

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



OMB No. 1024-0018

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 Whit's Diner

other names/site number Lloyd's Diner (preferred); Worcester Lunch Car Co. #783; (The Diners of Massachusetts MPS)

2. Location

street & number 184A Fountain Street n/a not for publication

city or town Framingham n/a vicinity

state Massachusetts code MA county Middlesex code 017 zip code 01702

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 10/8/03
Signature of certifying official/Title Cara H. Metz, Executive Director 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

Date of Action

Edson H. Ball

12/4/03

Lloyd's Diner
Name of Property

Middlesex, Massachusetts
County and State

5. Classification

Ownership of Property

(Check as many boxes as apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

(Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

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

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	building
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>1</u>	objects
<u>1</u>	<u>1</u>	Total

Name of related multiple property listing

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

Twentieth-Century Commercial Architecture:

The Diners of Massachusetts

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter categories from instructions)

COMMERCE/TRADE/restaurant

Current Functions

(Enter categories from instructions)

COMMERCE/TRADE/restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Other: New England Barrel Roof Diner

Materials

(Enter categories from instructions)

foundation concrete

walls porcelain enamel

wood

roof asphalt shingle

other _____

Narrative Description

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

Lloyd's Diner
Name of Property

Middlesex, Massachusetts
County and State

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 and 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 # _____

Areas of Significance

(Enter categories from instructions)

Architecture

Commerce

Period of Significance

1942-1951

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Worcester Lunch Car Company

Primary location of additional data:

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

Name of repository: _____

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

The Diners of Massachusetts MPS
Lloyd's Diner
Framingham (Middlesex Co.), MA

Section number 7 Page 1

7. Description

Lloyd's Diner, 184A Fountain Street, Framingham, MA (1942) (MHC #1073) is the former Whit's Diner of Orange, Massachusetts, manufactured as diner #783 by the Worcester Lunch Car Company of Worcester, Massachusetts. In 1990, the prefabricated diner was moved about 90 miles to its current site and restored (see below). Lloyd's Diner is located in a mixed-use railroad corridor on Framingham's south side, west of the downtown business district. The diner is set back from the street and oriented with its long wall parallel to roadway.

The prefabricated section of Lloyd's Diner is wood frame, seven bays across and three bays deep, with entries centered on the narrow ends. The foundation is concrete, the barrel roof is clad with asphalt shingles, and the porcelain enamel wall panels (installed in 1990) are red with white lettering. Two of the wall panels were damaged when a car drove into the diner in the late 1990s. The entries contain wood doors, and the windows have wood single-hung sash. A single transom window containing colored glass survives in the east (narrow) end of the diner; other transoms now have clear glazing.

Signage on the porcelain enamel panels, which were designed in 1990 by diner historian and consultant Richard Gutman, reads *LLOYD'S DINER* in Gothic lettering. There is no other signage on the exterior of the diner. A standing sign at the street dates to the 1990s and is considered a noncontributing resource by virtue of its recent age.

Lloyd's Diner displays an uncommon floor plan. In contrast to the full-length counter that is often seen, here the counter occupies only the west end of the prefabricated structure, balanced by two pairs of wooden booths at the east end. The staff entrance to the back bar area, where the grill is located, is at the eastern end of the counter, falling roughly at the center of the interior.

Interior finishes at Lloyd's Diner are typical of Worcester-built diners of the period. There are eight steel counter stools with vinyl seats; the seats and backs of the booths also are upholstered in vinyl. Both the counter and the tops of the wood tables in the booths are marble. The barrel ceiling is finished in light blue laminate with exposed wood braces. Both the walls below the windows and the counter apron feature porcelain enamel panels that are pale yellow with blue trim. The floor and footrest at the counter retain the original tiles—reddish brown, red, black, and cream-colored—with a tile border present along the perimeter of the floor.

