

United States Department of the Interior
National Park Service

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FEB 17

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Franklin Common Historic District

other names/site number _____

2. Location

street & number Main, High, Union, Pleasant Street and Church Square

☐

not for publication

city or town Franklin

☐

vicinity

state MASSACHUSETTS code MA county Norfolk code 021 zip code 02038

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination
☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property
☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant
☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Betsy Friedberg, National Register Director

2/14/05

for Signature of certifying official/Title *Cara H. Metz*

Date

Massachusetts Historical Commission, State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional Comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

☒ entered in the National Register

☐ See continuation sheet.

☐ determined eligible for the
National Register

☐ See continuation sheet.

☐ determined not eligible for the
National Register

☐ removed from the
National Register

☐ other (explain): _____

Signature of the Keeper

Kathleen Anderson

Date of Action

3/31/2005

Franklin Common Historic District

Norfolk, MA

County and State

Name of Property

5. Classification

Ownership of Property Category of Property

(Check as many boxes as apply)

(Check only one box)

☒ private

☒ public-local

☐ public-State

☐ public-Federal

☐ building(s)

☒ district

☐ site

☐ structure

☐ object

Number of Resources Within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

74

5

building

1

1

sites

1

0

structures

4

8

objects

80

14

Total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register

1 (Brick School, 1975)

6. Function or Use

Historic Functions

(Enter categories from instructions)

DOMESTIC: Single dwelling, multiple dwelling

secondary structure

COMMERCE/TRADE: Store

EDUCATION: School

RELIGION: Religious facility, church school, church-

related residence

RECREATION AND CULTURE: Park, monuments

LANDSCAPE: Plaza

Current Functions

(Enter categories from instructions)

DOMESTIC: single dwelling, multiple dwelling

secondary structure

EDUCATION: School

RELIGION: Religious facility, church school, church-

related residence

RECREATION AND CULTURE: Park, monuments

LANDSCAPE: Plaza

7. Description

Architectural Classification

(Enter categories from instructions)

EARLY REPUBLIC: Federal

MID-19TH CENTURY: Greek Revival

LATE-VICTORIAN: Italianate, Second Empire, Queen

Anne, Shingle Style

LATE 19TH AND 20TH CENTURY REVIVALS: Colonial

Revival, Tudor Revival

LATE 19TH AND EARLY 20TH CENTURY AMERICAN

MOVEMENTS: Bungalow/Craftsman

Materials

(Enter categories from instructions)

foundation Stone, Brick, Concrete

walls Weatherboard, Shingle, Stucco, Brick, Synthetic

roof Slate, Asphalt Shingle, Ceramic Tile

other

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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Continuation Sheet

Section number 7 Page 1 **Franklin Common HD**
Franklin (Norfolk), MA

7. DESCRIPTION

Situated in the geographic center of Franklin, Massachusetts, a town located southwest of Boston near the Rhode Island border, the Franklin Common Historic District is a densely settled residential and institutional enclave surrounding the Town Common. Dean College (formerly Dean Junior College) and Franklin's commercial center are located just south of the district. The wedge-shaped Common at the core of the district is bounded by High Street on the south, Union Street on the west, Church Square on the north, and Main Street on the east. The district boundary along Main Street extends beyond the Common to the north and south. On the south, the boundary abuts the **Dean Junior College Historic District** (NR District 1975); on the north, the district terminates at (and encompasses) the **Red Brick School** (2 Lincoln St., MHC #196; NRIND 1975), which is the focal point of the triangular intersection at Main, Lincoln, and Maple Streets. The district also includes the first block of Pleasant Street, which is the easterly extension of Church Square. In addition to the objects and structures on the Common, the district includes fifty-six principal buildings and twenty-four outbuildings. All of the principal buildings in the district are contributing, except for the 1961 **New England Telephone Company** (141 Main Street, MHC #183), which is less than fifty years old. The total resource count of 94 (see data sheet) does not include the Red Brick School because it was previously listed in the National Register of Historic Places.

The district is primarily characterized by a suburban streetscape surrounding and radiating out from the Common. Institutional buildings are located opposite the Common on Church Square and on Main Street. The Main and Pleasant Street corridors are heavily trafficked roadways. The topography of the district is relatively flat except for a section along Union Street on the west side of the Common where several houses step downhill to walk-out basements at the rear.

Houses displaying architectural styles ranging from the Federal to the Tudor Revival stand on lots averaging about half an acre with uniform setbacks of twenty to thirty feet from the street. House lots tend to be deep and narrow so that the streetscape reflects a moderate density despite the size of the lots. Front yards typically feature lawns, mature trees, and shrubs, and are generally divided from the street by concrete sidewalks and a grassy strip that is often planted with mature trees. Back yards are often deep, particularly along Union Street where several properties have in-ground swimming pools and tennis courts. The largest house in the district is the Georgian Revival **Hayward Mansion** (35 Pleasant Street, MHC #232, photo 1), which is deeply set back and difficult to see from the street. While most of the houses are single-family dwellings, there are a number of two-to-four family houses. Most houses are of frame construction, clad with clapboards, and roofed with asphalt shingles. In general, the houses are well maintained and retain their character-defining features. A number have, however,

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been clad with synthetic siding, sometimes including removal of trim or replication of it in synthetic material. Other notable alterations include replacement window sash, enclosure of porches, and removal of verandas. Sanborn maps indicate that the latter were present on the vast majority of 19th-century houses until at least the mid-20th century. These alterations are scattered throughout the district, but the most noticeable concentration is along Main Street north of the Common, where multifamily houses predominate and the density is greatest.

Outbuildings in the district are predominantly modest one- and two-car garages dating to the early part of the 20th century, but three are former stables. A good example stands next to the house at **17 Union Street** (MHC #287). Although it has been clad with vinyl siding, the front-gabled building retains its hoist, hayloft door, and cupola. Footprints of buildings in the district as shown on historic maps indicate that outbuildings were commonly connected to the houses by a series of ells or wings. A fine example of one that remains connected is the mid-19th-century attached stable/garage at **27 Union Street** (MHC #288). Another highly significant outbuilding in the district is the **Hayward Estate Garage** (MHC # 234, photo 2) near the corner of Queen and Pleasant Streets. The latter two outbuildings are described in the section on residential buildings.

The five noncontributing buildings in the district consist of four recent garages (164, 182, 270, 287 Main Street) and the **New England Telephone Company Building** (141 Main Street, MHC #185) at the southeast corner of Main and Crescent streets. The one-story, rectangular, flat-roofed building, designed in the Colonial Revival style, extends seven bays along Main Street. An archway in the northernmost bay at the corner of Crescent street marks the main entrance. The building stands on a concrete foundation and is constructed of concrete block on a steel frame with a brick veneer. Dating to 1961 and now the offices of Verizon, it stands on the site of a three-story, mansard-roofed building, which was known as the Crescent House (ca.1890). Sanborn maps indicate that the Crescent House was removed between 1927 and 1949.

The Common

Oriented toward Church Square on the north, the Franklin Common is a 240,100 square foot (approximately 5.5 acres), grass-covered park containing nine war memorials, a bandstand, two flagpoles, and numerous benches. The perimeter measures 1,962 feet with 436 feet along High Street, 712 feet along Union Street, 172 feet along Church Square, and 642 feet along Main Street. Used for passive recreation and community gatherings, the Common is separated from the street by concrete sidewalks, a grassy strip, and granite curbing that runs along the perimeter. Mature trees dot the grounds, line the paths, and border the Common. Most of the trees are hardwoods, primarily oak and maple, but there are also a number of conifers including hemlocks and a particularly fine stand

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of blue spruce forming a backdrop for the Civil War monument. The north end of the Common is distinguished by a carefully groomed garden maintained by the Franklin Garden Club and planted with low-growing shrubs and flowers that flank a path leading to monuments commemorating World Wars I and II and the Korean War. A radiating path network paved with large-aggregate concrete (ca. 1990s) leads from each corner as well as from the center of the east and west borders converging at the bandstand, just north of center. The Common is furnished with several sculptural cast-concrete benches as well as wood-slat park benches (ca. 1990s) with curvilinear iron supports and arm rests. The latter are typically arranged along the path network, while the former are near monuments. Sixteen classical iron lampposts were installed in 1982 to light the grounds at night. Flagpoles stand at both ends of the Common. One, known as the veterans' flagpole (1979), is opposite St Mary's Church near the intersection of Church Square and Main Street (photo 4), and the other (pre-1919) is near the corner of High and Main streets.

The contributing monuments on the Common are the **Civil War Soldiers' Monument** (1903), **The G.A.R. Memorial Boulder** (ca. 1913), and the **World War I Monument** (1929, photo 3). The Civil War Soldiers' monument is the oldest known object on the grounds. Centered near the south end of the Common, it is composed entirely of blue Westerly (RI) granite. The richly decorated monument rises twenty-one feet from a seven-foot square, three-part base to a tall pedestal supporting a 7-foot 6-inch figure of a volunteer Union soldier. The figure was cut from a model made by the noted sculptor Charles Conrads of Hartford, CT. John B. Sullivan & Son in Taunton, MA, designed and fabricated the monument. The front base is inscribed as follows: "Presented by Frederick Atwood Newell to the Town of Franklin MDCCCIII." The pedestal bears the following inscription in raised polished letters: "In grateful remembrance of the men of Franklin who fought to save the Union, 1861-1865." On the back, the words "Post 60 G.A.R." are encircled by a carved oak wreath flanked by the words "Army" and "Navy." The pedestal also displays the symbols of the Navy (anchor and rope), Cavalry (crossed saber and carbine) and Artillery (crossed cannons) with the Infantry being represented by the figure of the Union soldier. Some of the most important battles in which the men of Franklin took part are also listed on the monument including, Antietam, Gettysburg, Petersburg, and Spottsylvania. Finally, the four sides of the pedestal just beneath the figure are carved with swags of laurel leaves -- the symbols for peace and victory. A copper time capsule placed in the base of the monument contains among other memorabilia a copy of Blake's *History of Franklin*, a copy of the first issue of the Franklin Register (10.8.1872) and of the Franklin Sentinel (11.16.1878). An historic photograph (ca. 1910) of the Civil War Soldiers' Monument shows it standing in what appears to be the center of a large circular green space outlined with low shrubs and a walkway.

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Subsequently (ca. 1913), the **G.A.R. Memorial Boulder** was placed in the Common to honor the preservation of the Union. It is a metal plaque bearing the Gettysburg Address embedded in a large boulder. Given by Austin B. Fletcher, the monument stands along Main Street on the east side of the Common.

Facing north toward Church Square, the **World War I Monument** (1929, photo 3) anchors the north end of the Common. Arguably the most evocative war memorial in the Common, its centerpiece is the 8-foot 4-inch bronze figure of a pensive World War I infantryman--The Doughboy--standing with his head bowed in contemplation or prayer. The figure rises from the center of a twenty-one-foot long, four-foot tall curved wall of pink Stony Creek granite that incorporates a seat along its north elevation. Names of Franklin men who served in the war are recorded on the granite surface, as are carved images of a ship in a storm and a plane in flight. The Doughboy was cast by Gorham Co., Founders. Plans for the monument were adapted from a design by William Van Alen (1883-1954), a prominent New York architect. Van Alen, who is best known for the Chrysler Building in Manhattan, had proposed a similar, but larger, version of the World War I Monument for Waterbury, CT. Joseph I. Pollia of New York City sculpted the Franklin monument, which was dedicated on Armistice Day, 1929. Originally sited with its back to Church Square so that it faced into the Common, the monument was reoriented in 1979 so that its curved granite wall/seat now forms a backdrop for the monuments to World War II, Vietnam, and the Korean War, as well as the garden previously described.

Among the war memorials erected on the Common in the last fifty years, one of the most unusual is the **Spanish American War Monument (1983)**, commemorating the 1898 war to free Cuba from Spanish control. Located on the Common along Main Street opposite St. Mary's School, it is a gun recovered by USS *Marblehead* divers in 1898 from the *Sandoval*, a Spanish gunboat. The Spanish sank the gunboat off Caimanera Bay, Cuba, on July 20, 1898 (three days after the Spanish surrender), in an effort to prevent its falling into the possession of the United States.

