### LOCAL HISTORIC DISTRICT INITIATIVE

Whitinsville -Blackstone River Valley National Historical Park

### **PUBLIC FORUM**

### Tuesday, November 15, 2016 6:00 PM –Northbridge Memorial Town Hall

(7 Main Street, Whitinsville, MA 01588)

Please join the Northbridge Planning Board, Local Historic District Study Committee and other public officials <u>Tuesday</u>, <u>November 15</u>, <u>2016</u> (6:00 PM –Northbridge <u>Memorial Town Hall</u>) to discuss the Blackstone River Valley National Historical Park designation and to review the process of creating a local historic district within Whitinsville, a critical first-step to taking full advantage of the park designation.

Attendees will participate in a round-table discussion to gauge public support, review potential boundaries of a historic district (inventory of properties), and identify next steps.

The Planning Board would like to hear your input in establishing a local historic district within Whitinsville. The Board believes that by establishing a local historic district, the character and historic significance of Whitinsville can be preserved and celebrated. From this, tourism and other economic development opportunities may be presented to the town, its residents and businesses. Please join the Planning Board on November 15<sup>th</sup> to explore the idea of establishing a local historic district for Whitinsville.



### LOCAL HISTORIC DISTRICT INITIATIVE PUBLIC FORUM

#### **AGENDA**

#### I. Welcome & Introductions

R. Gary Bechtholdt II, Northbridge Town Planner Kenneth Warchol, Chairman Northbridge Historical Commission

### II. Blackstone River Valley National Historical Park –Whitinsville, MA

Jennifer Smith, Management Assistant Blackstone River Valley National Historical Park Megan T. DiPrete, Deputy Director Blackstone Heritage Corridor, Inc.

### III. Village of Whitinsville –Historical Narrative

Kenneth Warchol, Chairman Northbridge Historical Commission

### IV. Establishing a Local Historic District

R. Gary Bechtholdt II, Northbridge Town Planner

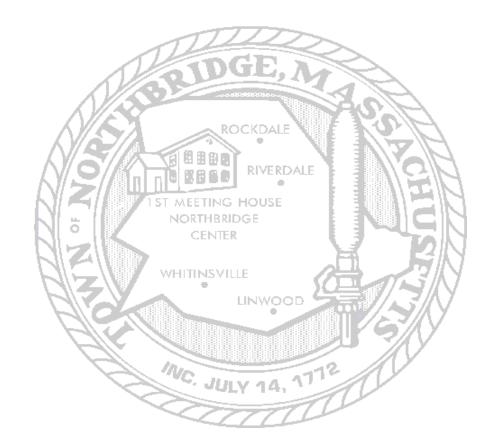
### V. Inventory of Parcels & Potential Boundaries

