

**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

For HCRS use only

received **MAR 18 1982**date entered **APR 15 1982**

1. Name

historic Howard Block

and/or common same

2. Location

street & number 93¹/₂ 97 Main Street N/A not for publication

city, town Brockton N/A vicinity of congressional district 11th

state Massachusetts code 025 county Plymouth code 023

3. Classification

Category	Ownership	Status	Present Use
☐ district	☐ public	☐ occupied	☐ agriculture
☒ building(s)	☒ private	☐ unoccupied	☒ commercial
☐ structure	☐ both	☒ work in progress	☐ educational
☐ site	Public Acquisition	Accessible	☐ entertainment
☐ object	☐ in process	☒ yes: restricted	☐ government
	☐ being considered	☐ yes: unrestricted	☐ industrial
		☐ no	☐ military
			☐ museum
			☐ park
			☐ private residence
			☐ religious
			☐ scientific
			☐ transportation
			☐ other:

4. Owner of Property

name Brockton Centre Associates

street & number 77 North Washington Street

city, town Boston N/A vicinity of state Massachusetts

5. Location of Legal Description

courthouse, registry of deeds, etc. Plymouth County Registry of Deeds

street & number Russell Street

city, town Plymouth, state MA

6. Representation in Existing Surveys

title Inventory of the Historic Assets of the Commonwealth has this property been determined eligible? ☐ yes ☒ no

date 1976 ☐ federal ☒ state ☐ county ☐ local

depository for survey records Massachusetts Historical Commission

city, town Boston, state Massachusetts

7. Description

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date _____

Describe the present and original (if known) physical appearance

The 1876 Howard Block is located on Main Street in downtown Brockton across the street from the City Hall (NR). It is a four story, seven bay wide block constructed of red brick with brownstone lintels and sills which are surmounted by a console bracketed, sheet metal cornice. The brownstone lintels are articulated by incised floral ornaments and the console brackets are highlighted with acanthus decoration. Two elongated brick panels form an additional horizontal element between the top floor windows and the cornice.

The use of these materials and motifs is repeated in the adjoining Lyman Block which is stylistically similar to the Howard Block and also erected in 1876. Together, they constitute half of the Main Street block between High Street and Legion Parkway.

Granite quoins, which visually delineate the separation of the Howard Block from the Lyman Block, also indicate the existence of a party wall between them. These granite quoins, which are repeated at the other corner of the Howard Block, enframe its facade. Granite columns were originally used on the first floor in conjunction with large, plate glass storefronts.

Alterations

The facade of the Howard Block remained intact until the 1900's when the owner removed the center bays and replaced them with a wood and glass (pier and spandrel) curtain wall. This type of facade was conventional at that time and was considered more appropriate for the Howard Block's new function as a furniture showroom. By 1978, when the Howard Block became the property of the Brockton Redevelopment Authority, the curtain wall was severely deteriorated and was boarded up and painted turquoise. The first floor granite columns had gradually been replaced by steel columns but the configuration of the storefronts remained intact.

In 1979, during the course of adapting the upper floors of the Howard Block for elderly housing, the beams and boards of the curtain wall were removed and a red brick facade was laid up with a wide central bay and six flanking bays. The design of the original brownstone lintels and sills was also recreated. However, the original configuration of the sash has not been recreated and the windows are all basically fixed pane with hopper below except for the wider central bay which is 2/2.

8. Significance

Period	Areas of Significance—Check and justify below			
☐ prehistoric	☐ archeology-prehistoric	☐ community planning	☐ landscape architecture	☐ religion
☐ 1400–1499	☐ archeology-historic	☐ conservation	☐ law	☐ science
☐ 1500–1599	☐ agriculture	☐ economics	☐ literature	☐ sculpture
☐ 1600–1699	☒ architecture	☐ education	☐ military	☐ social/
☐ 1700–1799	☐ art	☐ engineering	☐ music	☐ humanitarian
☒ 1800–1899	☒ commerce	☐ exploration/settlement	☐ philosophy	☐ theater
☐ 1900–	☐ communications	☐ industry	☐ politics/government	☐ transportation
		☐ invention		☐ other (specify)

Specific dates 1876 **Builder/Architect** Unknown

Statement of Significance (in one paragraph)

The Howard Block is an excellent example of 19th century commerical development. Constructed in 1876 by the owners of the prominent furniture and casket manufacturers, Howard, Clark, and Company, it forms in intergral part of the largest and most prominent block of 19th century buildings remaining in Brockton. With the destruction of the historic Bixby Block/Home Bank Building (former NR) by fire in 1979, this group of buildings has become one of the focal points of the Main Street business district. The building, therefore, meets criteria B and C of the National Register of Historic Places.

The Howard Block, with the Lyman Block, was built in 1876 by a group of successful Brockton Furniture manufacturer - Lyman Clark, Rufus Kimbal, E.G. Rhodes, and W. H. Savage. Together, they owned Howard, Clark, and Co., a furniture and casket manufacturing business established in 1827 by Sameul Howard. The building was one of the first speculative real estate developments to come after the Civil War, a period of great prosperity for Brockton's shoe industry. The furniture business owned by the developers occupied the Lyman Block, while the Howard was leased to other businesses.

The building bears the name of one of Brockton's founding families. John Howard, with Captain Miles Standish, was one of the 54 original "proprietors" who purchased the Bridgewater land grant from Massasoit in 1645 for an assortment of hatchets, hoes, knives, and moose skins. The family became one of the biggest landowners in the area, and were later prominent in the shoe industry.