Lloyd's Diner has a shed-roofed rear addition with vertical board siding, constructed in 1990 to house a separate kitchen, restrooms, and a handicapped-accessible seating area. The presence of this addition does not compromise the integrity of the 1942 diner. While the grill remains in the prefabricated (front) section of the diner, most of the cooking operations have been relocated to the separate kitchen. This kitchen is located behind the back bar, and has an exterior entry on the diner's west elevation. Table seating is located at the rear of the addition, behind the separate kitchen. There is a handicapped ramp at the exterior door on the west elevation. A short central hallway, running perpendicular to the front wall of the diner, connects the prefabricated section of the diner to the separate kitchen and the table seating at the rear.

Archaeological Description

While no ancient Native American sites are located on the diner property, it is possible that sites are present. Eleven sites
(continued)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**The Diners of Massachusetts MPS
Lloyd's Diner
Framingham (Middlesex Co.), MA**

Section number 7/8 **Page** 2/1

are located in the general area (within one mile). Environmental characteristics of the property include locational criteria (slope, soil drainage, proximity to wetlands) that are favorable for the presence of ancient Native American sites. The diner is located on a level to moderately sloping plain within a mixed-use railroad corridor. Soil types in the area may have originally been well drained; however, railroad construction and other historic land use have obscured or destroyed natural soils. The property is also located more than 1,000 feet from the nearest wetlands, a factor that adversely affects the overall ancient site sensitivity for this location. The diner is located on a 7.31-acre lot; however, the nominated area (0.07 acre) includes only the diner and a 10-foot buffer around each building wall. The lot is not historically associated with Lloyds Diner, moved to its present site in 1990. Given the above information, construction impacts associated with the diner's concrete foundation and utilities, and the lack of additional historic period land use for the property, a low potential exists for recovering both ancient Native American and historic period resources on the property.

(end)

8. Statement of Significance

Lloyd's Diner, Framingham (1942) is a fine example of the traditional barrel-roofed diner produced by the Worcester Lunch Car Company, the state's premier diner builder and a major force in the design and construction of diners in Massachusetts before World War II. Lloyd's illustrates the diner form most closely associated with the history of Massachusetts diners since the 1920s. The only historic diner presently operating in Framingham, Lloyd's was moved in 1990 from its original location in Orange, Massachusetts and restored under the guidance of diner historian Richard Gutman. The diner's relocation to Framingham is typical of the portable nature of diners and has not adversely affected its historic and architectural integrity. The diner maintains a roadside orientation and setting in its current location. Historically, the diner's tenure as Whit's Diner in Orange contributes to an understanding of diner operations in Massachusetts before World War II. Retaining integrity of design, setting, materials, workmanship, feeling, and association, Lloyd's Diner meets Criteria A and C and Criteria Consideration B (moved property) of the National Register at the state level.

Formerly known as Whit's Diner, Lloyd's was delivered to its original site in downtown Orange, Massachusetts on March 21, 1942. At this former location, the diner was located within the boundary of the Orange Center Historic District (NR 1989), which encompasses institutional, industrial, and commercial development in the town's central business district. The diner was considered a noncontributing element in that district because it was outside the period of significance.

The first proprietors, Robert E. Whitney and Richard C. Whitney, had operated Whitney's Lunch at 10½ South Main Street, Orange, before opening their new diner around the corner on West Main Street. The Whitney family continued to operate the diner until at least 1960, according to Orange directories. Eventually, the name of the diner was changed to Orange Diner, under different ownership. The diner closed in Orange in 1989.

A number of Worcester-built diners survive in excellent or good condition in Massachusetts, and chronicle the evolution of the company's diner designs, particularly from the 1920s through the 1950s. The company built 651 lunch cars and

(continued)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**The Diners of Massachusetts MPS
Lloyd's Diner
Framingham (Middlesex Co.), MA**

Section number 8 **Page** 2

diners between 1907 and 1957, [Gutman, pp. 161 and 243] and updated, reconditioned, or remodeled an unknown number of their diners. Lloyd's Diner represents the traditional, wood-frame, New England barrel-roofed diner form for which the Worcester Lunch Car Company was best known. The company built over one dozen diners in the early 1940s, which were delivered to established or prospective diner owners in Massachusetts, New Hampshire, and Rhode Island. [Worcester Lunch Car Company records]

In January 1990, Richard and Joan Lloyd of Ashland, Massachusetts found the diner in Orange, and purchased the building on June 9, 1990. They moved the diner to a storage location in Ashland for renovation and restoration. Diner historian Richard Gutman of West Roxbury, Massachusetts, was the consultant on the restoration. Gutman also designed the lettering on the porcelain enamel exterior panels, spelling out the new name of the diner. With its prefabricated front section restored, and having been expanded to the rear with the addition of a separate kitchen and another dining area for non-smokers, Lloyd's Diner opened in Framingham in January 1991. On display in the diner today are photographs and newspaper articles from both the Athol and Framingham papers documenting the diner's relocation and renovation/restoration.