**Local Historic District Study Committee** 

#### VI. Round-Table Discussion

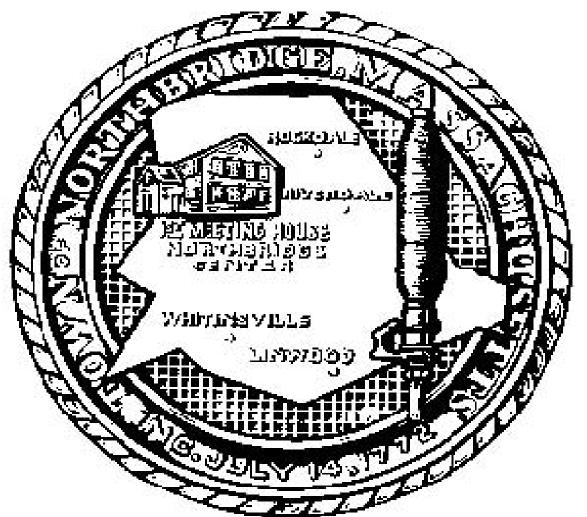
**Public Input** 

### VII. Wrap-up & Next Steps



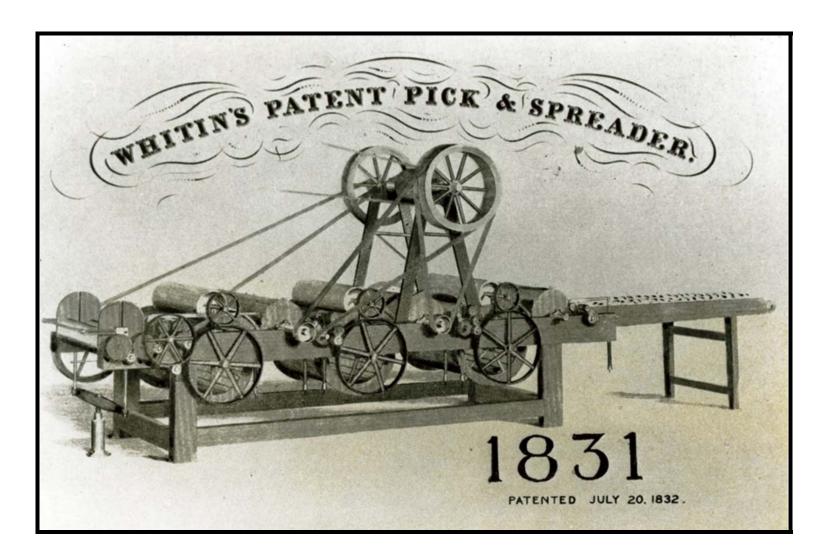


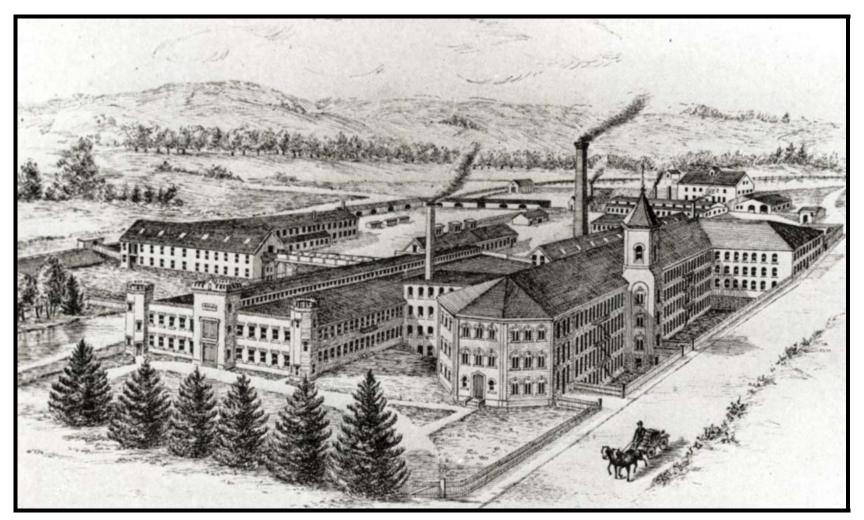




Town of Northbridge -July 14, 1772

# Town of Northbridge, MA





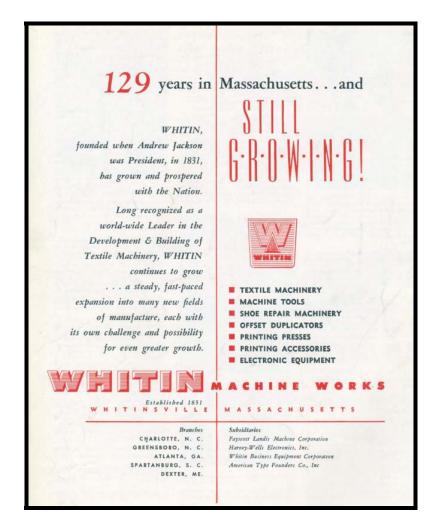
-Whitin Machine Shop 1879

# Village of Whitinsville Town of Northbridge, MA



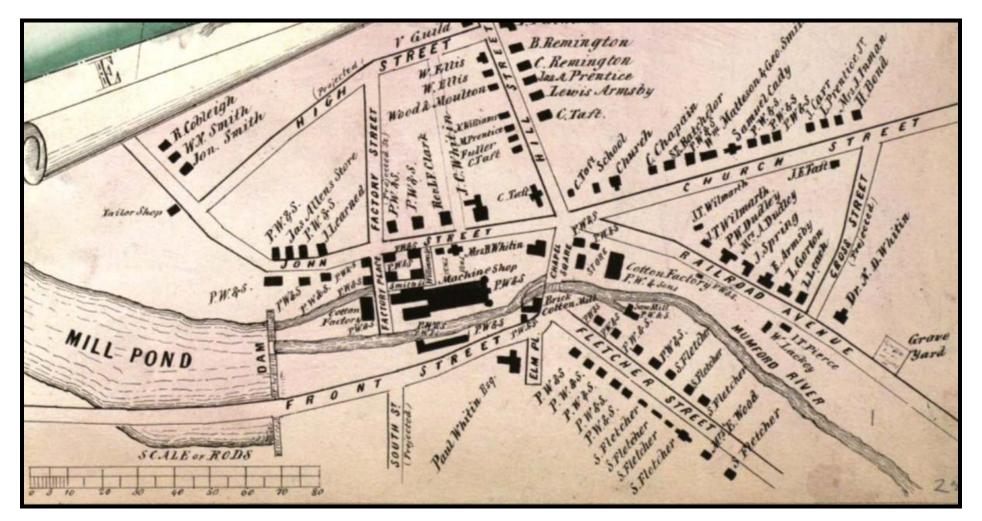
-The Whitin Spindle (AUG 1919) Whitinsville Social Library /Internet Archive