It is not clear for which Howard the building was named. W.P. Howard, founder of Howard, Clark, and Company, died in 1859, nearly 20 years before his successors constructed the Howard Block. Two other Howards, however, were certainly influential in the development of the building, even though they may not have been owners. H.H. Howard and Sewall P. Howard were both leaders of the Brockton Lodge of the Internal Order of Odd Fellows. The group invested \$4,000 in the development of the Howard Block in 1876 to construct a new Odd Fellows Hall on the top floor. It is this hall which gives the Howard Building its added height and distinguishes it from its twin, the Lyman Block.

Shortly after the Odd Fellows abandoned the Howard Building, the building was converted for use as a furniture showroom. Much of the original brick and brownstone facade was removed and a wood and glass curtain wall was constructed. By the 1950's, the curtain wall had deteriorated and it was boarded up and painted turquoise blue. This inappropriate facade was removed in 1979 when the Howard Block was converted for use as elderly housing. At this time, the original facade was determined and recreated.

9. Major Bibliographical References

1. Kingman, Bradford, The History of Brockton, Syracuse, 1895
2. Plymouth County Registry Deeds
3. Mercantile Illustrating Co. Brockton and Its Points of Interest, New York, 1895
4. Board of Trade Manual of the City of Brockton, Brockton, 1899 (See continuation sheet)

10. Geographical Data

Acreage of nominated property 6120 sf

ACREAGE NOT VERIFIED

Quadrangle name Brockton

Quadrangle scale 1:25000

UMT References

UTM NOT VERIFIED

A 19 3331281610 4640800
Zone Easting Northing

B
Zone Easting Northing

C

D

E

F

G

H

Verbal boundary description and justification

The Howard Building occupies part of the block bounded by Main Street to the east, High Street to the south and Legion Parkway to the north. It is bounded by the

Lyman Block (83-91 Main St.) to the north and the Goldthwaite (99-103 Main St.) to the south.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

name/title Edward Halligan, Preservation Planner, with Miguel Gomez-Ibanez, Endeavor, Inc. Architects

organization Massachusetts Historical Commission date March 31, 1980

street & number 294 Washington Street telephone 727-8470

city or town Boston, state Massachusetts

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

 national state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Patricia Z. Weslowski

title Executive Director, Massachusetts Historical Commission date 2/25/82

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the
National Register

date 4/15/82

for Melvin Byers
Keeper of the National Register

Attest:

date

Chief of Registration

(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

FOR HCRS USE ONLY

RECEIVED

MAR 18 1982

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER 9

PAGE

1

5. Greenough & Company Brockton & Bridgewater Directory, Boston 1872-1909
6. Caldwell, WH, Brockton, Historical, Descriptive, & Picturesque, Brockton, 1898
7. J.D. Hall & Co. Brockton Commercial Bulletin, Vol. 1, Brockton 1894