The only structure on the Common is the centrally located **Bandstand** (1917). Inspired by the designs of the Far East and reflecting the Craftsman style, this octagonal pavilion, measuring approximately 30 feet wide by 20 feet tall, rests on a brick and granite base. Piers of thin smooth tile alternating with rough brick rise to support a broad octahedral hip roof covered with red tiles. The unpainted underside of the roof rests on carved wooden corbels and large wooden brackets. An iron balustrade encloses the deck of the rotunda, which is reached by a set of six steps on the south side. A circular motif designed into the deck reads: "Presented to the Town of Franklin by

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Harry Taft Hayward and Edith Wires Hayward - MCMXVII." In 1983, the bandstand was re-bricked and the roof repaired by students at the Tri-County School with funding from the town. In 1995, Clark, Cutler and McDermott Company renovated the structure.

Institutional Buildings

Institutional buildings in the district include **The First Congregational Church of Franklin** (1895), **St. Mary's Church** (1923-7, photo 4), **Parsonage** (ca. 1868), and **Rectory** (1932), **St. Mary's School** (1955), and **The Red Brick School** (1833). The latter, previously listed on the National Register, is a three by three bay, 1½ story, gable-front, one-room brick school building resting on a granite foundation. Its façade, which faces south onto Main Street, has a central doorway topped by a three-light transom and flanked by a window on each side. The gable field is clad with clapboards.

The First Congregational Church of Franklin (171 Main Street, MHC# 186; now the Franklin Federated Church), which was built in 1895 in the Shingle Style, stands opposite the Common at the intersection of Main and High streets. To the right (south) of the building is the church parking lot; to the left, and deeply set back behind an enormous copper beech tree, is the Italianate-style **Parsonage** (MHC #187; ca. 1868). Both the church and the parsonage have been covered with white vinyl siding (ca. 1967), which in the case of the church, replaced brown wood shingles that were a major character-defining feature. Retaining its characteristic complex massing and asymmetrical plan, the Congregational Church is the only example of the Shingle Style in the district. Designed by Walter J. Paine, a Boston architect, it rises 2½ stories from a granite foundation with beaded mortar joints to a complex cross-gable roof with prominent hip-roof projecting sections flanking a front-gable and giving it a T plan. A wide tapered bell tower capped by a pyramidal roof anchors the north elevation, and a hip-roofed *porte cochere* resting on tapered piers projects from the south elevation. On the facade, a tall brick exterior chimney rises to the south of the front-gabled section, which is flanked by two deep integral porches accessed by wide, gently sloping masonry steps. The uncoursed granite of the foundation continues up the first story of the porches and the tower. The main entry in the north bay contains paired wood-panel doors with inset windows. Similar doors lead to the secondary entrance in the projecting section on the south elevation. Fenestration is varied, but with the exception of stained glass windows lighting the sanctuary and several diamond-pane, leaded glass windows on the facade and at the base of the tower, most windows have replacement 1/1 sash. Other details include overhanging gable ends, enormous curved brackets supporting the porch roof at the main entry, a round projecting bay window on the facade at the junction of the front gabled section and main entry, and a small three-bay shed dormer with diamond-pane sash on the north elevation. The bell tower was originally somewhat taller and contained a clock face section.

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St. Mary's Church (1 Church Square, MHC# 18, photo 4) at the head of the Common on Church Square occupies the most prominent location in the district. Completed in 1927 and designed in the Gothic Revival style by Matthew Sullivan, the red brick building is richly trimmed with limestone. The building rises from a limestone foundation to a steeply pitched front-gable roof covered with red tile. A stout square-plan bell tower straddles the roof ridge at the north end of the building. The facade is defined by a squared two-story projecting section with stepped parapet and ornate limestone frontispiece containing the centrally located main entrance set within an archivolt that is surmounted by a large rose window. Flanking the main entrance are secondary entrances framed by more modest Gothic arches that rest beneath niches containing statues of Mary the Mother of God as well as Saints Peter, Paul, Joseph, and Patrick. Side elevations display buttresses and stained-glass windows trimmed with polychrome Gothic arches. The only visible alteration to this fine early 20th century building is the tasteful incorporation of an access ramp at the southeast corner.

To the west of the church and set back from it, **St. Mary's Rectory** (MHC #17) was designed by Matthew Sullivan in 1932. Combining Georgian Revival symmetry with Tudor Revival decorative motifs, the red brick and limestone Rectory complements but does not compete with the church. The rectangular-plan, 5-bay-wide by 3-bay-deep rectory rises 2½ stories from a brick foundation to a slate-covered double-pitched roof with front gables at each end of the facade. Segmentally arched dormers punctuate the roof along the facade and side elevations. The main entrance, set in a 2-story projecting limestone ashlar frontispiece, incorporates Tudor and Gothic motifs. Other Tudor Revival features include casement windows with stone lintels and sills flanked by narrow vertical windows. Several small square panels containing the letter S and small diamond-shaped blocks placed symmetrically enliven the brickwork, as do decorative brick bands at the upper corners of the facade and between the first- and second-story windows. A statue of Mary holding the baby Jesus stands in front of the rectory.

St. Mary's School (201 Main Street, MHC #188) dominates the view from the Common along Main Street. Built in 1955 and designed by Boston architect John P. Heffernan in the International style, it is a long, east-facing, three-story brick building characterized by a flat roof, minimal trim, and groups of large windows with horizontally divided lights. A magnificent oak tree with a trunk that is at least five feet in diameter stands behind the school in a walled garden at the corner of Main and Pleasant streets. The tree marked the entrance to the first Hayward Mansion (see section eight).

Residential Buildings

Residential buildings in the district range in age from the late 18th century to 1937, with most dating from the mid to late 19th century. The district contains examples of the Federal, Greek Revival, Italianate, Second Empire,

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Victorian Gothic, Queen Anne, Colonial Revival, Tudor, and Craftsman styles. The latter are often associated with the cubic Foursquare house form, and in one particularly fine example, with the Bungalow form (**36 Pleasant Street**, MHC #235). Representative examples of each style and type are discussed below in chronological order.

Given its form and center chimney, the oldest house in the district appears to be the Federal/Greek Revival-style house at **39 Union Street** (MHC #289, photo 5). The house is said to date to 1780, but historic maps indicate that it arrived in its present location between 1832 and 1858. Its Federal form and Greek Revival trim suggest that it was remodeled in the 1840s, perhaps at the time of its relocation. In any event, it is a well-preserved house that retains its character-defining features whether they are original or part of its evolution. Facing east, the 5-bay, center-entrance house rises 2½ stories from a stone foundation to a slate-covered side-gable roof with center chimney. The slate roof, which probably dates to the mid or late 19th century, is one of only three noted in the district, the others being at **St. Mary's Rectory** (MHC #17) and **53 Union Street** (MHC #290). A wide veranda spans the facade and wraps down the north elevation to connect with a one-bay, two-story wing. Windows have 12/12 sash and molded casings. Clapboards cover the second story, while flushboards are used on the first story of the facade. The latter technique was meant to simulate stonework. While the form of the house is Federal, its paneled corner pilasters and door surround composed of sidelights on paneled bases with paneled architrave and corner blocks are Greek Revival details. The sidelights are glazed with tracery, which typically is a Federal-period detail. The house stands on nearly an acre of land with a deep backyard that accommodates a tennis court. It is now a single-family house, but was a two-family dwelling from at least 1911 to 1958.

The house at **282 Main Street** (MHC #191, ca. 1840, photo 6) is another house with both Federal and Greek Revival features. The five-bay, center entry house rises 2½ stories from a granite foundation to a side-gabled roof. While it has been clad with aluminum siding, losing much of its trim, it retains an entry framed by fluted pilasters and full sidelights, as well as one of what were probably paired interior chimneys. (The exterior chimney on the south elevation may have replaced one of the interior chimneys.) Placing a chimney on either side of the house rather than one in the center allowed for the center hall plan and did away with the cramped entry that characterized earlier houses. Map research raises the possibility that the house may be eight to ten years older than the ca. 1840 date that has been previously assigned.

A nice example of a well-developed Greek Revival-style house stands at **287 Main Street** (MHC #192, photo 7). Built ca. 1850, its gable end faces the street, an orientation that was quite radical when it first appeared in urban areas around 1830. The main block of the 2½ story house rests on a granite foundation and has a three-bay facade with side-hall entry. Placing the entry off center made it possible to have an interior plan with the large

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principal rooms aligned along one side of the house and the interior stair along the other. The chimney, as is typical of this house form, rises near the center of the roof ridge. A wide on-grade veranda paved with brick and resting on Tuscan Columns spans the facade and a two-story, two-bay wing that is flush with the facade. The on-grade full veranda is a common feature of mid-19th century houses in the district, but this one may be an early 20th-century addition. Windows have 6/6 sash (in-kind replacements) and molded casings. The front door is flanked by full narrow sidelights and a paneled architrave with corner blocks. Other character-defining features of the house include flushboarding on the facade at the first story and in the gable end (clapboards elsewhere), a pedimented gable end, a wide frieze beneath the eaves, and a wide cornerboard at the south end of the facade. A remnant of the cornerboard at the north end of the house is visible above the main entrance. Cornerboards (or pilasters if they have capitals) rising to a pedimented entablature were meant to evoke the Greek Temple from which the style was derived. This house is set much closer to the street than its younger neighbors.

A Greek Revival house with proportions and detailing similar to 287 Main Street stands at **2 High Street** (MHC #125), opposite the Common on the corner of Main Street. Built ca. 1850, it has a set-back wing that extends four bays to the west and a pedimented portico that replaced a veranda on the facade. The horizontal window in the gable end features decorative muntins in a geometric pattern. Such a unique window in the gable end is a character-defining feature of many Greek Revival-style houses.

One of the most outstanding and ornate houses in the district stands at **27 Union Street** (MHC #288, photo 8). Dating to ca. 1855, it is a high-style example of the transitional Greek Revival/Italianate style. Facing east and displaying the 2½ story front-gabled form and side-hall entry of the Greek Revival period, it also features full-height projecting bays on both side elevations, which gave it a cross-shaped floor plan. (The house now has an irregular plan due to alterations at the rear of the north elevation). Enriched with a profusion of foliated and scrolled brackets along the eaves and pedimented gables, the house also displays paneled corner pilasters decorated with anthemions and topped by elaborate Corinthian capitals. A full-width wrapping veranda rests on fluted Corinthian columns. More than any other house in the district, 27 Union Street evokes the Greek temple, which inspired the design. Other character-defining features of this well-preserved house include flushboard cladding, shelf-on-bracket window heads, long first-story windows on the facade, a triangular window in the gable end, and a wide compound frieze beneath the eaves. A fine example of a former stable (now a 2-car garage) is attached to the northwest corner of the house. Detailed to complement the house, the contemporaneous stable features flushboarding, wide cornerboards, a full return with a triangular window in the gable end, a hayloft door, and a cupola. As is typical along this stretch of Union Street, the 38,768-square-foot lot is nearly 300 feet deep, so that it accommodates a swimming pool in the back yard.

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The house at **14 High Street** (MHC #126; ca. 1845) is the least altered of two Cape Cod house types in the district (the other stands at **314 Main Street**, MHC #195). Prevalent on the Cape and in South Shore communities, Capes Cod houses are found less frequently elsewhere in the Commonwealth. Constructed between 1832 and 1858, the five-bay-wide, 1½ story house with side-gabled roof, center entrance, and center chimney rests on a granite foundation. Due to alterations and vinyl siding, the original style cannot be determined, but it may have been a transitional Greek Revival/Italianate design that was updated in the late Victorian era (ca. 1880) and again in the 20th century.