### Village of Whitinsville Town of Northbridge, MA

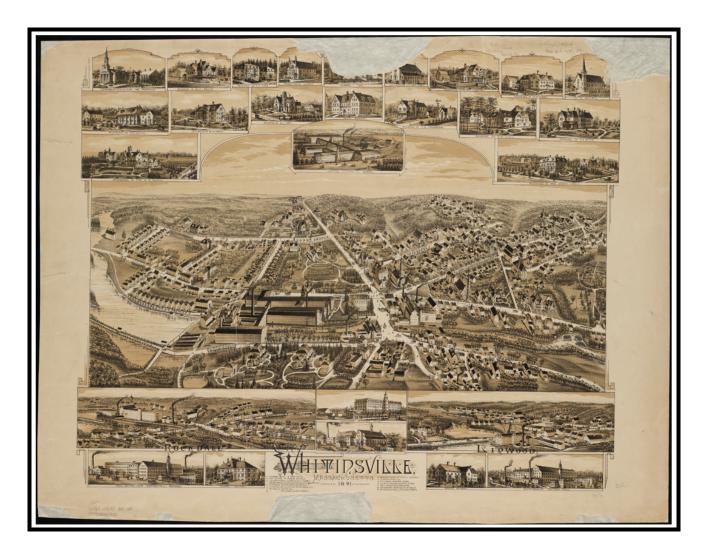


-The Whitin Spindle (JAN-FEB 1960) Whitinsville Social Library /Internet Archive

### Village of Whitinsville Town of Northbridge, MA

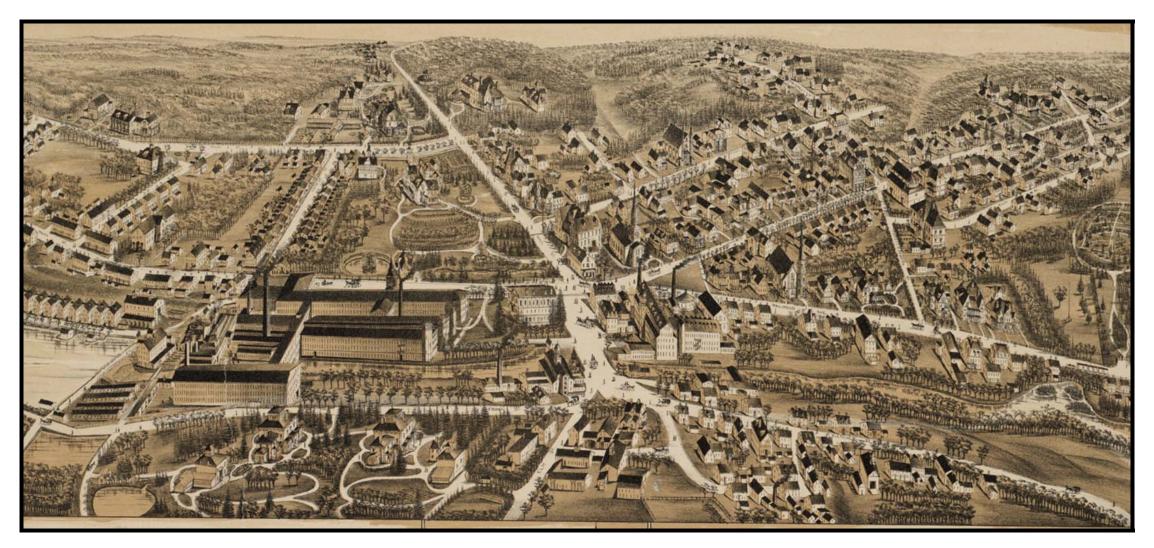


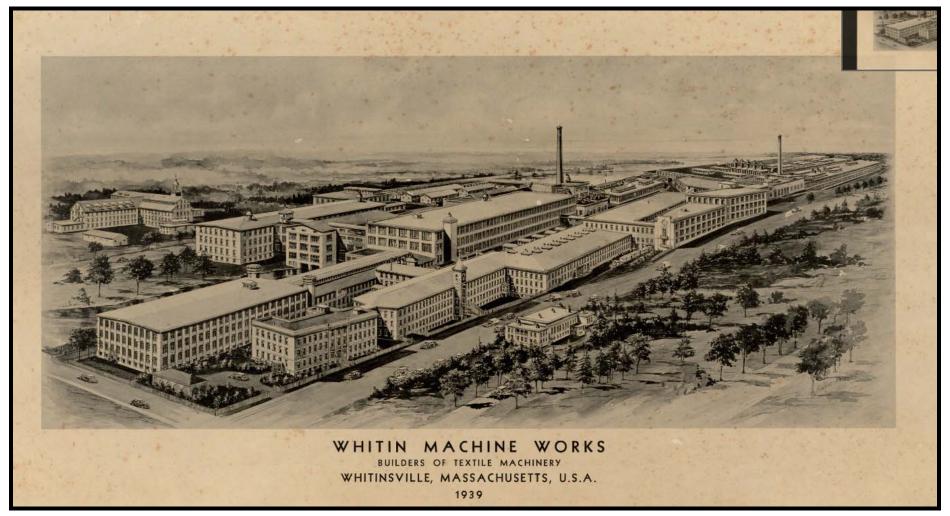
1849 Map of Whitinsville, MA



Whitinsville, MA –1891

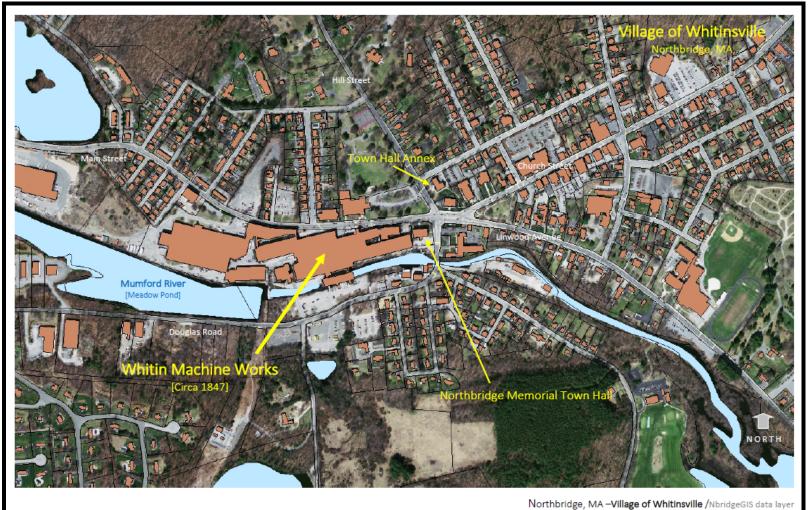
# Village of Whitinsville Town of Northbridge, MA

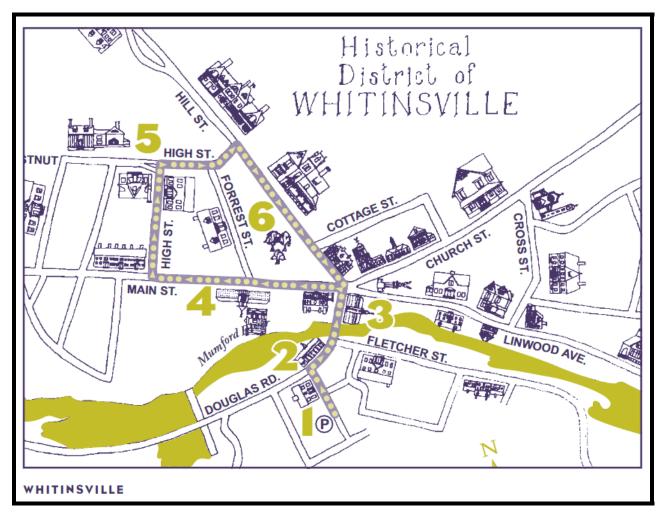




(Howard-Wesson Co. 1939)

# Village of Whitinsville Town of Northbridge, MA





Whitinsville, MA – WALKING TOUR



### **National Register Districts**

A National Register District is part of the National Register of Historic Places. The National Register of Historic Places is the list of individual buildings, sites, structures, objects, and districts, deemed important in American history, culture, architecture, or archaeology. It is a federal designation and is administered by the Secretary of the Interior through the Massachusetts Historical Commission as the State Historic Preservation Office.