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

FOR NPS USE ONLY

RECEIVED

MAR 18 1982

DATE ENTERED

APR 15 1982

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- ENCLOSE WITH MAP

1 NAME

HISTORIC Howard Building

AND/OR COMMON

same

2 LOCATION

CITY, TOWN

Brockton

VICINITY OF

Plymouth

COUNTY

MA

STATE

3 MAP REFERENCE

SOURCE

Sketch Map

SCALE

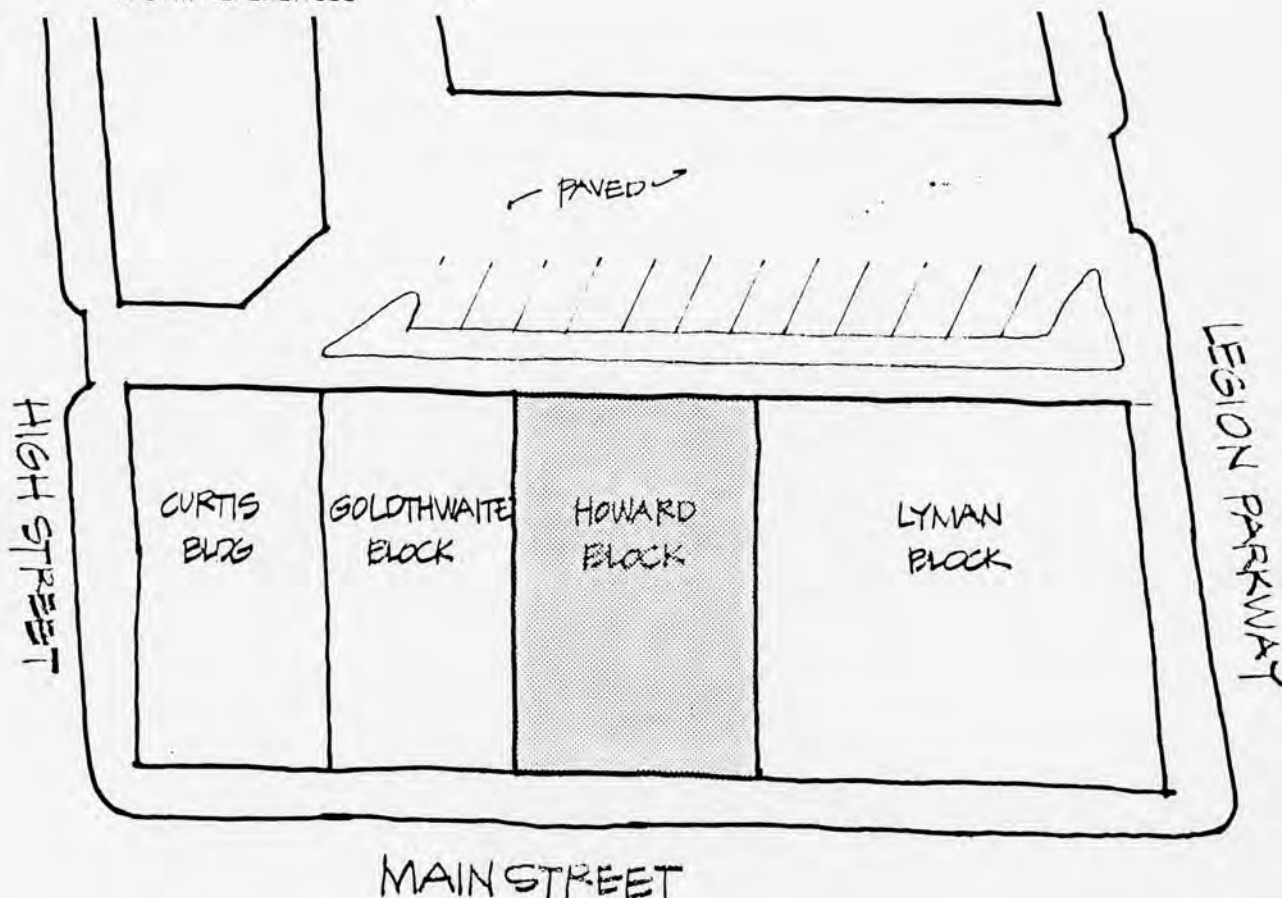
no scale

DATE March 1980

4 REQUIREMENTS

TO BE INCLUDED ON ALL MAPS

1. PROPERTY BOUNDARIES
2. NORTH ARROW
3. UTM REFERENCES



United States Department of the Interior
National Park Service

NOT SENT
DECISION REACHED
TO DEFER
TO SHPO
RE:
REMOVAL
SEE 9/9/83 LETTER

Working No. _____

Fed. Reg. Date: _____

Date Due: _____

Action: _____ ACCEPT _____

_____ RETURN _____

_____ REJECT _____

Federal Agency: _____

- ____ resubmission
____ nomination by person or local government
____ owner objection
____ appeal

Substantive Review: _____ sample _____ request _____ appeal _____ NR decision

Reviewer's comments:

THERE APPEARS TO HAVE BEEN A SERIOUS LOSS
OF HISTORIC INTEGRITY ~~BEFORE~~ BEFORE THE REHABILITATION.
THIS WAS COMPOUNDED BY THE REHABILITATION IN
WHICH MORE ORIGINAL FABRIC WAS REMOVED

Recom./Criteria REMOVE.Reviewer MAC DUGANDiscipline ARCHITECTURAL HISTORYDate APRIL 1, 1983

____ see continuation sheet

AND THE BUILDING WAS NOT RETURNED TO ITS EARLIER DOCUMENTED APPEARANCE.

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name2. Location3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property5. Location of Legal Description6. Representation in Existing Surveys

has this property been determined eligible? _____ yes _____ no

7. Description

Condition	Check one	Check one
____ excellent	____ deteriorated	____ original site
____ good	____ ruins	____ moved
____ fair	____ unexposed	____ date _____

Describe the present and original (if known) physical appearance

- ____ summary paragraph
____ completeness
____ clarity
____ alterations/integrity
____ dates
____ boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Address of nominated property _____

Geographic name _____

USIT References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature _____

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

NATIONAL REGISTER OF HISTORIC PLACES

United States Department of the Interior
National Park Service

EVALUATION / RETURN SHEET

82004969

Property: Howard Black
State, County: MA, Plymouth
Federal Agency: _____

Working No. 3.18.82.812

Fed. Reg. Date: 2.1.83

Date Due: 4/15/82 - 5/2/82

Action: ☒ ACCEPT 4/15/82

☐ RETURN

☐ REJECT

Entered in the
National Register

photos ☒

maps ☒

- ☐ resubmission
- ☐ nomination by person or local government
- ☐ owner objection
- ☐ appeal

Substantive Review: ☐ sample ☐ request ☐ appeal ☐ NR decision

Reviewer's comments:

Recom./Criteria _____

Reviewer _____

Discipline _____

Date _____

☐ see continuation sheet

Nomination returned for: ☐ technical corrections cited below
☐ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	☒ Public Acquisition	☐ Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible? ☐ yes ☐ no

7. Description

Condition		Check one	Check one
☐ excellent	☐ deteriorated	☐ unaltered	☐ original site
☐ good	☐ ruins	☐ altered	☐ moved date _____
☐ fair	☐ unexposed		

Describe the present and original (if known) physical appearance

- ☐ summary paragraph
- ☐ completeness
- ☐ clarity
- ☐ alterations/integrity
- ☐ dates
- ☐ boundary selection

for NPS use only

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (in one paragraph)

- _____ summary paragraph
- _____ completeness
- _____ clarity
- _____ applicable criteria
- _____ justification of areas checked
- _____ relating significance to the resource
- _____ context
- _____ relationship of integrity to significance
- _____ justification of exception
- _____ other

9. Major Bibliographical References

10. Geographical Data

Acres of nominated property _____

Quadrangle name _____

UNIT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

Title _____ date _____

13. Other

- _____ Maps
- _____ Photographs
- _____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet





6768 II SE-11 (NORWOOD)

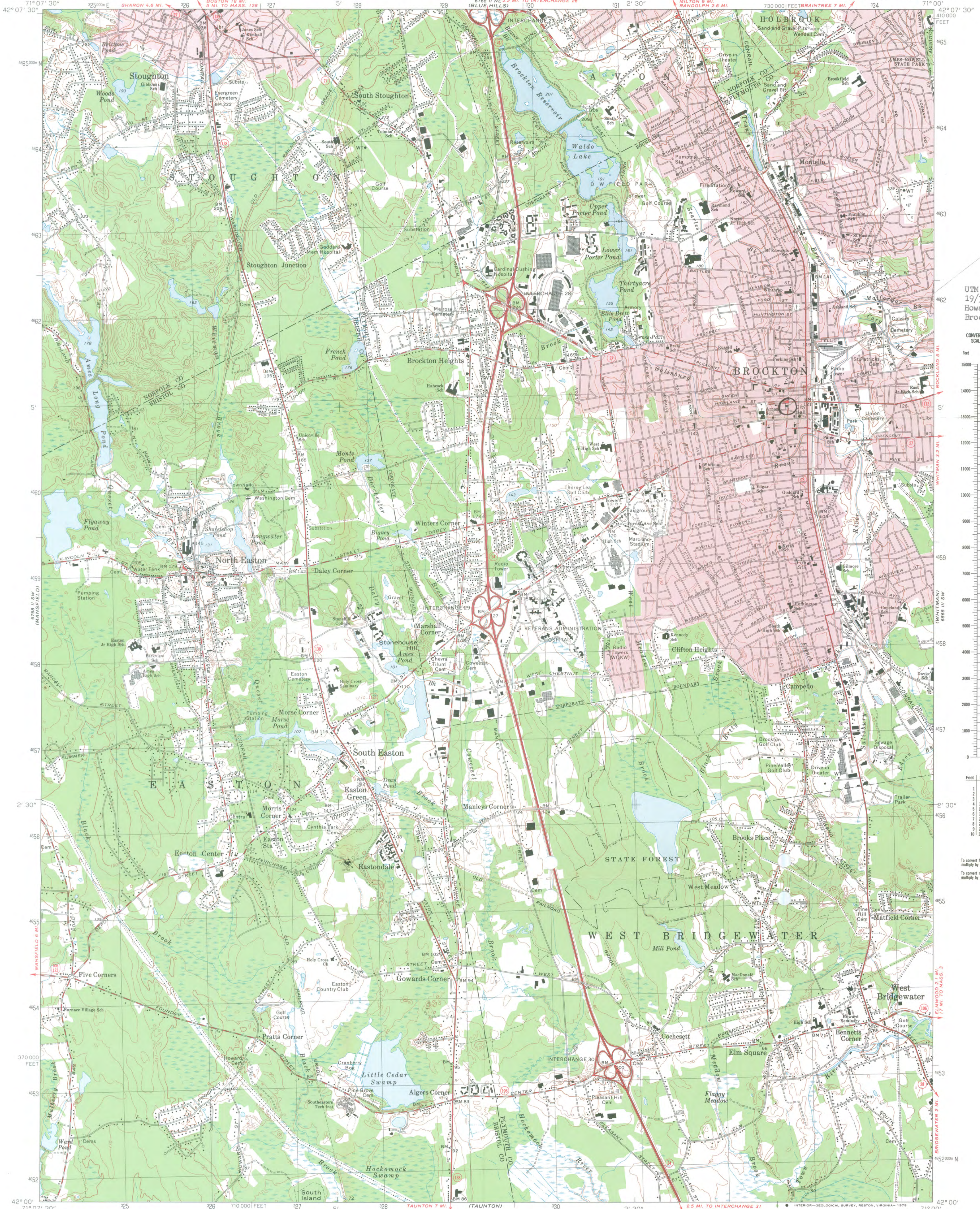
UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



COMMONWEALTH OF MASSACHUSETTS
DEPARTMENT OF PUBLIC WORKS

BROCKTON QUADRANGLE
MASSACHUSETTS
7.5 MINUTE SERIES (TOPOGRAPHIC)

6768 II NW (WETMOUTH)

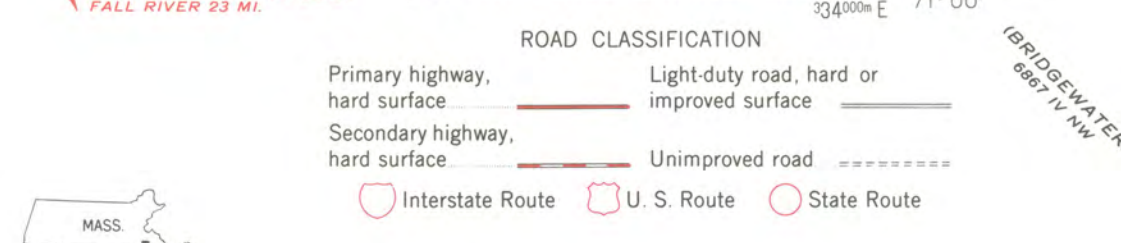
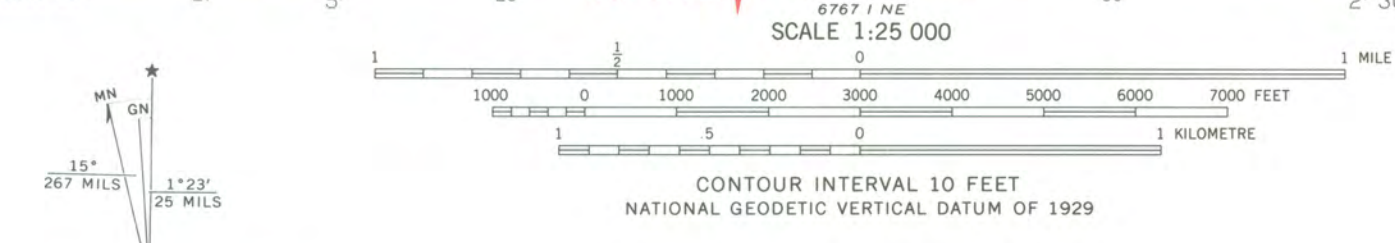