The Italianate style, which began to overtake the Greek Revival style around 1850, dominated American residential architecture until about 1880. A good late example in the district stands at **298 Main Street** (MHC #193, photo 6). Edward C. Abbott probably built the house in 1888. It rises 2½ stories from a brick foundation to a clipped side-gable (jerkinhead) roof. Significant Italianate features include the central cross gable on the facade, deep eaves supported by paired brackets, and the paired windows with 1/1 sash divided by wide mullions and cased in a molded architrave on the facade. Other characteristic details of the period include the angled bay window with paneled apron and bracketed cornice on the south elevation, and shelf-on-bracket window heads at the first story. Other window heads have shingled pent-roofed hoods, which reflect the shingle style, as does the shingle cladding on the body of the house. The current gabled portico on Tuscan columns replaced a full-width, one-story veranda in the last half of the 20th century.

The only example of the Second Empire style in the district stands at **164 Main Street** (MHC #185). The Second Empire style, made its debut in the 1850s and reached peak popularity in the two decades following the Civil War. Built between 1876 and 1879 by Asa A. Fletcher, the 2-bay-wide house rises from a granite foundation to a third story enclosed by a mansard roof -- the quintessential feature of the Second Empire style. A large, bold, centrally located, bell-shaped wall dormer dominates the facade and evokes the tower form that was often a feature of the Second Empire style. Other character-defining features are similar to those seen in the contemporaneous Italianate style, including the paired and mullioned facade windows with elaborate peaked window heads decorated with appliques at the second story, and a round-arched pair with complementary trim in the facade gable. The house also displays an elaborate bracketed and denticulated cornice that is repeated on the angled bay window and porch on the facade. The well-preserved porch, supported by square posts with decorative capitals, projects beyond the facade to wrap down the north elevation.

The exuberant Victorian Gothic style, also referred to as Carpenter Gothic for its profusion of jig-sawn detail, is best represented by the abutting houses at **28 High Street** (MHC #127, photo 9) and **80 Union Street** (MHC #293, photo 9), which were originally a single house located on the corner of High and Union Streets. Between

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1919 and 1927, the eastern section of the original house at 28 High Street was moved in a southwesterly direction to its present location at 80 Union Street. Facing the Common, the house at 28 High Street was probably built ca. 1875 by Edward H. Sherman, who is shown as the owner of a house with a cross plan--a typical Gothic plan--on the 1876 atlas. Judging from its current appearance and footprints on later maps, the house was probably enlarged and remodeled in the late 19th century before being divided in the 20th century. The Victorian Gothic style was a cousin to the Gothic Revival style that first appeared in the mid-19th century, quickly fading in popularity, only to be reborn in the 1870s as a result of the writings of the English art and architecture critic John Ruskin.

The current house at **28 High Street**, which has a T-plan (or partial cross), rises 2½ stories from a brick foundation to a steeply pitched cross-gable roof that curves outward as it sweeps down to the first story on the west elevation. The steep roof pitch with resulting pointed gable ends is a major feature of the Victorian Gothic style. Other significant period features include the elaborate scrolled bargeboards at the gable ends, trefoil cut-outs along the flank of the roof, 2/2 sash windows in molded casings, and the two-story angled bay window with bracketed cornice on the facade. It is likely that such alterations as the sunroom, a tall chimney rising up the east elevation, and the small shed-roofed dormer occurred when the eastern section of the original house was moved to **80 Union Street**. The latter displays the same character-defining features as 28 High Street, but is further distinguished by a two-story tower with pyramidal roof. Ironwork cresting finishes the top of the flat-roofed porch projecting from the base of the tower. The former stable for the house at 28 High Street stands on a separate lot to the southeast, and is now a garage with living space above (**28R High Street**).

A modest example of the Queen Anne style stands south of the Common at **150 Main Street** (MHC #181). Built ca. 1895, the house rises 2½ stories from a brick foundation to a front-gabled roof with slightly projecting attic story and a full-height projecting bay rising to a cross gable on the south elevation. A particularly significant feature of the house is its full-width front porch resting on turned posts and decorated with spindles and small brackets. The house retains its original wood panel door with glazed inset and its 2/1 window sash, with bracketed cornices, but the rest of the window casings have been replaced with synthetic material. Other character defining features include a wide band of patterned shingles separating the first and second stories, and shingles in the gable end. Wood clapboards have been replaced by vinyl siding, but this is an example of a house that has incorporated vinyl siding while retaining character defining trim and the textured wall surfaces that are characteristic of the Queen Anne style.

Colonial Revival-style houses in the district generally date to the first quarter of the 20th century, by which time the complex and ornate designs of the Victorian era were considered old fashioned. The American past became

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the driving force in domestic architecture, particularly in New England where stylistic details from the Georgian and Federal periods remain popular to this day.

The most substantial house in the district and the most academic example of the Colonial Revival aesthetic is the Georgian Revival-style **Hayward Mansion** (35 Pleasant Street, MHC #232, photo 1). The 12,570-square-foot house is set back at least 200 feet from Pleasant Street and 150 feet from Main Street on a 1.87-acre lot. When built by Harry Taft Hayward, the ca. 1921 mansion anchored a seven-acre parcel extending east from Main Street to Queen Street and south from Pleasant Street to the **First Congregational Church and Parsonage** (MHC #s 186 & 187). **St. Mary's School** was later built along the Main Street frontage, so that the mansion is no longer visible from the Common. Facing north, the brick 2½ story house is trimmed with limestone. Two bays deep, the house is composed of a 7-bay main block flanked by three-bay wings that are in turn flanked by one-bay sections with enclosed porches at the first story. Capped by a hip roof pierced by dormers and four principal chimneys, the house rests on a granite and limestone foundation. A classical limestone portico topped by a balcony rimmed with ironwork shelters the main entry, which is on axis with a brick gateway on Pleasant Street. The wide wood panel door with bull's-eye glass is trimmed by a foliated architrave and surmounted by a panel decorated with an urn and garland. On the south elevation, which is a secondary garden facade, a classical semi-circular portico marks the entry. Fenestration is symmetrical and windows have 8/8 or 6/6 sash with splayed soldier-course lintels and limestone sills. The first-floor windows are embellished with keystones. Other character-defining features include an elaborate denticulated limestone entablature and quoined corners.

An unusual free-form example of the Colonial Revival style with influences from the contemporaneous Shingle and Craftsman styles stands at **20 Pleasant Street** (MHC #230). Built ca. 1905 probably by Anna Kelly who lived there in 1909, the house rises 2½ stories from a cobblestone foundation to a side gambrel roof with a large gambrel-roofed wall dormer centered on the facade. Although the house has a center entrance, its fenestration, unlike its Georgian and Federal predecessors, is asymmetrically arranged with one bay window over the entry and another to the left of the entry at the first story. A small four-light window occupies the area to the right of the entry, probably lighting the staircase. Typical Colonial Revival details include the modillioned cornice and pedimented portico over the entry. The portico rests on square posts with capitals that rest in turn on cobblestone piers that are repeated at each end of the facade to support an open porch deck with balustrade running the width of the facade. The two small shed-roofed dormers flanking the large central dormer on the facade and 6/1 window sash are characteristic of the Craftsman era. The cladding on the house is wood shingle without corner boards, a detail that reflects the Shingle style.

In addition to new houses built in the Colonial Revival style, there are earlier houses that appear to have been

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altered to that aesthetic. One example with Greek Revival and Colonial Revival features stands at **158 Main Street** (MHC #182). The five-bay, center-entry house rises two stories from a granite foundation to a hip roof with side chimneys that are not aligned. Greek Revival features include the deep frieze beneath the eaves and corner pilasters. The main entry, sheltered by a gabled portico, contains a wood panel door flanked by full sidelights. Sash are 6/6 with molded casing. While a date of 1837 has previously been assigned to the house, deed research strongly suggests that it was built between 1845 and 1848. Bird's-eye maps of 1879 and 1888 show what appears to be a Greek Revival form -- a three-bay, 2-story front-gabled main block with a 1-story wing extending to the south -- similar to the houses at **287 Main Street (photo 7)** and **2 High Street**, which have been described above. The house at 158 Main Street appears to have been remodeled in Colonial Revival style during the last half of the 20th-century.

Several fine examples of Craftsman-style buildings are represented in the district, including **36 Pleasant Street** (MHC #235), **73 Union Street** (house and garage; MHC #292), and the **Hayward Estate Garage** (MHC # 234, photo 2) on the corner of Pleasant and Queen streets. The Craftsman style, which originated in California, quickly spread across the country in the early 20th century, and reached peak popularity in New England around 1915.

One of the most characteristic house forms of the Craftsman period is the bungalow, a fine and beautifully preserved example of which stands at **36 Pleasant Street** (MHC #235). Built ca. 1915, the three-bay wide, two-bay-deep, shingle-clad house rises 1½ stories to a low-pitched, side-gabled roof with a wide front-gabled dormer centered on the facade. The deep front overhang of the roof shelters an integral porch spanning the facade. The porch, a major character-defining feature of the Craftsman bungalow, is supported by stout tapered posts resting on tapered buff and gray granite piers with beaded mortar joints. Other notable features include the 8/1 window sash on the first story, diamond panes over a single pane in the triple dormer window, a front door with vertical lights in the upper third, an exterior fieldstone chimney on the west elevation, and exposed rafter ends beneath the deep eaves.

The ca. 1910 house at **73 Union Street** (MHC #292) is a 2½ story example of a Craftsman-style house with a side-gable roof and one-story front-gabled projecting and partially enclosed porch detailed with large brackets and knee walls instead of a balustrade. Other character-defining features of the house include deep eaves, 6/1 window sash in pairs or grouped, and a high-waisted front door with matching sidelights. Resting on rock-faced concrete blocks with beaded mortar joints, the house is clad with shiplap boards and has decorative half-

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timbering in the gable ends of the main block and porch. The house is set on a hillside that descends to the rear of the long lot. A high concrete retaining wall runs along the north elevation. Standing behind the house (west) and not visible from the street is a fine example of a contemporaneous two-car garage. Like the house, the 1½ story front-gabled garage is clad with shiplap, features half timbering in the gable end, and has deep eaves supported by brackets.

The most unique building type in the district is the **Hayward Estate Garage** (MHC # 234, photo 2). It stands on the southwest corner of Pleasant and Queen streets to the northeast of the Hayward Mansion, but is now owned by St. Mary's Church. Still in use as an outbuilding, it was built in the Craftsman/Tudor style ca. 1910, when the estate garage, a building designed for the automobile, was replacing the carriage house of horse and buggy days. The seven bay long building rises one story from a foundation of buff and gray granite with beaded mortar joints to a broad hip roof with deep overhangs. Shingles cover the lower half of the main block, while the upper half is finished with stucco. The three-bay central section of the building, which displays stonework matching that of the foundation on the lower two-thirds and stucco above, projects on both the north and south elevations. An overhead garage door framed by a Tudor arch is centered on the projecting section of the south elevation and hip-roofed dormers are centered on each side elevation. Other important features include a Craftsman-style pedestrian door on the north elevation and vertical half timbering on the stuccoed portions of the building. On the interior, the building is divided into three principal sections. In the center is the garage with exposed roof framing and a turntable that allowed a vehicle to be driven in, rotated, and driven out. The west section of the building contained an apartment (mostly extant) for the chauffeur. The turntable and chauffeurs quarters are notable features found in the most elaborate estate garages of the early 20th century. The west section of the building (not viewed) reportedly contains a hayloft and was used as a stable, probably for riding horses rather than carriage horses. A dense row of hemlocks along the west side of the building separates it from a parking lot behind **St. Mary's School** (MHC #188) to the east and the **Hayward Mansion** (35 Pleasant Street, MHC #232, photo 1) to the south.

The popular early 20th century Foursquare house type is represented along the north stretch of Main Street beyond Church Square, but most examples have been covered with synthetic siding, often including removal of trim, which has left them astylistic. The ca. 1922 house at **275 Main Street** is an example that has been sided, but retains its principal features. Cubic in form, it rises two stories from a concrete foundation to a hip roof pierced by a hip-roofed dormer with diamond-paned sash centered on the facade. A full-width, one-story porch rests on tapered posts and a knee wall lending the house a Craftsman aesthetic. Sash are 2/1 with vinyl casings, and the front door is a Craftsman model. A nice one-story cottage version of this house type stands at **303 Main Street** (ca.1922). It retains its clapboard cladding, original open porch, 2/1 sash, and Craftsman-style front door.