(end)

Lloyd's Diner
Name of Property

Middlesex, Massachusetts
County and State

10. Geographical Data

Acreage of Property less than one acre (nominated)

UTM References

(Place additional UTM references on a continuation sheet)

1. 19 299300 4683000
Zone Easting Northing

2.
Zone Easting Northing

3.
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 Kathleen Kelly Broomer, consultant, with Betsy Friedberg, NR Director, MHC

organization Massachusetts Historical Commission date October 30, 2003

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 Richard Lloyd (diner) /// Consolidated Rail Corp., CSX Tax Department (land)

street & number 184a Fountain Street /// 500 Water Street J-910 telephone 508-879-8750

city or town Framingham /// Jacksonville state MA /// FL zip code 01702 /// 32202

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 Reductions Project (1024-0018), Washington, DC 20503. NPS Form 10-900 OMB No.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**The Diners of Massachusetts MPS
Lloyd's Diner
Framingham (Middlesex Co.), MA**

Section number 9/10 **Page** 1

9. Major Bibliographical References

Cultrera, Larry, ed. "Diner Hotline." *SCA NewsJournal*, 12:1. Winter 1991-1992. p.10.
Diner Finder Deluxe: Massachusetts. Watertown, MA: Coffee Cup Publications, 1991.
Gutman, Richard J. S. *American Diner Then and Now*. New York: Harper Collins Publishers, 1993.
Interview with diner historian Richard Gutman, November 23, 1998.
Menu for Lloyd's Diner, Framingham, Massachusetts (includes history, as updated by Gutman interview; see below).
Price and Lee's Orange (Massachusetts) Directory. 1940, 1942, 1960.
Worcester Lunch Car Company Records, Record Group 1998.163, Box 2. File cards for diners #701-799, including owner's name and date of delivery. Also list of diners #701-799, compiled from file cards in the collection. Worcester Historical Museum.

(end)

10. Geographical Data

Verbal Boundary Description

For the purpose of this nomination, the boundary of the nominated property is shown on the accompanying detail of the Town of Framingham assessors' map, sheet 145, block 305. The position of the diner on the 7.31-acre lot is shown on the accompanying sketch map. An arbitrary boundary line of 10 feet has been drawn around the diner itself in each direction.

Boundary Justification

The arbitrary boundary includes only the diner and its 1990 attached kitchen wing. As the diner was moved to its present location in 1990, the associated parcel of land is not historically associated with Lloyd's Diner, therefore a line of convenience 10 feet from the diner walls has been drawn.

(end)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Whit's Diner
NAME:

MULTIPLE Diners of Massachusetts MPS
NAME:

STATE & COUNTY: MASSACHUSETTS, Middlesex

DATE RECEIVED: 10/20/03 DATE OF PENDING LIST: 11/19/03
DATE OF 16TH DAY: 12/05/03 DATE OF 45TH DAY: 12/04/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 03001243

REASONS FOR REVIEW:

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

COMMENT WAIVER: N

☒ ACCEPT ☐ RETURN ☐ REJECT 12/04/03 DATE

ABSTRACT/SUMMARY COMMENTS:

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

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



BOOTH
SERVICE

Lloyd's Diner

BOOTH
SERVICE

OPEN

Diners of Mass. MPS

Lloyd's Diner

184A Fountain Street

Framingham, Middlesex County, Mass.

KK Broomer

Neg: MHC

September 2001

Photo 1 of 2



Diners of Mass. MPS

Lloyd's Diner

184A Fountain Street

Framingham, Middlesex County, Mass.