UTM REFERENCE:
19/332860/4660800
Howard Block
Brockton, MA

CONVERSION
SCALES



Mapped, edited, and published by the Geological Survey
Control by USGS, NOS/NOAA, and Massachusetts Geodetic Survey
Planimetry by photogrammetric methods from aerial photographs
Topography by planetable surveys 1936. Revised from aerial
photographs taken 1974. Field checked 1975.
Polyconic projection. 1927 North American datum
10,000-foot grid based on Massachusetts coordinate system,
mainland zone
1000-metre Universal Transverse Mercator grid,
zone 19
Red tint indicates areas in which only landmark buildings are shown



BROCKTON, MASS.
N4200-W7100/7.5

1975

AMS 6768 II SE-SERIES V814

endeavor inc

77 NORTH WASHINGTON STREET • BOSTON • MASSACHUSETTS 02114 • 617/523-7040

January 26, 1982

RECEIVED

JAN 26 1982

Ms. Patricia L. Weslowski
Executive Director
Massachusetts Historical Commission
State Historic Preservation Officer
294 Washington Street
Boston, MA 02108

MASS. HIST. COMM.

Dear Ms. Weslowski:

Re Goldthwaite Block
Howard Block
Lyman Block

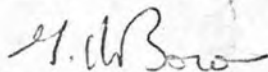
This will confirm that the owners of the above referenced project are firmly in accordance with having our buildings listed in the National Register of Historic Places.

We believe that this nomination as well as designation would act us to assist us in preserving these buildings. In addition, it will act as a significant factor in the revitalization of downtown Brockton.

Again I would like to reconfirm enthusiastically our listing of our buildings for nomination to the National Register of Historic Places.

If you have any questions I would be very happy to appear in person or to do whatever is necessary to assist your organization in the completion of this important work.

Yours very truly,



Gilbert V. Boro
Managing General Partner
Brockton Centre Associates

GVB/kf

cc: Miguel Gomez-Ibanez
Ray Faulkner
Gerard F. Doherty, Esq.
Edward Fish



ENTRIES IN THE NATIONAL REGISTER OF HISTORIC PLACES

STATE MASSACHUSETTS

Date Entered APRIL 15, 1982

<u>Name</u>	<u>Location</u>
Camp Atwater	North Brookfield Worcester County
Lyman Block	Brockton Plymouth County
Curtis Building	Brockton Plymouth County
Goldthwaite Block	Brockton Plymouth County
Howard Block	Brockton Plymouth County

Notified

Honorable Edward P. Boland
Honorable Brian J. Donnelly
Honorable Edward M. Kennedy
Honorable Paul E. Tsongas

Mid-Atlantic Regional Office, NPS
North Atlantic Regional Office, NPS

State Historic Preservation Officer
Mrs. Patricia L. Weslowski
Executive Director, Massachusetts
Historical Commission
294 Washington Street
Boston, Massachusetts 02108

24 MAR 1983

W. Brockton
3.15.83

Carluccio
3/16/83

MEMORANDUM

To: Keeper of the National Register of Historic Places
From: Regional Director, MARO
Subject: Howard Block, 93-97 Main Street, Brockton, MA

The Mid-Atlantic Regional Office of the National Park Service has concluded its review of the Historic Preservation Certification Application for this building which was listed on the National Register on April 15, 1982. We have denied Certification of Rehabilitation under Part 2 of the application (see enclosed letter). The extent of change which this building has undergone raises serious questions about the historic integrity of the building. We do not believe that the building meets the National Register criteria for evaluation because of this loss of historic integrity. We are bringing the matter to your attention at this time since we are unsure whether the information from the Part 2 application was included in the nomination and whether the nomination received substantive professional review.

The rehabilitation work described in the Historic Preservation Certification Application includes the construction of a new brick front wall and new windows from the second-floor level to the fourth-floor ceiling of this four-story building. While this new wall is similar in material and overall proportions to the historic appearance, it is noticeably different in a number of important respects. The fourth floor windows, as reinstalled, are the same height as those on the second and third floors. The Part 1 application describes the additional height of the fourth floor (and thus of these windows) as due to the presence of an assembly room for the Odd Fellows Hall on this floor. This aspect of the history and significance of the building is not conveyed by the reconstructed front wall.

The new wall is also constructed with an obvious construction joint. The new brick is not keyed into the old brick, but is laid up against a continuous vertical joint. If the new brick had been keyed into the old brick, the division between new and old fabric would have been obscured and the restoration would have been more convincing.

The replacement windows chosen for the upper floors of the front wall are also inappropriate for this building. Since there were no windows in this wall prior to this rehabilitation, we have used the historic photographs as a guide in evaluating the historic character of the building. These photographs show the second and third floor window openings to be filled with one-over-one double-hung sash of equal size with meeting rails located at mid-point of the window openings. Since the fourth floor window openings were taller than those on the lower floors these openings were filled with three equal-sized triple-hung sash with meeting rails located at third points of the window openings. The regularity of sash divisions within a variety of window sizes helped to establish the historic character of this building.

The replacement windows installed are quite different from these historic windows. The lower operable sash is much smaller than the fixed upper sash, filling less than one-third of the window opening. In several cases this lower sash is filled with a ventilation grille. The large fixed upper pane in combination with the small lower sash creates an irregular rhythm that dominates the simple architectural character of this main elevation. The choice of a window configuration with similar-sized upper and lower sash would not have had such a detrimental effect on the historic character of the building.