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One of the last houses known to have been built in the district stands at **280 Main Street** (photo 6). Aside from the **Hayward Mansion** (MHC # 232, photo 1), it is the only house clad with brick. Built ca. 1933 it is a fine example of a modest Tudor Revival-style single-family dwelling. Three bays wide, it rises from a concrete foundation to a steeply pitched front-gabled roof that sweeps down in a curve on the south elevation. Shed-roofed and clapboard-clad dormers span each side elevation. The entry is off center in a steep front-gabled, one-story vestibule with medieval-style wooden plank door inset with small panes near the top. To the right of the vestibule is an oriel window with conical concave metal roof. Other notable features include 6/1 and 4/1 sash, soldier course lintels, and a tall exterior chimney rising up the north elevation.

Archaeological Description

The Franklin Common Historic District is located in an area where numerous ancient Native American sites have been identified. Most known sites are clustered around the periphery of Iron Mine Brook wetlands located over one-half mile southwest of the district. Ancient sites have yet to be identified in areas characterized by upland glacial deposits lacking wetlands similar to the Franklin Common District. Fifteen sites have been identified in the general area (within one mile). Environmental characteristics of the district indicate some locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient sites. Level to moderately sloping topography is present in the district; however, much of the present landscape has been altered by urban development. Soil types in some areas of the district are well drained or excessively drained; however, in many areas, natural soil types have been obscured by urban growth. The criteria described above are favorable for the presence of ancient Native American sites; however, the district's proximity to wetlands is an unfavorable characteristic. Ponds and swamps associated with Iron Mine Brook represent the closest wetlands to the district, located well over 1,000 feet from the Franklin Common District. The area lies within the Charles River drainage. Given the above information and the high level of historic period land use, a low potential exists for locating significant ancient Native American resources in the district.

A high potential exists for locating historic archaeological resources in the district. A variety of residential, religious, and industrial/commercial/manufacturing resources may survive in an area primarily known for its densely settled residential and institutional buildings. Documentary research combined with archaeological survey and testing may locate structural evidence of early farmsteads that date from 1720 or earlier when 19 families from Medfield and Wrentham were known to settle the area. Eighteenth century settlement in the district was dispersed along the Main Street corridor. No structures from the 18th century period survive on their original sites. The Herman C. Fisher house is said to date to 1780 but was moved to its present site between 1832

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and 1858. The 1832 map of Franklin illustrates seven dwellings in the vicinity of the common; presumably within the district. None of the latter structures survive unless they were moved or incorporated into later buildings. Residential buildings dating from the 1840s and later are still extant in the district and may also survive as archaeological resources. Potential sites of 19th century homes in the district may include one house dating to 1858 or earlier owned by the Morse family and several structures along Pleasant Street. Structural evidence may also exist from the original mansion (ca.1907) built at the Hayward Estate, torn down in ca.1921 to build a second mansion. Archaeological evidence of barns, carriage houses, outbuildings, and occupational related features (trash pits, privies, wells) may survive with 18th through 20th century residential buildings that exist as archaeological sites and still extant.

Civic/institutional buildings and properties also date from the 18th century or later in the district; some of which still survive today. Franklin's Town Common (1787) is the only surviving link to the town's 18th century meeting house center settlement. Structural evidence of the First (1741) and Second (1788) meetinghouse may survive at the north end of the common in the vicinity of the existing St. Mary's Church (1923-27). The second meetinghouse was sold after 1868 to become Franklin's first Catholic Church, later known as St. Mary's Church. The latter structure was destroyed by fire in 1900. Roman Catholic Church services were then held in a parochial school building at the corner of Oak and Beaver Streets until that building was also destroyed by fire in 1923. Structural evidence may survive from the 1872 Congregational Church that replaced the second meetinghouse sold to the Catholic Church after 1868. The 1872 Congregational Church burned in 1893 and was replaced by the existing church. In addition to the parochial school noted above, archaeological evidence of a second school (ca.1798) may exist in the vicinity of the extant Red Brick School (1833) that replaced the late-eighteenth century school.

Few examples of industrial/commercial/manufacturing activities currently survive in the district; however, many enterprises were present during the 19th century that serviced the needs of the district's businesses and inhabitants. Structural evidence and features related to a blacksmith shop may survive near the intersection of Maple and Main Streets where a wheelwright shop (ca.1840) is still extant. Service oriented businesses were reportedly concentrated in this area of the district. Archaeological evidence may survive from the H. C. Fisher and Company Store reported on the southwest corner of the Common at 3 Union Street. Archaeological evidence may also exist from straw workshops known to exist in the area. Similar evidence may exist from the manufacture of straw bonnets known to exist in the town as a home occupation or cottage industry early in the 19th century.

(end)

Franklin Town Common Historic District

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant, distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

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County and State

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE

COMMUNITY PLANNING AND DEVELOPMENT

EDUCATION

Period of Significance

1787-1955

Significant Dates

1787—common land purchased by the Congregational Church

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Walter J. Paine, Matthew Sullivan

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:

Franklin Town Hall and Public Library

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8. STATEMENT OF SIGNIFICANCE

The Franklin Common Historic District is historically significant for its association with the development of the town of Franklin over the course of three centuries. It is architecturally significant for its fine collection of houses, churches, and schools dating from the late 18th to the mid-20th centuries. The Common, the oldest public open space in town, is closely tied to initial settlement in that the First Meetinghouse stood opposite the north end of the Common, a site that is still occupied by a house of worship. Subsequent development around the Common, primarily houses, serves as markers to periods of prosperity as well as economic downturns as shown by the erection of both high style and modest dwellings. The finest houses in the vicinity of the Common were built and occupied by Franklin's leading citizens, particularly industrialists, civic leaders, and clergy. The citizenry has always taken pride in the Common, which has served as a gathering place for civic events, military drills, patriotic celebrations, and passive recreation. The Franklin Common Historic District retains integrity of design, location, setting, materials, feeling, workmanship, and association; and fulfills National Register criteria A and C on the local level. The period of significance begins with the purchase of the common by the Congregational Church in 1787 and ends in 1955, which is the standard 50 year cut-off for historic resources.

Colonial and Federal Periods (1720 to 1830)

The Town of Franklin had its beginnings in about 1720, when nineteen families from Medfield and Wrentham settled the area. They attended church in Wrentham Center until 1737 when they were granted permission to establish a new parish in what was then the West Precinct of Wrentham. By 1739 they had erected their first meetinghouse on one acre of land in the vicinity of the present **St. Mary's Church** (1927; MHC #18, photo 4). The meetinghouse looked south over what became the Franklin Common. In 1778, in the midst of the Revolutionary War, Franklin separated from Wrentham to become a separate municipality. The founders chose the name Franklin to honor the great statesman and inventor Benjamin Franklin, who as the first American Minister to France had just been instrumental in convincing the French to form an alliance with the Americans. The Town was the first of twenty-nine municipalities across the country named for Benjamin Franklin.

In 1787, Reverend Nathaniel Emmons, acting on behalf of the Congregational Church, purchased the land that became the Town Common from John and Nathaniel Adams. Originally about nine acres in area, the Adams parcel was covered with pitch pines and stones that were cleared over the next ten years by Samuel Lethbridge, who was active in civic affairs, serving as selectman in 1778 and representative to the general court in the 1780s. The impetus for the purchase was part of a larger plan to build a new meetinghouse, which was erected in 1788. The 1795 map of Franklin shows the meetinghouse overlooking the Common, which was a triangular parcel with

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its base at present-day Central Street. Present-day Main and Union streets formed the east and west boundaries, leading to the meetinghouse. Central Street ran east to west across town as it does today, but Main and Union streets did not extend beyond (N) the meetinghouse. Dwellings are not shown on the map, but it is likely that the Town's approximately 150 houses were dispersed over large areas of land that had been cleared for farming and grazing. The location of the meetinghouse in the geographic center of Franklin was intended to make it accessible to all residents, who attended church all day on Sunday.

The first known plantings on the Common were Lombardy poplars placed along the borders in 1801 by William Adams, son of the John Adams from whom the land had been purchased. After that time, it was known as the Enclosed Common. A few years later (1807), the Common approached its present size when the Congregational Church sold the southern section, probably the land south of present-day High Street.

Farming was the main occupation in the Colonial and Federal periods, but the manufacture of straw bonnets emerged as a home occupation and became Franklin's first industry in the early 19th century. In 1810, the brothers Asa and Davis Thayer established Franklin's first store selling straw braid in the City Mills area, which is now part of the Town of Norfolk. A few years later, they moved to the corner of Central and Union streets (two blocks south of the district; now site of Davis Thayer School) and began Franklin's first large-scale manufacturing operation, and the second straw goods firm in the country. Franklin subsequently became the center of the straw braid and bonnet business. Asa Thayer died in 1816, and Davis operated the business alone until Hermon Cleveland Fisher joined him in 1820. In the following generation, the firm became Davis Thayer, Jr. & Bros.

Early Industrial Period (1830 to 1870)

By 1830, the population of Franklin had reached 1,662 and the town had 234 dwellings, seven of which were shown in the vicinity of the Common (presumably within the district) on the 1832 map. The houses of O. Pond, H.C. Fisher (probably Hermon C. Fisher, straw goods manufacturer), A. Fisher, J. Hill, J. Claflin and H. Metcalf were situated along the stretch of Main Street beginning just north of the meetinghouse and ending just south of High Street. Two buildings without names attached stood side-by-side on the west side of Union Street near the corner of Church Square. Given the appearance of the buildings present today, it is unlikely that any of the pre-1832 dwellings survive unless they are incorporated into newer buildings as ells or wings or exist as moved dwellings for which the original location is unknown at present. One possible exception is the side-gabled Greek Revival-style house at **282 Main Street** (MHC #191, photo 6). While it has been dated to ca. 1840 and linked to

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the Morse family, its Federal form and that fact that a house (O. Pond) was shown in the vicinity on the 1832 map raise the possibility that it is older than previous researchers have suggested.

By 1832 (Hales map) the major north-south street network radiating out from the Common was in place, and a school was on the site of the **Red Brick School** (MHC #196; NR 1976), which forms the north boundary of the district. The present building dates to 1833, when it replaced an earlier frame schoolhouse. The first school in the district had been erected in 1798, a few years after Reverend Nathaniel Emmons and others formed the Meetinghouse School Division. They built the school on land leased for 900 years from the Fisher family. The Red Brick School is the oldest extant school building in Franklin. Still in use as a one-room school, it has evolved from serving all grades to its present use as a kindergarten. Principals and teachers have included Miss Louisa Metcalf, Miss Edith Metcalf, and Mrs. Dorothy Perron.

The large 2½ story front-gabled, Greek Revival-style building at **3 Union Street** (MHC #286) was built as a private high school in 1836. Initially called the Academy, it was established by Mortimer Blake, author of A History of the Town of Franklin. In his book (p.76), Blake reports that the building was “erected by a stock company, with accommodations for a hundred pupils, recitation-rooms, a large hall for public examinations, apparatus, etc.” He also notes that it had a cupola and bell as well as “front pillars and recess,” which were gone by 1879 when Blake’s book was published. Blake served as principal for three years, after which the school continued under principals Bigelow and Baker. By 1858, the building was in use as the H.C Fisher and Company Store. Fisher had left his partnership with Thayer to form his own straw goods firm. In the 1870s, the building at 3 Union Street contained apartments and was owned by Horace S. Morse, who was also a straw goods manufacturer.

It appears that Hermon C. Fisher lived at **39 Union Street** (MHC #289, photo 5), the oldest house in the district, in the 1850s if not before. Said to date to 1780, the Federal/Greek Revival-style house may have been moved to its present location between 1832 and 1858. In 1859, Fisher sold the house to Davis Thayer, Jr. Deeds (277/318) indicate that Fisher was insolvent at the time, and suggest that he and his wife, Charlotte, lived there and would continue to do so. The house stood on a six-acre lot that extended south along Union Street well beyond High Street.