### Listing in the National Register:

- recognizes that the area is important to the history of the community, state, or nation.
- allows the owners of income-producing properties certain federal tax incentives for rehabilitation.
- provides limited protection from adverse effects by federal or state involved projects.

If there is no state or federal involvement in a project (such as federal licenses, permits, or funding) and no pertinent local or regional regulations (such as a local historic district), then listing in the National Register of Historic Places does not in any way limit an owner's handling of the property.

There are over 900 National Register Districts in Massachusetts.

### **Local Historic Districts**

In general, local historic districts are far more effective at preventing inappropriate changes than a National Register District. In a local historic district, a locally appointed Historic District Commission reviews proposed changes to exterior architectural features visible from a public way. For instance, if a building addition is proposed in a local historic district, the property owner must submit an application to the Historic District Commission. The Historic District Commission holds a public hearing and makes a determination on whether the new addition is appropriate. If the addition is deemed appropriate, the Historic District Commission issues a Certificate, allowing the work to progress. Many Historic District Commissions have prepared *Historic District Design Guidelines* that clarify how proposed projects should respect the existing historic character.

Local Historic Districts in Massachusetts were first established on Beacon Hill and Nantucket in 1955. There are now over 200 local historic districts in Massachusetts. Local Historic Districts have been very effective at saving historic structures, neighborhoods, and villages from inappropriate alteration and demolition.

Following the steps outlined in Massachusetts General Laws Chapter 40C, Local Historic Districts are established by a two-thirds majority city council or town meeting vote.

By establishing a local historic district, a community recognizes the importance of its architectural heritage and how vulnerable it is to inappropriate alterations without this local regulation.

There is a Difference! –MA Historical Commission



#### There's a Difference between a Local Historic District and a National Register District

It is essential to know that there are two kinds of historic districts in Massachusetts, Local Historic Districts and National Register Districts.

Although the same area may be designated as both a local historic district and a National Register District, there are substantial differences between the two designations. The National Register of Historic Places is a listing of buildings, structures, sites, objects, and districts significant in our nation's history, culture, architecture or archaeology and that are worthy of preservation. It is a Federal designation, administered by the Secretary of the Interior through the Massachusetts Historical Commission as the State Historic Preservation Office.

Listing in the National Register provides formal recognition of the property's significance, potential tax incentives for owners of income-producing property, and limited protection from state or federally funded, licensed, or assisted projects. National Register listing in no way limits the owner's use of the property, and places absolutely no restrictions or conditions on changes made by a private property owner unless there is state or federal involvement in a project, or unless some other regional and/or local regulation is in effect.

Nominations to the National Register are usually initiated by a property owner or by the local historical commission, and do not require any local government approval. Property owners have the right to object to listing on the National Register; a district will not be listed if the majority of owners formally object.

A local historic district, on the other hand, is established locally through town meeting or city council vote. It provides a regulatory review process for all changes to exterior architectural features visible from a public way. For more information on how a local historic district works, contact the Massachusetts Historical Commission.

Both National Register Districts and Local Historic Districts are automatically listed on the State Register of Historic Places. This listing provides limited protection from adverse effects by state funded, licensed, or assisted projects, and makes properties owned by municipalities or non-profit organizations eligible for grants from the Massachusetts Preservation Projects Fund when available.

Establishing Local Historic Districts –MA Historical Commission



#### **Benefits of Local Historic Districts**

Local historic districts have three major purposes as stated in Massachusetts General Law, Chapter 40C:

- to preserve and protect the distinctive characteristics of buildings and places significant in the history of the Commonwealth and its cities and towns;
- to maintain and improve the settings of those buildings and places;
- to encourage new designs compatible with existing buildings in the district.

The benefits of local historic districts are many.

- Local Historic Districts can be credited with saving the character of many areas in Massachusetts
- Local Historic Districts provide protection from demolitions and inappropriate remodeling
- Local Historic Districts provide assurance that the historic built environment will be there for future generations to enjoy
- Local Historic Districts provide a visual sense of the past
- Local Historic Districts create pride in the community
- Local Historic Districts create neighborhood stabilization
- Local Historic Districts provide schoolchildren with educational opportunities

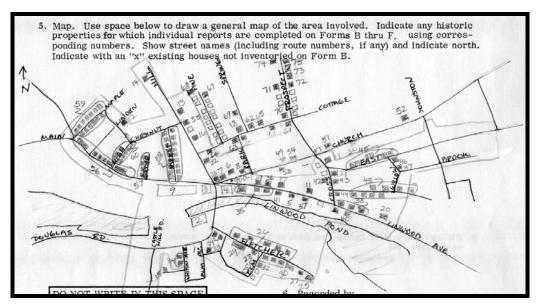
Historic districts do not prevent all changes from occurring, nor do they prevent all demolition, new construction or development. The intent is to make changes and additions harmonious, and prevent the intrusion of incongruous elements that might detract from the aesthetic and historic values of the district. Historic district commissions are only allowed to review changes to exterior architectural features visible from a public way. The ordinance or bylaw creating the district may also exclude certain categories from review; most frequently these are paint color, storm windows and doors, and window air conditioning units. The purpose of a local historic district is not to halt growth, but to allow for thoughtful consideration of change.