Beyond the issues of historical accuracy in the front facade there is the issue of the historic integrity of the overall building. Very little historic fabric actually survives the changes this building has undergone, including this most recent rehabilitation. New storefronts were installed across the ground floor. Replacement windows and grilles similar to those used on the front facade were installed in window openings on the rear. Some of these windows were blocked up with new masonry. An entirely new structural system, with new finishes, mechanical and electrical systems, and new fire stairs were constructed within the masonry shell. A small amount of masonry on the front wall and the masonry of the rear wall are all that survive of this building's historic fabric.

If the nomination for this building did not receive substantive professional review, prior to listing, we request that that review now take place. If a substantive review did take place we request that the nomination be re-evaluated in light of the new information contained in the Part 2 application. It is our opinion that the building should be removed from the National Register, in accordance with National Register regulations 36 CFR 60.15(k) and with Historic Preservation Certification regulations 36 CFR 67.6(i). If you need any additional information on the project or have any questions concerning our review of the project, please contact William Brookover of this office at (215) 597-8068.

James W. Coleman, Jr.

Trans
7/25/83
Jill
for Ned
7/25/83

JUL 28 1983

F78(424)

Gilbert V. Boro
Managing General Partner
Brockton Center Associates
77 North Washington Street
Boston, Massachusetts 02114

Dear Mr. Boro:

PROPERTY: Howard Block, 93-97 Main Street, Brockton, Massachusetts

CONTROL NUMBER: 0257-82-MA-82-0260

TAXPAYER'S IDENTIFICATION NUMBER: 092-30-2129

My review of your appeal requesting reversal of the decision of the Mid-Atlantic Regional Office, National Park Service, denying certification for the rehabilitation work on the Howard Block has been concluded. This appeal was made under Department of the Interior regulations 36 CFR Part 67.10 for purposes of Federal historic preservation tax incentives contained in section 2124 of the Tax Reform Act of 1976, section 701 (f) of the Revenue Act of 1978, and section 212 of the Economic Recovery Tax Act of 1981. I want to thank you and your associates for providing, in your letter of May 2, 1983, a complete written account of the factors involved in your rehabilitation decisions, and for meeting with me in Washington on June 22. After carefully considering the facts of the case, I have determined that the historic character of the Howard Block has not been maintained through the rehabilitation and that the project does not meet the Secretary of the Interior's "Standards for Rehabilitation." The March 18 decision of the regional office, therefore, is hereby sustained.

My decision to sustain the regional office's denial of certification is that the rebuilding with entirely new materials of the second through fourth floors of the primary facade to an approximation of its nineteenth century appearance is not sufficient to preserve the historic character of the Howard Block. I realize that most of the character defining features of this building—the fenestration, brickwork and storefront—were either altered or missing at the time of your rehabilitation. In my opinion, the nineteenth century integrity of this building has been so seriously eroded, even before your rehabilitation, as to raise doubts concerning the appropriateness of its continued listing in the National Register of Historic Places. As the building presently exists, the only remaining historic fabric is the rear wall, two party walls (which have been sandblasted to remove the plaster, thus altering their historic appearance), portions of the structural system, the cornice and quoins, and some of the brick along the sides of the primary facade.

Gilbert V. Boro

2

Because of the building's condition prior to your rehabilitation, great care was necessary to preserve the remaining fabric and historic appearance of the building. Replacement of these missing architectural features should have been based on the accurate duplication of their nineteenth century appearance, as is stated in Standard 6. As a result of your rehabilitation, the brickwork does not match the visual appearance of the remaining original brick along the sides and cornice, the new brick is not keyed into the original brick, the fourth floor windows have been reduced in height, and the new, ornamented window lintels on the third and fourth floors do not match the originals. The one-over-one replacement sash featuring a smaller lower sash with a horizontal meeting rail at the lower third of the window opening, and window air conditioners also differs from the historic window treatment. The cumulative effect of these reconstructed features and the new window treatment alters of the overall character and appearance of the building. Therefore, the rehabilitation does not meet Standards 2 and 6 and cannot be a certified rehabilitation.

Should you become involved in future rehabilitation projects of historic buildings, I strongly urge you to contact the appropriate National Park Service Regional Office early in the planning stage. As the Department of the Interior regulations state, my decision is the final administrative decision regarding rehabilitation certification.