In 1844, an association was formed to look after the Common, leasing it from the Congregational Church. Two years later the first monument on the Common was erected in memory of Reverend Dr. Nathaniel Emmons. Subsequently moved to the Union Street Cemetery where it now stands, the granite obelisk had been located in the vicinity of the Civil War Soldiers’ Monument, a spot chosen because Emmons crossed it for decades on his

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way to church. Emmons, the third minister of the Congregational Church, was one of the most learned and revered members of the community. He served the Franklin congregation from 1773 to 1827, and was nearly ninety-six when he died in 1840. His residence stood south of the district on the northwest corner of Main and Emmons streets (not extant).

In 1868, after voting to relocate the Emmons Memorial, the Congregational Society sold the Common to the Town of Franklin for \$2,500. They subsequently agreed to sell the meetinghouse at the head of the Common to the Franklin Roman Catholic Society for \$3,300. The money was earmarked for construction of a new larger Congregational Church and Parsonage on Main Street opposite the intersection with High Street. The building committee for the new church included Dr. George King who lived at **14 High Street** (MHC #126), E. H. Sherman of **28 High Street** (MHC # 127, photo 9), and Davis Thayer, Jr., who owned but did not reside at **39 Union Street** (MHC #289, photo 5). They selected architect John Stephens to design the church. The Italianate-style **Congregational Parsonage** (MHC #183) stands, but the church, which was dedicated in 1872, burned in 1893. It was replaced by the present **First Congregational Church** (MHC #186). The old meetinghouse (not extant) became Franklin's first Catholic Church.

The last half of the early industrial period was one of rapid growth in Franklin. The arrival of the railroad in 1849, connecting Franklin with Boston and Woonsocket RI, was a key factor in the town's development, facilitating the shipment of manufactured goods and the travel of businessmen to and from Boston. By 1869, there were seven manufactories of straw goods, producing 1,500,000 hats annually. Textile manufacturing had also emerged with seven felting mills in Franklin by 1870. By 1865, the population had reached 2,510 people living in 402 dwellings.

Judging from the 1858 (Walling) map of Franklin, residential development around the Common was brisk between 1832 and 1858. All of the district's Greek Revival-style houses had been built by 1858, including the residence of Dr. Oliver Dean (1783-1871) at **2 High Street** (MHC #125). A philanthropist, Dean provided funds for the Grace Universalist Church (not extant) and founded Dean Academy (now Dean College). Born in Franklin in 1783, Oliver Dean trained as a physician, but earned his fortune out of state in the textile business. Returning to Franklin in 1852, he purchased the former estate of Reverend Nathaniel Emmons, which became the site of Dean Academy. By 1876, the Oliver Dean House had become the parsonage for Grace Universalist Church and was occupied by Reverend A. St. John Chambre, who was minister from 1872 to 1880.

The Morse family had four houses in the district by 1858, three of which appear to be extant: the ca. 1840 H. S. Morse House at **282 Main Street** (MHC #191, photo 6); the ca. 1850 G. W. Morse House at **287 Main Street**

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(MHC #192, photo 7); and the ca. 1840 A. H. Morse House at **9 Union Street**. (Note: Due to discrepancies between the present and historic footprints, it was previously suggested that the houses at **282 and 287 Main Street** were moved to their present locations. Comparison of the historic atlases and bird's eye maps, however, strongly suggests that wings and attached outbuildings were removed, retaining the main blocks of the houses standing today.) Like the Fishers and the Thayers, the Morse family was in the straw goods business.

The most high-style and ornate house of the period stands at **27 Union Street** (MHC #288, photo 8). With both Greek Revival and Italianate features, it was owned by Albert Adams in 1858. Given the appearance of the house, Adams probably built it ca. 1855, although a ca. 1840 construction date with a remodeling in 1855 has been suggested. The more typical Greek Revival-style house of Simeon P. Adams stands next door at **17 Union Street** (MHC #287; ca. 1850). Albert and Simeon Partridge Adams were brothers (b. 1807 and 1809, respectively) and descendants of John Adams, whose 18th century farm included the Common, and from whom the Common was purchased by the First Congregational Church. Simeon P. Adams was the business partner of Hermon C. Fisher, who lived at **39 Union Street** (photo 5, discussed previously).

Another house that reflects the early industrial period stands at **255 Main Street** (MHC #189, ca. 1856). Square in plan and two stories tall, the Italianate-style house has a hip roof with projecting eaves supported by paired brackets. In 1858, it was owned by the S. Hills estate, which appears to have had land extending to Pleasant Street. The house bears a date plaque of 1820, so it may incorporate elements of an earlier house, possibly that of Asa Fisher, which was in the vicinity by 1832.

While the district was overwhelmingly residential, there were at least two straw workshops (not extant) just outside it to the north of Church Square. Local services within the district were concentrated near the **Red Brick School** at the junction of Maple and Main streets. These services included a blacksmith shop (not extant) and a ca. 1840 wheelwright shop at **2 Maple Street** (MHC #197). Both were operated by Henry Bemis, a carriage maker and undertaker, whose modest house still stands in altered form at **314 Main Street** (MHC #195). The H.C. Fisher and Company Store, discussed earlier, is the building on the southwest corner of the Common at **3 Union Street** (MHC #286).

Late Industrial Period (1870 to 1915)

This was Franklin's period of greatest industrial growth and prosperity. The railroad network was expanded in 1877 and 1883, linking Franklin to Providence, RI, and with the Boston & Albany Railroad, respectively. The

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street railway ran along Central Street, a few blocks south of the district, and along Lincoln Street to the north, connecting Franklin with Wrentham, Milford, Bellingham, and Medway. The production of straw goods declined, but was replaced by an increase in textile manufacturing (woolens, worsteds, yarn, felt, blankets, towels, and shoddy) as well as the introduction of such new industries as the production of rubber boots, canning of local produce, and box manufacturing. By 1880, the population stood at 4,051, and the town had 632 dwelling houses. In reality, the growth was greater than the statistics indicate because the eastern section of Franklin had split off to become the town of Norfolk. The period saw rapid growth in the foreign-born population, particularly Irish and Italians, who found jobs in Franklin's industries. At the close of the period the population stood around 6,500.

In a promotional pamphlet prepared by Franklin's business community in 1906 to mark the bicentennial of Benjamin Franklin's birth, the town was described as follows: "Franklin is a thriving, energetic, modern town, with all the recent advances in the line of superior schools, good streets and roads, electric lights and sewerage system, well kept sidewalks, free local and rural mail facilities, abundant water supply and beautiful lawns; keenly alive to all that is progressive and desirable in residential and industrial directions."

Residential development during the early part of the period is represented by the district's most flamboyant styles, which are typical of the late-Victorian era when styles changed with dizzying speed. Franklin's middle and upper middle class citizens built most of the new houses. Edward H. Sherman, superintendent of the Erickson, Stewart and Thayer Straw Works, built the ca. 1875 Victorian Gothic-style house at **28 High Street** (MHC #127, photo 9). Sherman's deed to the land specifies that no public building could be erected on the premises without the consent of the First Congregational Parish. Asa Austin Fletcher, a successful farmer, built the ca. 1877 Second Empire-style house at **164 Main Street** (MHC #185). It was subsequently owned and occupied by his son, Austin Barclay Fletcher, who gave the town the **G.A.R. Memorial Boulder** located along Main Street in the Common. E. C. Abbot, a dentist, built his ca. 1888 bracketed Italianate-style house with a clipped gable roof and large central cross gable at **298 Main Street** (MHC #193, photo 6). A similar house at **53 Union Street** (MHC #290) appears to have been built ca. 1880 by Andrew Harrington, Jr. The relatively modest Queen Anne-style house at **150 Main Street** (MHC #181) was built ca. 1895, most likely by George E. Emerson, a dealer, who owned it by 1902 and lived there with his wife Amy until at least 1924.

Some of the earlier houses were in their second or third generation of owners. Salmon W. Squire, a Universalist minister, lived in the Greek Revival-style house at **287 Main Street** (MHC #192, photo 7). Dr. George King owned the mid-19th century houses at **14 and 18 High Street** (MHC #126). King settled in Franklin in 1857, interrupting his medical practice to serve in the Union Army as Surgeon of the Sixteenth Regiment in 1863 and Surgeon of the Twenty-ninth Regiment in 1864.

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By far the wealthiest person to build a house in the district was Harry Taft Hayward (b.1867), a textile magnate who bought the J. M. McKenzie woolen mill in 1892. In 1927, he created the H.T. Hayward Company, which was considered among the best woolen mills in Massachusetts. Hayward and his wife, Edith Wires Hayward, are remembered as benefactors who presented the **Bandstand** (MHC #915) on the Common to the Town of Franklin in 1917. In the early 20th century, the Haywards created a gentleman's estate on the corner of Main and Pleasant streets, with grounds extending to Queen Street on the east and to the Congregational Church and Parsonage on the south. Opposite their estate to the west, the Franklin Common would have been a visual extension of their grounds and vice-versa. The Haywards built their first mansion ca. 1907, replacing it with the present mansion ca. 1921.

The land that became the Hayward Estate was developed before Hayward built his first mansion. In 1832 (Hales map), the houses of J. Hill and J. Claflin stood along the Main Street perimeter. By 1858, the two earlier houses had been joined by a third, owned by T.C. Hill, and a fourth along the south side of Pleasant Street belonging to Mrs. A. Atwood. (Pleasant Street was put in between 1832 and 1858.) The four houses and numerous associated outbuilding remained until at least 1888, when they were depicted on the bird's eye map.

The Haywards purchased the Claflin property in 1907 and built a picturesque Tudor Revival-style mansion with numerous half-timbered gables. They called their estate Oakwald because of the magnificent oak tree near the corner of Main and Pleasant streets. (The tree still stands, and is described in section 7.) Between 1919 and 1927 (1921, according to the current owner) the Haywards replaced their first house with the classically proportioned Georgian Revival mansion that stands today at **35 Pleasant Street** (MHC #232, photo 1). The two houses occupied a similar deeply set-back site on the property, but the present house has a larger footprint. Around 1910 or perhaps contemporaneously with his Tudor Revival-style first house, Hayward built the only estate garage in the district (MHC #234, photo 2). It stands near the corner of Pleasant and Queen streets in the northeast corner of what was once Hayward's seven-acre estate.

Among the last houses built in the late-industrial period is the ca. 1915 Craftsman Bungalow at **36 Pleasant Street** (MHC #235). Harry T. Hayward reportedly built the house as quarters for his staff, whom locals report was the gardener. The bungalow stands directly opposite the Hayward Estate Garage and displays the same gray-and buff-colored granite stonework with beaded mortar joints. Albert Mann occupied the house in 1915 and Weston Chadbourne, a chauffeur, was living there in 1924.

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Three of the five houses along Pleasant Street date to the early part of the 20th century, but the other two were built between 1858 and 1876. James Faxon, a carpenter built his modest ca. 1860, 1½ story vernacular cottage at **28 Pleasant Street** (MHC #231), and M. Fisher probably built the substantial 2½ story, ca. 1870 house at **12 Pleasant Street**. The latter has been altered to the Colonial Revival style, but an early 20th century photograph indicates it was originally an Italianate design with a Queen Anne-style wrapping porch on the south and west elevations. Set well back from the street on a slight rise, the house is bordered by a low granite retaining wall that encloses a venerable tulip tree.

An important institutional building erected during the late industrial period is the **First Congregational Church** (MHC #186). Built in 1895 and designed by Walter J. Paine, it is one of the few buildings in the district for which the architect is known. Walter J. Paine, a resident of Newton, was an accomplished Boston-based architect whose work was published in such prestigious architectural periodicals as American Architect and Building News. He designed houses as well as municipal and institutional buildings in many Massachusetts towns. Like his contemporaries, Paine worked in a variety of architectural styles popular in the late 19th century (Queen Anne, Shingle, Romanesque, Classical Revival). One of his significant ecclesiastical buildings is the 1893 **Hancock Church** (MHC# 66) in the Lexington Green Historic District (NR District, 1976). Like Franklin's First Congregational Church, but by no means a duplicate, it displays a tower with pyramidal roof and prominent stonework. When built, the Franklin church was a fine example of the Shingle style. While it retains many of its character-defining features (see section 7), it lost its textured brown shingle skin to white vinyl siding in 1967, an alteration that could be reversed to restore this exceptional building, which occupies a prominent location in the district.