Establishing Local Historic Districts –MA Historical Commission

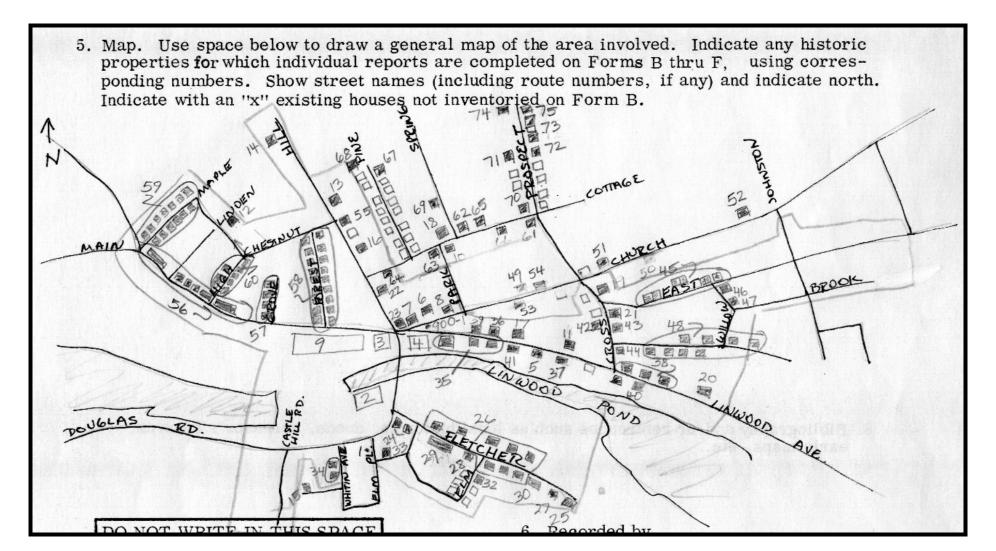


The Whitinsville Historic District is a historic district on Church Street, East Street, Fletcher Street, Hill Street, Woodland Street, Lake Street, and Water Street, Castle Hill Road, and Linwood Avenue in Northbridge, Massachusetts.

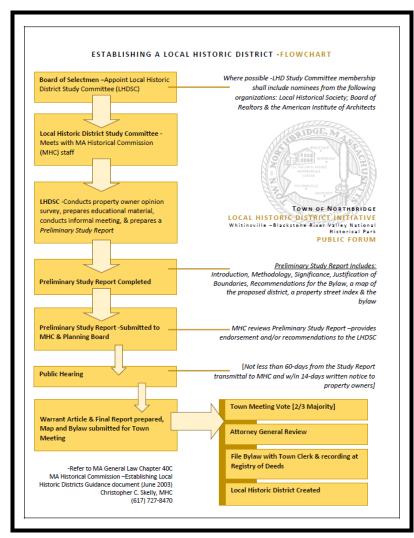
The district encompasses the historic 19<sup>th</sup> Century mill Village of Whitinsville, which grew up around an 1826 brick mill building (which still stands) erected by Paul Whitin. The Whitin family came to dominate the textile trade in Northbridge, with numerous mill complexes. In addition to mill buildings and mill worker housing, the district includes the 1938 post office building. **The district was added to the National Register of Historic Places in 1983.** The district has been included as part of the Blackstone River Valley National Historical Park.



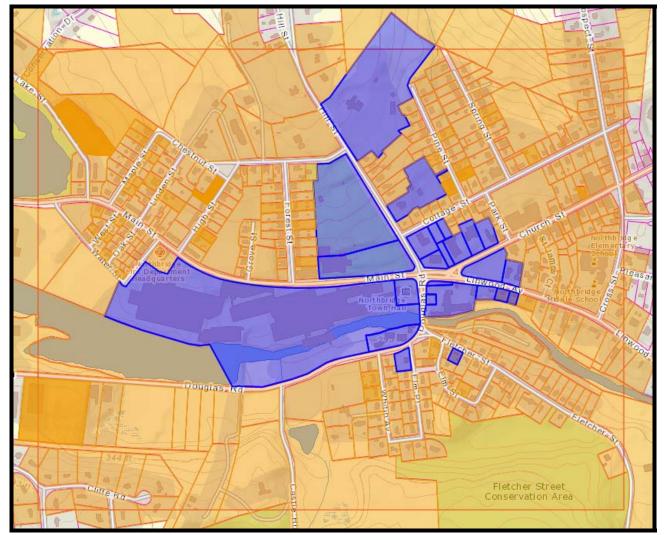












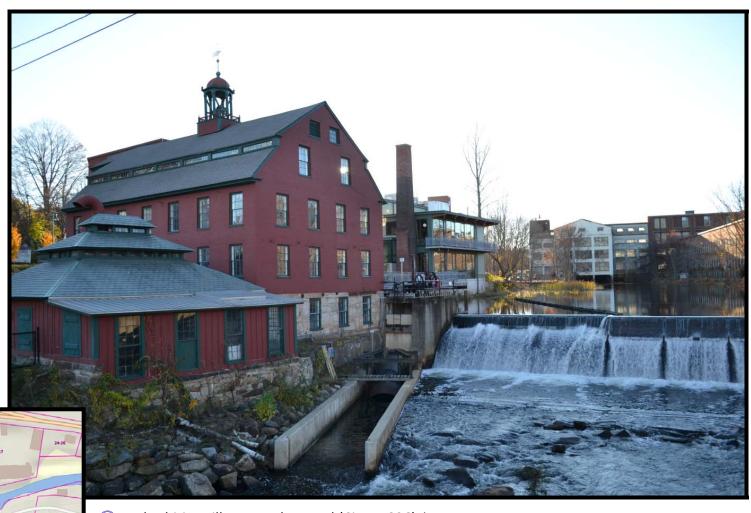
### Whitinsville -Local Historic District Study Committee

### <u>Preliminary Study -Boundary/Properties</u>

Fletcher House	Aldrich School
Whitin Mill & Forge	Whitin Lasell Manor
Granite Cotton Mill	O Town Common/Memorial Square
Whitin Machine Works	Whitinsville Social Library
Whitin Community Center	Parsonage Building
Carr Funeral Home	Whitinsville Bank Building
John. C Whitin Estate	Village Congregational Church
Memorial Town Hall	Episcopal Church
Worker Housing Fletcher Street & Linwood Avenue	