Sincerely,

(sgd) Ernest A. Connally

Ernest Allen Connally,
Chief Appeals Officer

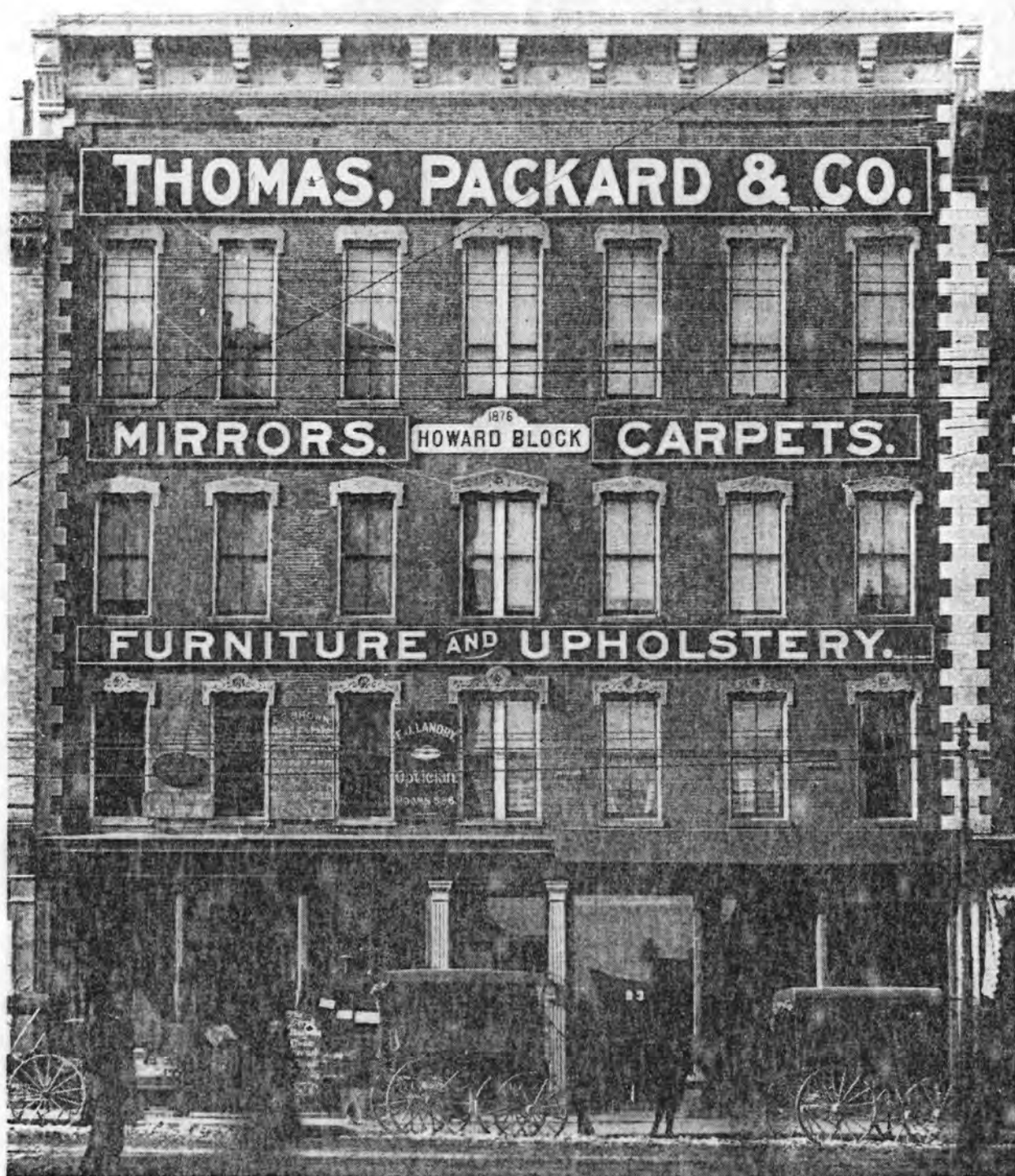
cc:MA-SHPO

bcc: MARO-Harrison
SOL-Hanslin, Main Interior, Rm. 6542
424-Connally, 1100 L St., Rm. 5111
424-Johnson

bcc: NIR.

[424-BASIC FILE RETAINED IN 424

FNP:JTRAVERS:mg:7/22/83:343-9585 (JT 2, "Boro2")



HOWARD BLOCK, MAIN STREET.

- c. 1900



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

H32(413)

Memorandum

To: Regional Director, Mid-Atlantic Region

From: Keeper of the National Register

Subject: Howard Block, 93-97 Main Street, Brockton, Massachusetts

This is in response to your March 24, 1983 memorandum requesting a review of the nomination file for the Howard Block. The Howard Block was listed in the National Register having had only a technical review. After completing a substantive professional review of the nomination we have determined that, based on the information provided in your memorandum, there is sufficient reason to question the eligibility of the property in the condition in which it was nominated.

✓ S Since our file does not contain the historic photograph referenced in your memorandum we have requested it from Cindy McLeod of your staff. If after receipt of the photograph and further review of the file we conclude that the property should be removed from the National Register, we will proceed in accordance with National Park service regulations 36 CFR 60.15 and notify you when the action is complete. Thank you for bringing this matter to our attention.

memorandum

DATE: June 6, 1983

June 6, 1983

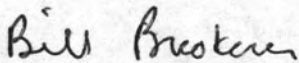
REPLY TO
ATTN OF: Bill Brookover, Architect, MARO

SUBJECT: Howard Block, 93-97 Main St., Brockton, MA

TO: Bruce MacDougal, Architectural Historian, NR, WASO

Enclosed is a copy of our memo to the Keeper of the National Register dated March 24, 1983. Hope this gets to you in time. We look forward to your response.

Regards,



Bill Brookover

Am 8/3/83

H32 (413)

AUG 4 1983

Ms. Valerie Talmage
Acting Executive Director, Massachusetts
Historical Commission
294 Washington Avenue
Boston, Massachusetts 02108

Dear Ms. Talmage:

This is in regard to the nomination to the National Register of the Howard Block, Brockton, Plymouth County, Massachusetts.

The Mid-Atlantic Regional Office of the National Park Service requested that we review the nomination file for the above property to determine if, in light of recent information on the property contained in an application for "Certification of Rehabilitation", the property may have been listed in the National Register in error. The nomination received only a technical review by this office before it was listed in April of 1982. As a result of the Region's request, we conducted a substantive review of the nomination.

Based on the information provided in the nomination and by the region, attached, the building appears to have lost a substantial amount of architectural integrity in the course of remodelling in the twentieth century. Almost all of the facade was removed and replaced by a wood and glass curtain wall leaving original masonry only above the fourth floor windows (including the cornice) and at each of the ends of the facade. Further, in the course of the recent rehabilitation more of the remaining original fabric of the building was removed.