Paine's Shingle style church, erected at a cost of \$27,667, replaced the previous church on the site, which was destroyed by fire in 1893. It is the fourth building to serve Franklin's Congregationalists. In 1941, the First Congregational Church merged with the First Baptist Church, founded in 1868, to become the present Franklin Federated Church. The merger came about as a result of the notorious Great Hurricane of 1938, which destroyed the Baptist Church on School Street. The Congregationalists invited the Baptists to worship with them until a new Baptist Church could be built. As it happened, the Congregationalists were looking for a new minister, so the Baptist minister, Reverend Holger Schluntz, began to act as minister for both denominations, leading to the Federation.

Finally, it was during the late industrial period that the Franklin Common became the location for the town's war memorials. The 1879 (Bailey) bird's-eye map of Franklin shows the Common as an open space with trees along

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the perimeter. By 1888 (Bailey Bird's Eye), a Y-plan path network was in place. Lined with trees, the paths led from both the northwest and northeast corners to converge near the center of the Common and continue in a straight line to the middle of High Street. The V portion of the path network remains today. The first war memorial placed in the Common was the **Civil War Soldier's Monument**, erected in 1903. The statue of the Union Soldier was cut from a model made by the noted sculptor Charles Conrads of Hartford, CT. The original stands in Manchester CT, where it was raised in 1877, after Conrads had made a similar statue for the Antietam battlefield. Conrads (1839-1920), a German immigrant, was the chief sculptor in the stone and monument works of James G. Batterson in Hartford, CT. The donor of the Civil War Soldier's Monument, Frederick Atwood Newell, was born in Franklin in 1845. During the Civil War, he served in Company G, Fifth Massachusetts Infantry. After the war, he moved to Attleboro, where he became an authority on jewelry and silverware. An historic postcard photograph (ca. 1910) of the Civil War Monument shows it encircled by a wide lawn bordered by a low hedge and circular promenade.

Early Modern Period (1915 to 1940)

During the early part of this turbulent period, marked by World War I, The Great Depression and the beginning of World War II, the Franklin economy was generally strong. The textile industry benefited from the need for blankets, uniforms and other war-related materials. After the First World War, the economy boomed until the Great Depression struck in 1929. In 1927, Franklin had twenty-three manufacturing establishments, and the population peaked at 7,300. By 1933, in the midst of the Great Depression, the population had declined to 7,020.

During this period, two significant works were placed on the Common -- the Craftsman-style **Bandstand** in 1917 and the lovely **World War I Monument** of the pensive Doughboy in 1929 (photo 3). In the early years of the period, considerable residential development occurred along Main Street north of the Common, making that area the densest part of the district. A number of simple Four Square house types and one-story cottages were built in the 1920s. The last house built in the district is the modest ca. 1933 Tudor-Revival style dwelling at **280 Main Street** (photo 6). Otherwise, new construction was limited to replacement of a previous building on the same lot, the most notable example being the ca. 1921 **Hayward Mansion** (35 Pleasant Street, MHC #232, photo 1), which replaced Hayward's earlier mansion discussed previously. According to the present owner of the Hayward Mansion, the first house was torn down and the present one erected to please Mrs. Hayward, who preferred the classical style. Like others of their class and era, the Haywards were avid horticulturists who traveled widely, collecting plants from all over the world. At one time the carefully groomed grounds of the Hayward estate featured a sunken garden, a fishpond and fountain, a rock garden, a greenhouse, and tennis court. Portions of a

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brick and limestone garden wall still exists along Main Street, around the oak tree and along the former drive that led to the main entrance. In addition to the oak tree, the grounds retain many mature trees including a large elm, numerous cedars, and an elderberry.

Although Harry and Edith Hayward had no children, the property remained in and was occupied by members of the family after both Haywards had died. In the late 1930s or early 1940s, the family reportedly donated the entire estate to the Catholic Church (Boston Archdiocese), and the mansion became a convent for the Bernardine Sisters associated with St. Mary's Catholic Church. In 1944, while still in use as a convent, the mansion became a residence for children from broken homes, known as the Home of the Holy Child. According to the present owner, the children lived on the third floor, which contained the original ballroom. The mansion served as a convent until about 1972. Subsequently, the Archdiocese subdivided the seven-acre estate and sold the mansion. For a time in the 1980s, it was the Leland Academy. At present, it is a private residence.

The Catholic Church erected the Gothic Revival-style **St. Mary's Catholic Church** (1923-1927, MHC #18, photo 4) and the Colonial Revival/Tudor Revival-style **Rectory** (1932, MHC #17) at Church Square, the historic site of the First Meetinghouse. Both buildings were designed by Matthew Sullivan (1868-1948), a Boston architect who executed many commissions for the Archdiocese of Boston, including a rectory for the Church of the Sacred Heart in Manchester-by-the-Sea, St. Lazarus Church in East Boston and Bishop Stang Day Nursery in Fall River. The Massachusetts Historical Commission's Maker Index lists nineteen of Sullivan's buildings, many of which are of brick with bold and unusual limestone trim. Sullivan trained in the office of the distinguished Boston City Architect Edmund March Wheelwright in the 1890s. He became a sole practitioner after a lengthy partnership with the firm Maginnis & Walsh, which was nationally known for its ecclesiastical Catholic buildings.

The history of the Roman Catholic Church in Franklin dates to 1849 when the first Mass was said by the Reverend Charles O'Reilly in the home of John L. Fitzpatrick on Medway Road (now 316 Lincoln Street). In 1851, Franklin's Catholics began to attend a monthly Mass in **Franklin Town Hall** (MHC #335) on West Central Street, first with Reverend M. X. Carroll of Foxborough and then Reverend M. McCabe of Woonsocket. In 1871, Franklin's Catholic community, represented by J. L. Fitzpatrick, purchased the Old Meetinghouse (not extant) at Church Square, which they used as a Mission Station until 1877 when the Franklin Parish was formally established with Reverend James Griffin named Pastor. From 1876 to at least 1888, St. Mary's Catholic Church stood at the head of the Common, probably to the left of the present church. The building was destroyed by fire in 1900, after which mass was held in a nearby parochial school on the corner of Oak and Beaver Streets. That second building (designed by P.A. Tracy, architect in 1899), a brick structure, was destroyed by fire in 1923, at

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at which time the cornerstone was laid for the present **St. Mary's Church** (MHC #18, photo 4) facing the Common on Church Square. Thus the most prominent site around the Common was restored to its historic purpose as the location for a house of worship. In 1932, the present rectory was constructed in the vicinity of a previous dwelling, which may have been the 1884 Rectory. Both the Church and Rectory were constructed during the pastorate of Reverend Edward Kennedy, who served from 1924 to 1950.

Post-World War II to the Present (1945 to 2003)

The postwar years saw the decline of manufacturing, followed by suburbanization and explosive population growth. Interstate 495 was extended through the west part of Franklin in 1968, making Franklin a reasonable commute to Providence and Boston. Since 1950, the population has risen from 8,000 to approximately 30,000 today. There was, however, little new real estate development in the district, primarily because the neighborhood was built out. The postwar baby boom did fuel a need for more schools, which was reflected by the erection of **St. Mary's School** (MHC #188) in 1955 on the northwest corner of the former Hayward Estate. Ironically, the siting of the school building along the Main Street corridor walls off the Hayward Mansion, isolating it behind the school and its parking lot, but the school building does provide a defined edge for the east side of Main Street.

St. Mary's School is a good example of the functional architectural aesthetic of the time; John P. Heffernan, a Boston architect, designed the long brick International-style building. Standing opposite the Common, it was built during the Pastorate of Reverend George M. Dowd and staffed by the Sisters of St. Joseph. It opened in the fall of 1956 with eight classrooms plus office space, and was expanded in 1960 (also by Heffernan) to sixteen classrooms plus an auditorium and cafeteria. The school operated until 1972, subsequently becoming a center for religious education as well as a social center for the parish. Since 1995, it has been the Benjamin Franklin Classical Charter School.

Most of the war memorials on the Common date to the latter part of the 20th century, beginning in 1979 with the installation of the World War II Monument, the Korean War Monument, and the Vietnam War Monument. These monuments, paid for by the Victory Memorial Fund and the Town of Franklin, were part of a redesign of the north end of the Common in which the World War I Monument (photo 3) was reoriented to face Church Square, forming a backdrop for the newer markers. During the decade of the 1980s, new sidewalks and curbing were installed on Main, Union, and High streets, and sixteen lampposts were placed along the walkways. The most

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recent monument was installed in 1993 to honor those who served in the Gulf War. More recently, park benches were added along the walkways and the bandstand was refurbished. Clearly, the community takes pride in the Town Common, which is used for passive recreation and community events. Listing of the Franklin Common and the buildings that developed around it in the National Register of Historic Places will build community pride, foster good stewardship, and help to ensure that these historic resources remain for future generations to enjoy.

Archaeological Significance

Historic archaeological resources described above may contribute important information relating to local architecture, settlement history, and the social, cultural, and economic characteristics of the inhabitants in the district and town over a period of three centuries. Additional documentary research combined with archaeological survey and testing may locate the sites and distribution of 18th century residential settlement in the district that no longer survives. Architectural study of existing buildings in the district combined with the detailed analysis of archaeological sites, including the contents of occupational related features (trash pits, privies, wells) may discover portions of 18th century structures that were incorporated into later buildings. The sites and studies described above may also identify architectural details of buildings that survive as archaeological sites and earlier periods of extant buildings now lost due to renovations. Similar research might also reveal construction details associated with these buildings. Much of the information described above may also be identified for later 19th and 20th century buildings and their related components (outbuildings, barns, carriage houses etc.).

Historic archaeological resources may also contribute important locational and architectural information relating to meetinghouse structures, churches, and schools in the district. Precise locations, orientation, and architectural details of the town's first and second meeting house buildings may survive at the head of the common. Structural evidence may survive that detail alterations to the second meetinghouse (1788) after it was sold in 1868 to become Franklin's first Catholic Church. Important locational, architectural, and structural evidence may also survive at the sites of two earlier St. Mary's church buildings, the Congregational Church (1872), and wood frame school that preceded the Red Brick school. Archaeological study of these early sites may indicate the extent that earlier structures were demolished and portions of those buildings, if any, that were incorporated into existing structures.

Archaeological resources associated with the district's industrial/commercial/manufacturing activities may also contribute important information relating to the locations where these activities occurred, their scope,

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technological change through time, and evolution. Documentary research combined with archaeological survey and testing may identify structures, tools, products, and raw materials associated with the blacksmith shop reported near the intersection of Maple and Main Streets. Similar information might also exist from a wheelwright shop also reported in that area. Information obtained from these shops and other service-oriented businesses reported in the area may contribute important evidence that indicates the type of services and products provided to other businesses and residences in the area. Documentary research combined with archaeological survey and testing may also identify sites and extant examples of homes and outbuildings where straw hats or bonnets were manufactured as a cottage industry. Archaeological and historical evidence may also document the changes that occurred as the manufacture of straw items evolved from a home based industry to larger shops representing a specialized industrial/commercial enterprise.

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9. MAJOR BIBLIOGRAPHICAL REFERENCES

Books and Pamphlets

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Blake, Mortimer. History of the Town of Franklin. Published by the Committee for the Town of Franklin. 1879.

"Franklin Bicentennary." Town of Franklin. January 1906.

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Morse, Mrs. E.L. "History of Franklin." IN: Hurd. Duane Hamilton. History of Norfolk County. Philadelphia: J. W. Lewis 1884. pp. 160-188.

Stone, Orra L. History of Massachusetts Industries. Boston: the S.J. Clarke Publishing Co. 1930. pp. 1094-1099

Other Secondary Sources

Franklin Public Library. Vertical files.