Paul Whitin Mill 54 Douglas Road (Circa 1826) / Alternatives Unlimited, LLC -Old Brick Mill & Forge



O Worker Housing (Circa 1826) Fletcher Street

### Village of Whitinsville Town of Northbridge, MA



Granite Cotton Mill 17 Douglas Road (Circa 1845) / Cotton Mill Apartments

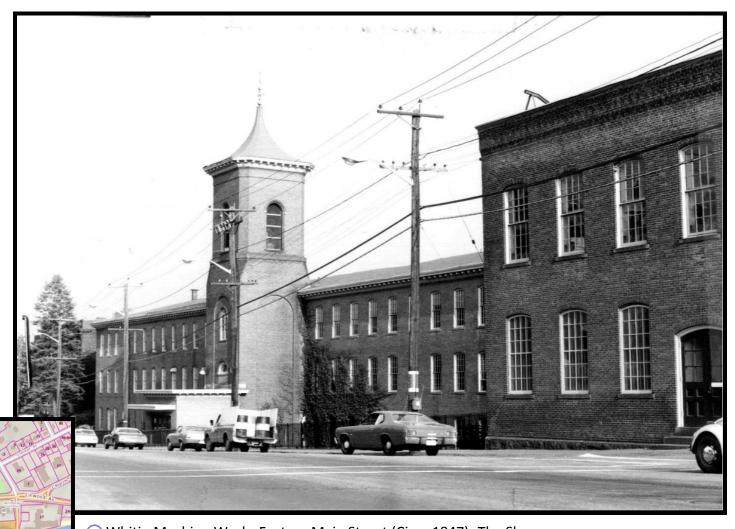




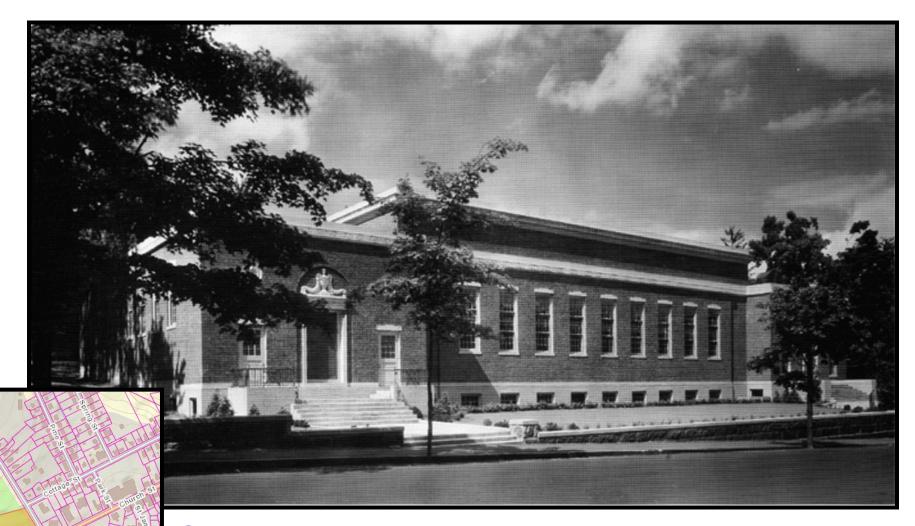


Worker Housing Linwood Avenue (Circa 1845-50)

### Village of Whitinsville Town of Northbridge, MA



Whitin Machine Works Factory Main Street (Circa 1847) -The Shops



Whitin Community Center 60 Main Street (Circa 1922)



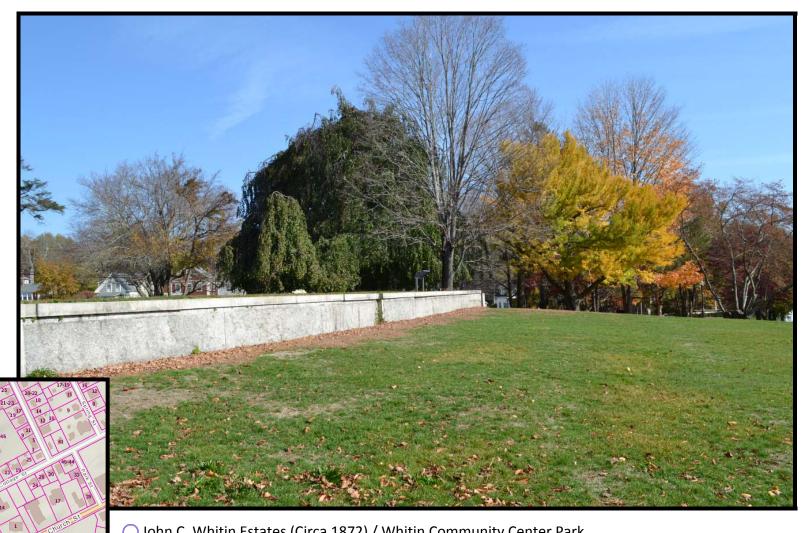
O Superintendent Home (Circa 1875) 24 Hill Street / Carr Funeral Home



O Northbridge Memorial Town Hall 7 Main Street (Circa 1872-75)



Aldrich School 14 Hill Street (Circa 1890) / Town Hall Annex



OJohn C. Whitin Estates (Circa 1872) / Whitin Community Center Park



Whitin Lasell Manor 120 Hill Street (Circa 1920)

# Town of Northbridge, MA



○ Town Common / Memorial Square (Circa 1890)

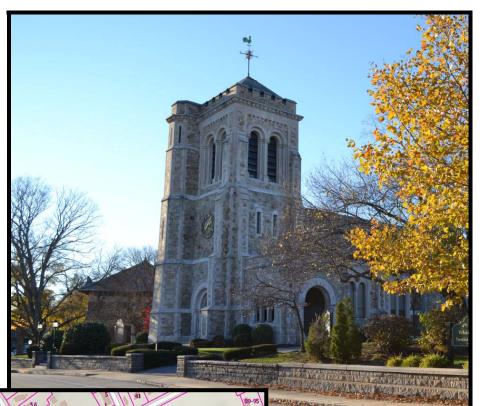
#### Village of Whitinsville Town of Northbridge, MA



