12-A, and 13 of Chapter 40-C of the General Laws of the Commonwealth.

Section 13. Severability

The provisions of this By-Law shall be deemed to be severable. If any of its provisions shall be held to be invalid or unconstitutional by any court of competent jurisdiction, the remaining provisions shall continue in full force and effect.