Beard, Christine S. Inventory Forms and Narrative history prepared for selected properties in the Franklin Center area. 1989.

Massachusetts Historical Commission. Reconnaissance Survey Report: Franklin. 1980.

Primary Sources

Department of Public Safety Card File, Massachusetts State Archive. (Plans available for the First Congregational Church, St. Mary's Church, and St. Mary's School as well as for alterations to the Congregational Church, Brick School and Home of the Holy Child (in Hayward Mansion)

(continued)

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Franklin Assessors office. Current data for all properties in the district

Franklin Department of Public Works. List of water-sewer hookups.

Maker Index, Massachusetts Historical Commission

Norfolk County Registry of Deeds: Partial chains of title for 28 High, 35 Pleasant., 158 Main, 255 Main, 282 Main, 287 Main, 3 Union, 9 Union, 27 Union, 39 Union Streets.

Historic Postcard collection. CD-Rom. Franklin Historical Commission.

Telephone Interview with Mary Squillace, owner of the Hayward Mansion at 35 Pleasant Street.

Maps and Atlases

1795 Map of Franklin. Amass Hawes and Moses Fisher, Surveyors

1832 Map of Franklin. John Hales, surveyor.

1858 Atlas of Norfolk Co. Walling

1876 Atlas of Norfolk Co.

1879 Bird's Eye Map of Franklin. Bailey.

1888 Bird's Eye Map of Franklin. Bailey

1955 Franklin Assessors atlas

Sanborn Insurance Maps: 1884, 1889, 1894, 1898, 1904, 1911, 1919, 1927, 1949, 1958 (last two are corrected/updated versions of 1927.

(end)

Franklin Common Historic District

Name of Property

Norfolk, MA

County and State

10. Geographical Data

Acreage of Property approximately 35 acres

UTM References

(Place additional UTM references on a continuation sheet)

1. 19 301500 4662700
Zone Easting Northing

2. 19 301500 4661900
Zone Easting Northing

3. 19 301160 4661940
Zone Easting Northing

4. Zone Easting Northing

— See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Karen L. Davis, Preservation Consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date February 2005

street & number 220 Morrissey Boulevard telephone 617-727-8470

city or town Boston state MA zip code 02125

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name multiple

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Project (1024-0018), Washington, DC 20503. NPS Form 10-900 OMB No. 1024-0018

(Rev. 10-90)

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10. GEOGRAPHICAL DATA

Verbal Boundary Description

The Common -- bounded by High street on the south, Union Street on the west, Church Square on the north, and Main Street on the east -- is the core of the district. The first block of Pleasant Street, which is the easterly extension of Church Square, is also included. The Main Street boundary extends south of the Common to abut the Dean Junior College Historic District (NR). The Main Street boundary also extends north to the Brick School (NRIND) (at 2 Lincoln Street). The boundary of the district follows the rear lot lines of all properties included on the data sheet and shown on Franklin assessors map sheets 074, 075, and 084.

Verbal Boundary Justification

The district boundary has been drawn to include the buildings surrounding the Common and to connect the Dean Junior College Historic District (NR) to the Brick School, which is individually listed in the National Register. Sited on a triangular parcel at the intersection formed by Main and Lincoln streets, the Brick School provides a visual terminus for the Franklin Common Historic District along Main Street. The district boundary along Union Street extends one door south of the Common to include 73 and 80 Union Street because they are architecturally significant and visually linked to the Common. The district boundary along Pleasant Street has been drawn to include buildings visible from the Common as well as several connected with the Hayward Estate, one of Franklin's outstanding early 20th century estates that originally had frontage along Main Street, opposite the Common.

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**Franklin Common HD
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PHOTO LIST

Photographer: Karen L. Davis

Date of photos: Fall 2002

Original negatives given to the Town of Franklin, Planning Department

Photo # and description

- 1 - Hayward Mansion, 35 Pleasant Street, south elevation (garden facade)
- 2 - Hayward Estate Garage, SW corner Pleasant and Queen Streets, south elevation
- 3 - World War I Monument, Franklin Common, looking south from Church Square
- 4 - St. Mary's Church, 1 Church Square, south (facade) and west elevations
- 5 - 39 Union Street, Hermon C. Fisher House, east elevation (facade)
- 6 - (l-r) 280, 282, 298 Main Street, looking northwest
- 7 - 287 Main Street, G.W. Morse House, west (facade) and south elevations
- 8 - 27 Union Street, Albert Adams House, south and east (facade) elevations
- 9 - (l-r) 28 High Street, 80 Union Street, looking south

Franklin Common revised dds

MHC#	St. #	Street	Historic Name	Map-Lot	Date	style/type	Status	Category
18	1	Church Sq.	St Mary's Church	084-012	1923-7	Gothic Revival	C	B
17	1	Church Sq.	St. Mary's Rectory	084-012	1932	Colonial Revival/Tudor Revival	C	B
125	2	High St.	Oliver Dean House	075-022	ca. 1852	Greek Revival	C	B
			Garage	075-022	Early 20thC		C	B
126	14	High St.	Dr. George King House I	075-023	ca. 1845	Greek Revival/Cape	C	B
	18	High St.	Dr. George King House II	075-024	ca. 1850	Astylistic	C	B
			Garage	075-024	Mid 20th C		C	B
	28R	High St.	E. H. Sherman Stable	075-025	ca. 1875	Stable converted to dwelling	C	B
127	28	High St.	Edward H. Sherman House	075-026	ca. 1875	Victorian Gothic	C	B
196	2	Lincoln St.	Red Brick School	084-043	1833	Greek Revival	NR	B
900		Main St.	Franklin Town Common	075-038	1787		C	Si
911		Main St.	G.A.R. Memorial Boulder	075-038	ca. 1913		C	O
912		Main St.	Spanish American War Memorial	075-038	1983		NC	O
913		Main St.	Korean War Monument	075-038	1979		NC	O
914		Main St.	World War II Monument	075-038	1979		NC	O
915		Main St.	Hayward Bandstand	075-038	1917	Craftsman	C	St
916		Main St.	World War I Monument	075-038	1929		C	O
917		Main St.	Gulf War Monument	075-038	1993		NC	O
918		Main St.	Revolutionary Soldiers' Monument	075-038	1983		NC	O
919		Main St.	Civil War Soldiers' Monument	075-038	1903		C	O
		Main St.	Vietnam War Monument	075-038	1979		NC	O
		Main St.	Lighting system (lamp posts)	075-038	1982	Classical	NC	O
		Main St.	Veterans' flagpole (at Church Sq.)	075-038	1979	NA	NC	O
		Main St.	Flagpole (at High St.)	075-038	pre-1919	NA	C	O
183	141	Main St.	New England Telephone Company	075-101	1961	Colonial Revival	NC	B
180	144	Main St.	Martin Greene House	075-018	ca. 1840	Greek Revival	C	B
181	150	Main St.	George E. Emerson House	075-019	ca. 1895	Queen Anne	C	B
			Garage	075-019	ca. 1950		C	B
182	158	Main St.	James S. Corbett House	075-020	ca. 1846/mid 20th c.	Greek Revival/Colonial Revival	C	B
			Garage	075-020	Late 20thC		NC	B
184	161	Main St.	Elisha Foster House	075-043	ca. 1867	Italianate	C	B

Franklin Common revised dds

185	164	Main St.	Asa A. Fletcher House	075-021	ca. 1877	Second Empire	C	B
			Garage	075-021	Late 20th C		NC	B
	167	Main St.	Church parking lot	075-042			NC	Si
186	171	Main St.	First Congregational Church	075-041	1895	Shingle	C	B
187	183	Main St.	Congregational Church Parsonage	075-041	1868	Italianate	C	B
188	201	Main St.	St. Mary's School	075-039	1955	International	C	B
	254	Main St.	House	084-016	ca. 1900	Astylistic	C	B
189	255	Main St.	S. Hills House	084-132	ca. 1856	Italianate	C	B
			Garage	084-132	Early 20thC		C	B
	260	Main St.	House	084-017	ca. 1900	Astylistic	C	B
			Garage	084-017	Early 20thC		C	B
190	265	Main St.	Donald Chapman House	084-131	ca. 1890	Queen Anne	C	B
	266	Main St.	House	084-018	ca. 1900	Queen Anne	C	B
			Garage	084-018	Early 20thC		C	B
	270	Main St.	House	084-019	ca. 1900	Astylistic	C	B
			Garage	084-019	Late 20thC		NC	B
	271	Main St.	House	084-130	ca. 1875	Victorian Gothic	C	B
	275	Main St.	House	084-129	ca. 1922	Craftsman/Four Square	C	B
			garage	084-129	ca. 1922		C	B
	280	Main St.	House	084-020	ca. 1933	Tudor	C	B
	281	Main St.	House	084-128	ca. 1924	Astylistic	C	B
			Garage	084-128	Early 20thC		C	B
191	282	Main St.	H. S. Morse House	084-022	ca. 1840	Greek Revival	C	B
			Garage	084-022	ca. 1920		C	B
192	287	Main St.	G. W. Morse House	084-127	ca. 1850	Greek Revival	C	B
			Garage	084-127	ca. 2000		NC	B
193	298	Main St.	Edward C. Abbott House	084-031	ca. 1888	Italianate	C	B
194	299	Main St.	William Bartlett House	084-126	ca. 1910	Colonial Revival	C	B
			Garage	084-126	Early 20thC		C	B
	303	Main St.	House	084-125	ca. 1922	Craftsman	C	B
			Garage	084-125	ca. 1922		C	B