KK Brommer

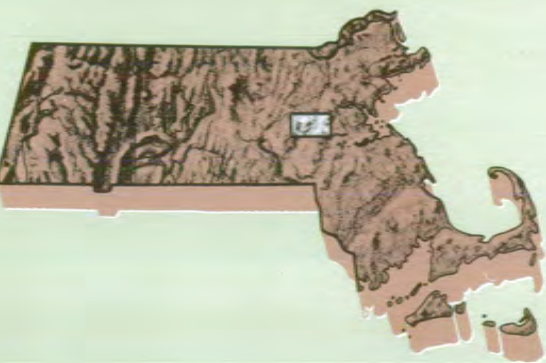
Neg: MHC

September 2001

Photo 2 of 2

Framingham
MASSACHUSETTS

Piners of Maps, MFS
Wood's Diner, Framingham
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



GEOLOGICAL SURVEY

1987

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

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

Compiled by photogrammetric methods from aerial photographs
taken 1978 and 1981. Field checked 1979 and 1982. Map edited 1987
Supersedes Framingham 1979 and Natick 1970
1:25,000-scale maps

Projection and 1000-meter grid, zone 19
Universal Transverse Mercator

10,000-foot grid ticks: Massachusetts coordinate system,
mainland zone

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

CONTOUR ELEVATIONS SHOWN TO THE NEAREST 0.1 METER
OTHER ELEVATIONS SHOWN TO THE NEAREST 0.5 METER

THIS MAP COMPLES WITH NATIONAL MAP ACCURACY STANDARDS

CONVERSION TABLE		DECLINATION DIAGRAM	ADJOINING MAPS		
Meters	Feet		1	2	3
1	3.2808		1	2	3
2	6.5617		4	5	
3	9.8425				
4	13.1234				
5	16.4042				
6	19.6850				
7	22.9659				
8	26.2467				
9	29.5275				
10	32.8084				
To convert meters to feet multiply by 3.2808		UTM grid convergence (GN) and 1987 magnetic (M) at center of map Diagram is approximate	1	2	3
To convert feet to meters multiply by 0.3048			4	5	
			6	7	8

1 Hudson

2 Maynard

3 Boston North

4 Boston South

5 Milford

6 Milford

7 Medford

8 Norwood

ISBN 0-607-23455-5
9 780607 234558

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 gage; narrow gage	
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	
Cable, dam with lock	
Cemetery; grave	
Campground; picnic area; U. S. location monument	
Windmill; water well; spring	
Mine shaft; prospect; adit or ore	
Control: horizontal station; vertical station; spot elevation	
Contours: index; intermediate; supplementary; depression	
Distorted surface: strip mine, low, sand	
Hydrographic contours: index; intermediate	
Perennial lake and stream; intermittent lake and stream	
Rapids, large and small; falls, large and small	
Submerged marsh; marsh, swamp	
Land subject to controlled inundation; woodland	
Scrub; mangrove	

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

A pamphlet describing topographic maps is available on request



SCALE 1:25 000
1 CENTIMETER ON THE MAP REPRESENTS 250 METERS ON THE GROUND
CONTOUR INTERVAL 3 METERS

FRAMINGHAM, MASSACHUSETTS
42071-C3-TM-025

The Piners of Maps, MFS
Wood's Diner
Framingham
Middlesex Co., Mass.
19 299300 4683000
Framingham Quad
1:25000

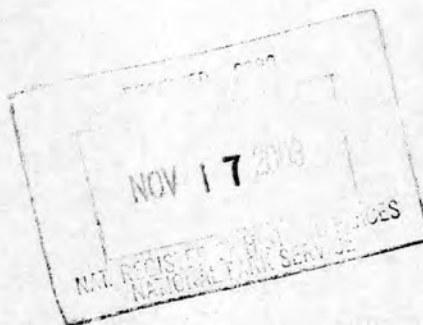


100 North Charles Street, Suite 200
Baltimore, Maryland 21201-3814
(410) 613-6159
FAX: (410) 613-6151
John_Wedemeyer@csx.com