O Parsonage Building Church Street (Circa 1898)



Whitinsville Social Library 17 Church Street (Circa 1925)







○ Village Congregational Church 5 Church Street (Circa 1898)

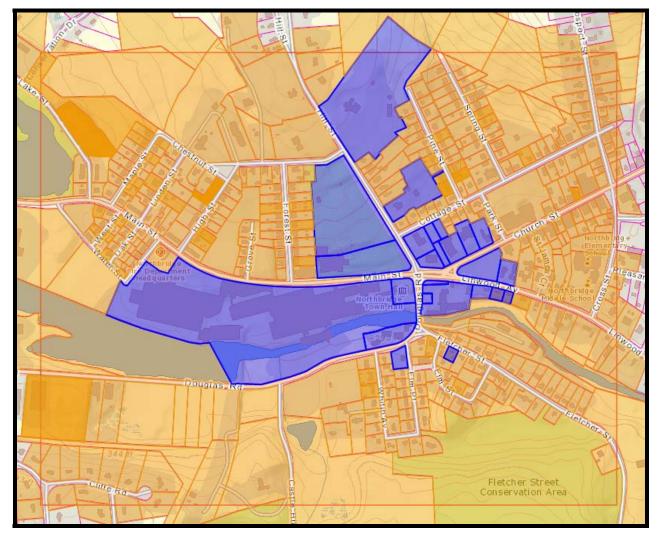
Episcopal Church 31 Linwood Avenue (Circa 1925)

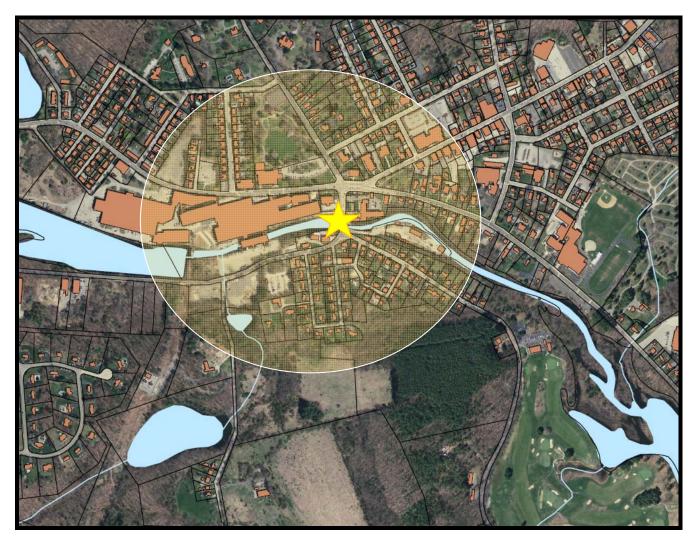
#### Village of Whitinsville Town of Northbridge, MA

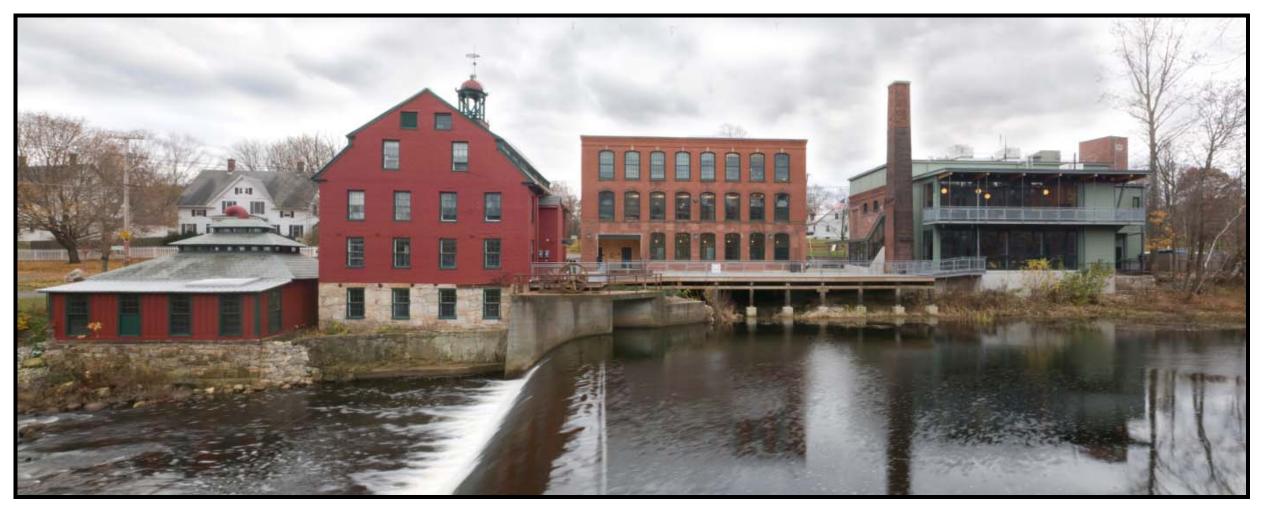


O Whitinsville Bank Building 1 Memorial Square (Circa 1905)