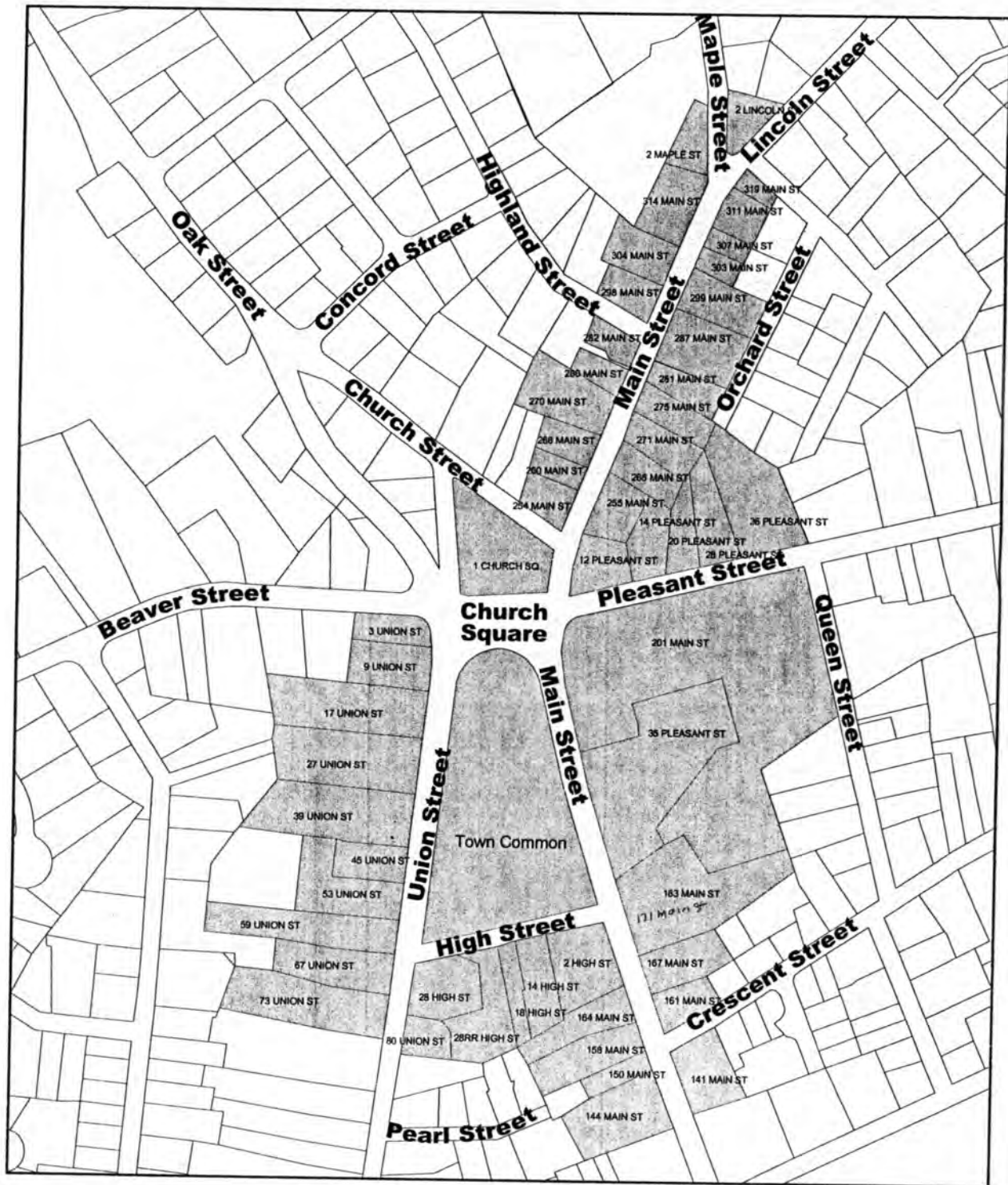
Franklin Common revised dds

	304	Main St.	House	084-032	ca. 1920	Astylistic	C	B
	307	Main St.	House	084-124	ca. 1912	Astylistic/Four Square	C	B
	311	Main St.	House	084-123	ca. 1920	Astylistic/Four Square	C	B
			Garage	084-123	Early 20thC		C	B
195	314	Main St.	Henry Bemis House	083-033	ca. 1840/20th c.	Astylistic/Cape	C	B
	319	Main St.	House	083-122	ca. 1922	Astylistic	C	B
197	2	Maple St.	Henry Bemis Wagon Shop	084-034	ca. 1840	Astylistic	C	B
	12	Pleasant St.	M. Fisher House	084-133	ca. 1870/1920	Italianate/Colonial Revival	C	B
			Garage	084-133	ca. 1920		C	B
	14	Pleasant St.	House	084-134	ca. 1900	Astylistic	C	B
			Garage	084-134	ca. 1930		C	B
230	20	Pleasant St.	Kelly House	084-135	ca. 1905	Colonial Revival	C	B
			Garage	084-135	Mid-20thC		C	B
231	28	Pleasant St.	James Faxon House	084-136	ca. 1860	Astylistic	C	B
232	35	Pleasant St.	Hayward Mansion	075-040	ca. 1921	Georgian Revival	C	B
234		Pleasant St.	Hayward Estate Garage	075-039	ca. 1910	Craftsman	C	B
235	36	Pleasant St.	Hayward Bungalow	084-137	ca. 1915	Craftsman	C	B
286	3	Union St.	Franklin Academy	074-223	ca. 1836	Greek Revival	C	B
	9	Union St.	Amos H. Morse House	074-222	ca. 1840	Greek Revival	C	B
287	17	Union St.	Simeon P. Adams House	074-221	ca. 1850	Greek Revival	C	B
			Stable/Garage	074-221	Mid-19thC		C	B
288	27	Union St.	Albert Adams House	074-220	ca. 1855	Greek Revival/Italianate	C	B
289	39	Union St.	Hermon C. Fisher House	074-219	ca. 1780/ca. 1840	Federal/Greek Revival	C	B
			Garage	074-219	Mid-20thC		C	B
	45	Union St.	House	074-218	ca. 1880	Victorian Gothic	C	B
290	53	Union St.	Andrew J. Harrington House	074-216	ca. 1880	Italianate	C	B
			Garage	074-216	Mid-20thC		C	B
291	59	Union St.	Charles B. Lowell House	074-215	ca. 1870	Italianate	C	B
	61	Union St.	C. B. Lowell Stable	074-215	Late 19thC	Stable converted to dwelling	C	B
	67	Union St.	House	074-213	ca. 1830	Federal	C	B
292	73	Union St.	Theodore H. Roth House	074-212	ca. 1910	Craftsman	C	B

Franklin Common revised dds

		Garage	074-212	ca. 1910		C	B
293	80 Union St.	House	075-027	ca. 1875	Victorian Gothic	C	B
Totals: 94 resources, 80 contributing, 14 noncontributing, 1 NR				Key to abbreviations:			
Buildings = 79; 74 contributing, 5 noncontributing				B=Building			
Sites = 2; 1 contributing and 1 noncontributing				Si=Site			
Structures = 1, contributing				St=Sturcture			
Objects = 12; 4 contributing, 8 noncontributing				O=Object			
Previously listed= 1 building				C=Contributing			
				NC=Noncontributing (less than 50 years old)			
				NR=previously listed on NR			
Note: Dates for garages are generally drawn from assessors records							

Franklin Town Common National Register Historic District



Copy

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Franklin Common Historic District

MULTIPLE
NAME:

STATE & COUNTY: MASSACHUSETTS, Norfolk

DATE RECEIVED: 2/17/05 DATE OF PENDING LIST: 3/10/05
DATE OF 16TH DAY: 3/25/05 DATE OF 45TH DAY: 4/02/05
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 05000218

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: ☒ NATIONAL: N

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 3/31/2005 DATE

ABSTRACT/SUMMARY COMMENTS:

*Historically and architecturally significant district centered
on Town Common.*

RECOM./CRITERIA accept A & C

REVIEWER Patrick Andrews DISCIPLINE Historian

TELEPHONE _____ DATE 3/31/2005

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.



#1

Hayward Mansion
35 Pleasant Street, south elevation
Franklin, MA

Franklin Common Historic District
Fall 2002

Photographer - Karen L. Davis



#2

Hayward Estate Garage

SW corner of Pleasant & Queen Streets
South elevation

Franklin, MA.

Franklin Common Historic District

Photographer - Karen L. Davis

Fall 2002



#3

World War I Monument

Franklin Common, looking south from Church Square
Franklin, MA

Franklin Common Historic District

Fall 2002

Photographer - Karen L. Davis



#4

St. Mary's Church

1 Church Square, South (facade) + west elevations

Franklin, Md

Franklin Common Historic District

Fall 2002

Photographer - Karen L. Davis



#5

39 Union Street

Franklin, MA

Franklin Common Historic District

Fall 2002

Photographer - Karen L. Davis



#6

(L-R)

280, 282, 298 Main Street, looking Northwest

Franklin, MA

Franklin Common Historic District

Fall 2002

Photographer Karen L. Davis



#7

287 Main Street, west (facade) & south elevations

Franklin, MA

Franklin Common Historic District

Fall 2002

Photographer - Karen L. Davis



#8

27 Union St. south / east (facade) elevations

Franklin, MA

Franklin Common Historic District

Fall 2002

Photographer - Karen L. Davis



#9

(L-R)

28 High St, 80 Union St., looking South

Franklin, MA

Franklin Common Historic District

Fall 2002

Photographer - Karen L. Davis



42071-A3-TM-025

Franklin Common (Hartshorn Dashed)

Franklin

MASSACHUSETTS-RHODE ISLAND

1:25 000-scale metric topographic map

7.5 X 15 MINUTE QUADRANGLE SHOWING

- Contours and elevations in meters
- Highways, roads and other manmade structures
- Water features
- Woodland areas
- Geographic names

1987

507 24

GEOLOGICAL SURVEY

Produced by the United States Geological Survey in cooperation with Massachusetts Department of Public Works

Control by USGS, NOS/NOAA, Commonwealth of Massachusetts, and State of Rhode Island agencies

Compiled by photogrammetric methods from aerial photographs taken 1981. Field checked 1982. Map edited 1987. The west half of this area also covered by 7.5-minute, 1:24 000-scale map: State Line dated 1973

Projection and 1000-meter grid, zone 19

Universal Transverse Mercator

10,000-foot grid ticks based on Massachusetts coordinate system, mainland zone, and Rhode Island coordinate system

1927 North American Datum

To place on the predicted North American Datum 1983, move the projection lines 6 meters south and 41 meters west as shown by dashed corner ticks

There may be private inholdings within the boundaries of the National or State reservations shown on this map

CONTOUR INTERVAL 3 METERS

NATIONAL GEODETIC VERTICAL DATUM OF 1929

CONTROL ELEVATIONS SHOWN TO THE NEAREST 0.1 METER

OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLEYS WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS
Meters	Feet	151° 27' 28" MILES 1° 15' 28" MILES	1 2 3
1	3.2808		4 5 6
2	6.5617		7 8 9
3	9.8425		
4	13.1234		
5	16.4042		
6	19.6850		
7	22.9659		
8	26.2467		
9	29.5275		
To convert meters to feet multiply by 3.2808		UTM grid convergence (M) at center of map. Diagram is approximate	1 Millard
To convert feet to meters multiply by 0.3048			2 Medfield
			3 Norwood
			4 Uxbridge
			5 Brockton
			6 Georgetown
			7 Andover
			8 Taunton

ISBN 0-607-00136-4

9 780607 001365

Topographic Map Symbols

Primary highway, hard surface	
Secondary highway, hard surface	
Light-duty road, hard or improved surface	
Unimproved road; trail	
Route marker: Interstate; U. S. State	
Railroad: standard gauge; narrow gauge	
Bridge: drawbridge	
Footbridge; overpass; underpass	
Built-up area: only selected landmark buildings shown	
House; barn; church; school; large structure	
Boundary	
National, with monument	
State	
County, parish	
Civil township, precinct, district	
Incorporated city, village, town	
National or State reservation; small park	
Land grant with monument; found section corner	
U. S. public lands survey: range, township, section	
Range, township; section line: location approximate	
Fence or field line	
Power transmission line, located tower	
Dam; dam with lock	
Cemetery, grave	
Campground; picnic area; U. S. location monument	
Wetland; water well; spring	
Mine shaft; prospect; adit or cave	
Control: horizontal station; vertical station; spot elevation	
Contours: index; intermediate; supplementary; depression	
Distorted surface: strip mine; levee; sand	
Bathymetric contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Submerged mark; marsh, swamp	
Land subject to controlled inundation; woodland	
Scrub; mangrove	
Orchard; vineyard	

A pamphlet describing topographic maps is available, on request

FOR SALE BY U. S. GEOLOGICAL SURVEY
P.O. BOX 25286, DENVER, COLORADO 80225

1987



map # 087



Grid North

SCALE: 1 INCH = 200 FEET

TAX MAP

PREPARED BY:

FOR ASSESSMENT PURPOSES ONLY

TOWN OF FRANKLIN

DEPARTMENT OF PUBLIC WORKS

EV20

map 075 FY 2002



Franklin Common
Historic District
Amenous maps.
074, 075, 084
(NRHP set)



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

February 14, 2005

Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Park Service
1201 Eye Street, NW 8th floor
Washington, DC 20005



Dear Ms. Shull:

Enclosed please find the following nomination form:

Franklin Common HD, Franklin (Norfolk), MA

The nomination has been voted eligible by the State Review Board and has been signed by the State Historic Preservation Officer. The owners of the property were notified of pending State Review Board consideration 30 to 45 days before the meeting and were afforded the opportunity to comment.

One letter of objection has been received.

Sincerely,

A handwritten signature in cursive script, reading "Betsy Friedberg".

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

enclosure

cc: Robert Vallee, Town Council Chair
Del Arnold, Franklin Historical Commission
Carol Harper, Franklin Planning & Community Development
Karen Davis, consultant

RECEIVED

NOV 16 2004

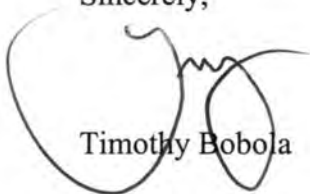
MASS. HIST. COMM

Timothy Bobola
P.O. Box 32
Franklin, MA 02038

RE: Lot 084-132 255 Main Street Franklin, MA
Franklin Common Historic District

Please be advised I am the sole owner of the above-referred property. I strongly object to said property listing in the National Register of Historic Places.

Sincerely,



Timothy Bobola

enclosures