We concur with the Region's opinion sustained by Dr. Connally in his denial of the owner's recent appeal that most likely too little of the historic fabric of the building survived for it to retain its integrity of materials and workmanship feeling and association and that this loss of historic fabric makes the eligibility of the building under National Register Criteria for Evaluation highly questionable. Also, the recent rehabilitation, while replacing the later facade with a facade similar in appearance to the original, did not restore the facade to its documented earlier appearance as shown by the circa 1885 and circa 1900 photographs.

Since it appears likely that the Howard Block was listed in the National Register in error, we request that you review the file in light of current information on the property and request removal in accordance with 36 CFR 60.15.

Thank you for your consideration of this matter. If you would like to discuss it with us further, please call Bruce MacDougal at 343-9536.

Sincerely,

Carol D. Shull (Sgd.)

Carol D. Shull
Chief of Registration
National Register of Historic Places
Interagency Resources Division

Enclosure

cc: Mid-Atlantic Region

bcc:413

Reading File
Record Center

FNP:BMacDougal:mdj:06/13/83

Sys. 8 (Nom.) #8022

Basic File Retained in NR



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

F78(424)

FEB 17 1984

Mr. Gilbert V. Boro
Managing General Partner
Brockton Centre Associates
77 North Washington Street
Boston, Massachusetts 02114

Dear Mr. Boro:

PLYMOUTH COUNTY

PROPERTY: Howard Block, 93-97 Main Street, Brockton, Massachusetts

CONTROL NUMBER: MA-82-0260

TAXPAYER'S I.D. NUMBER: 092-30-2129

Your letter of November 9, 1983, requesting reconsideration of my decision dated July 28, 1983, to sustain the Mid-Atlantic Regional Office's denial of certification for the rehabilitation of the Howard Block has been carefully considered. This response also acknowledges our subsequent telephone conversations on November 28, December 12 and December 13 of last year, when you offered to make changes in the work done on the Howard Block in order to reopen the case.

As stated in my letter of July 28, 1983, the rehabilitation of the Howard Block was denied certification because the rebuilding of the facade did not accurately duplicate the historic appearance of the building. Standard 6 of the Secretary's "Standards for Rehabilitation" requires that replacement of missing architectural features should be based on accurate duplication of features, substantiated by physical, historical or pictorial evidence.

As indicated in our telephone conversation, I am willing to reopen the case provided it is your intention to effect such changes in the facade of the Howard Block as to bring it into conformance with Standard 6. The purpose of the further work would be a faithful reproduction of the facade in its state of circa 1900. I am aware from previous acquaintance with your project that there exists a very clear frontal photograph of the building that documents its unaltered appearance at about that date. Further work that would accurately recapture that appearance would be consistent with the historic character of the building. As I mentioned in our telephone conversations, requirements for such work include the following: enlarging the window openings in the fourth story to their original dimensions; installation in all windows above the first story of sash that match the originals (or those illustrated c. 1900) in composition, configuration of meeting rails and muntins, color, and all other visual aspects; reconstruction of the first-floor storefront to its appearance of circa 1900. The other concerns expressed in my earlier letter will be considered in reviewing any plans and specifications you may submit.

Mr. Gilbert V. Boro

2

Until plans and specifications are developed to meet the conditions outlined above, I do not believe a meeting in Washington, D. C. with me or the staff of the Preservation Assistance Division would be useful. Instead, I suggest you forward a revised Historic Preservation Certification Application, along with proposed plans and specifications for the changes to the facade of the Howard Block, to the Preservation Assistance Division, National Park Service, Department of Interior, Washington, DC 20240. Your submission will be carefully reviewed. If a meeting with you is necessary to discuss whether the proposed revisions meet the Secretary's Standards, you will be so advised directly.

As a final matter, I must point out that I am willing to consider certification of an altered rehabilitation project under these conditions only because of the special circumstances of the Howard Block, particularly, its listing in the National Register subsequent to completion of your rehabilitation project. If it proves possible to certify an altered project, such certification will not be considered as generally endorsing the listing of buildings in the National Register which are substantially lacking in historic integrity nor the appropriateness of certifying similar rehabilitation projects.

Should you have any questions concerning the conditions outlined in this letter please call Ward Jandl on 202-343-9584.

Sincerely,

(sgd) Ernest A. Connally

Ernest A. Connally,
Chief Appeals Officer

cc: MA-SHP0

1NR-Howard Block, Brockton, MA

ROUTING AND TRANSMITTAL SLIP

Date

10/10

TO: (Name, office symbol, room number,
building, Agency/Post)

Initials

Date

1. JEAN

2.

3.

4.

5.

Action	File	Note and Return
Approval	For Clearance	Per Conversation
As Requested	For Correction	Prepare Reply
Circulate	For Your Information	See Me
Comment	Investigate	Signature
Coordination	Justify	

REMARKS

THE NOMINATION PHOTOGRAPHS ARE
MISSING. DO YOU HAVE?

11:00

DO NOT use this form as a RECORD of approvals, concurrences, disposals,
clearances, and similar actions

FROM: (Name, org. symbol, Agency/Post)

Room No.—Bldg.

BOWLE

Phone No.

5041-102

* U.S.G.P.O.: 1983 - 421-529/320

OPTIONAL FORM 41 (Rev. 7-76)
Prescribed by GSA
FPMR (41 CFR) 101-11.206

Bruce —

I don't know
what happened to the NR
photos. I've been through the
file twice. I had these
copies made ~~of~~ — how's this?

Sean.