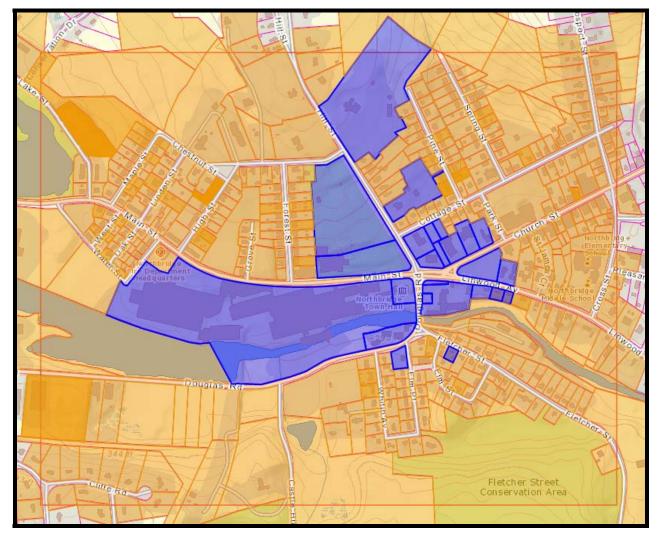


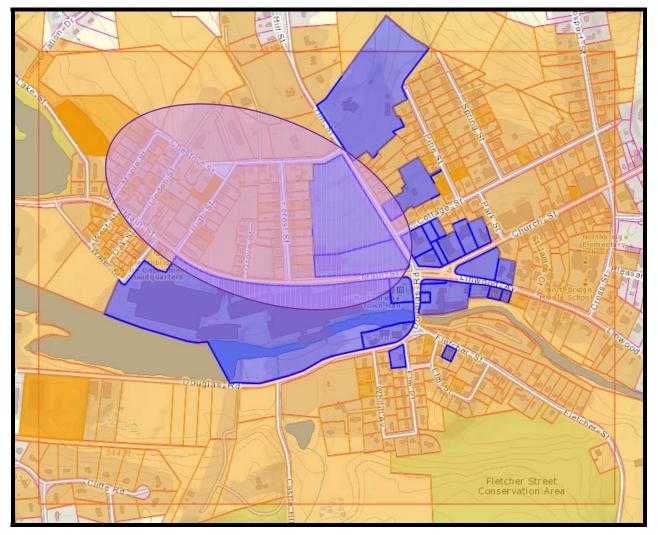
(-Photo courtesy of Alternatives Unlimited, LLC)

### Village of Whitinsville Town of Northbridge, MA











-Hill Street



–Hill Street

## Village of Whitinsville Town of Northbridge, MA



-Chestnut Street

#### Village of Whitinsville Town of Northbridge, MA



Whitin, John Crane House 10 Chestnut Street (Circa 1840) / Whitinsville Retirement Home









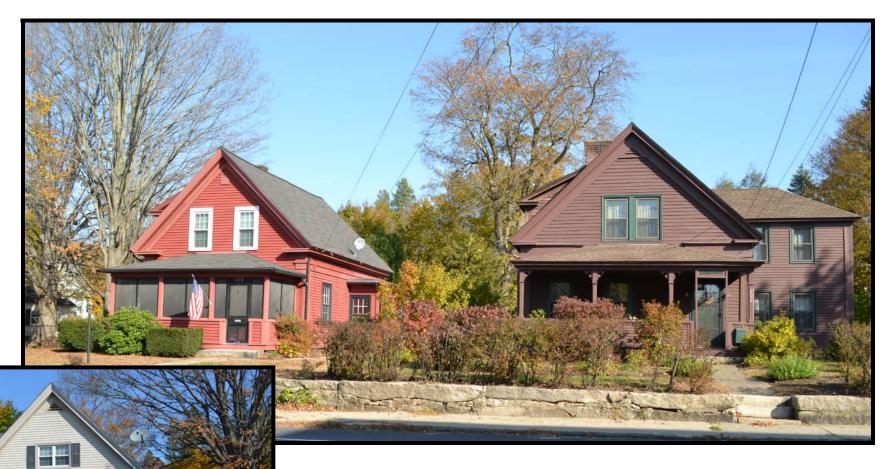


-Maple Street

## Village of Whitinsville Town of Northbridge, MA



-Linden Street



-Main Street

## Village of Whitinsville Town of Northbridge, MA



-Main Street

### Village of Whitinsville Town of Northbridge, MA

LOCAL HISTORIC DISTRICT STUDY COMMITTEE INITIATIVE

Public Forum –November 15, 2016



-High Street

### Village of Whitinsville Town of Northbridge, MA



-High Street

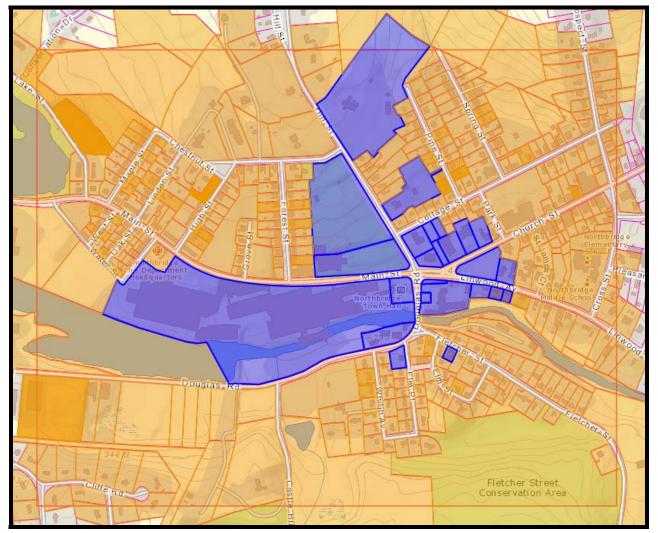
### Village of Whitinsville Town of Northbridge, MA





-Forest Street

### Village of Whitinsville Town of Northbridge, MA





Northbridge Local Historic District Study Committee

Northbridge Historical Commission

Northbridge Historical Society

Whitinsville Social Library –Internet Archive

Blackstone Heritage Corridor, Inc.

Blackstone River Valley National Historical Park -National Park Service

Attendees

For more information please contact Ken Warchol, Chairman Northbridge Historical Commission or R. Gary Bechtholdt II, Town Planner at (508) 234-2447 Commuity Planning & Development Office (14 Hill Street, Whitinsville, MA 01588) gbechtholdt@northbridgemass.org







-Castle Hill Farm

### Village of Whitinsville Town of Northbridge, MA