JOHN F. WEDEMEYER
Regional Manager

November 13, 2003

Ms. Betsy Friedberg
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125



In reply refer to:
File: 25017-0046

Dear Ms. Friedberg,

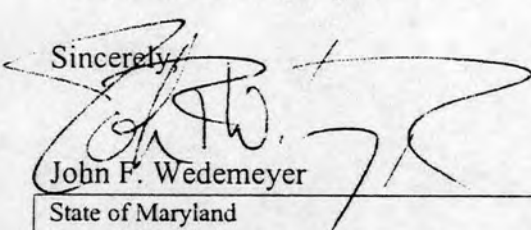
This letter is pursuant to your organization nomination to place Lloyd's Diner, Worcester Lunch Car Co. #783 (The Diners of Massachusetts MPS) on the National Register of Historic Places.

Please note that this structure, Lloyd's Diner, is located on property owned by New York Central Lines, LLC and operated by CSX Transportation, Inc. It is permitted on this property under a lease agreement. The lease runs for an indefinite period of time. However, either party can terminate this agreement with thirty- (30) days notice.

Due to corporate policy, we object to the placement of structures located on railroad owned property to be placed on the National Register. Please accept this notarized letter rejecting this designation.

Should you have additional questions/concerns, please contact me. My telephone number is 410.613.6159. Thank you.

Sincerely,


John F. Wedemeyer

State of Maryland
City of Baltimore

On this 13th day of November, 2003, before me, the undersigned employee personally appeared, John F. Wedemeyer, CSX Transportation, Inc., a corporation, and that he, as Regional Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Regional Manager.

In witness whereof I hereunto set my hand and official seal.

Gloria J. Henderson
Notary Public
My commission expires May 1, 2004



The Commonwealth of Massachusetts

William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission

October 14, 2003

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:

Lloyd's Diner, 184-A Fountain Street, Framingham (Middlesex), MA
(The Diners of Massachusetts MPS)

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.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Enclosure

cc: Kathleen Kelly Broome, consultant
Framingham Historical Commission
Robert & Joan Lloyd
Consolidated Rail Corporation
Helen Lemoine, Planning Board
Esther A.H. Hopkins, Chair, Board of Selectmen



100 North Charles Street, Suite 200
Baltimore, Maryland 21201-3814
(410) 613-6159
FAX: (410) 613-6151
John_Wedemeyer@csx.com

JOHN F. WEDEMEYER
Regional Manager



In reply refer to:
File: 25017-0046

November 13, 2003

Ms. Betsy Friedberg
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

Dear Ms. Friedberg,

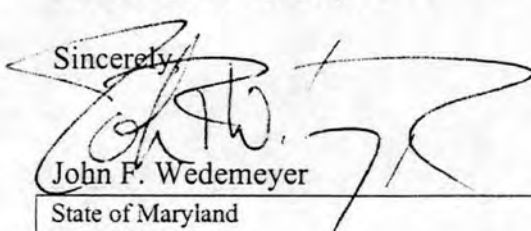
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Sincerely,


John F. Wedemeyer

State of Maryland
City of Baltimore

On this 13th day of November, 2003, before me, the undersigned employee personally appeared, John F. Wedemeyer, CSX Transportation, Inc., a corporation, and that he, as Regional Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Regional Manager.

In witness whereof I hereunto set my hand and official seal.

Gloria J. Henderson
Notary Public
My commission expires May 1, 2004

CC: Ms. Carol Shull
National Register of Historic Places
Department of the Interior
National Parks Service
1201 Eye Street, NW, 8th Floor
Washington, DC 20005

Robert and Joan Lloyd
1 Liberty Hill Circle
Ashland, MA 01721



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



November 24, 2003

John F. Wedemeyer
Regional Manager
CSX Real Property
100 North Charles Street, Suite 200
Baltimore, Maryland 21201-3814

RE: Lloyd's Diner, Framingham, Massachusetts

Dear Mr. Wedemeyer:

The Massachusetts Historical Commission is in receipt of your notarized letter objecting to the nomination of Lloyd's Diner, Framingham, for listing in the National Register of Historic Places. It is the understanding of the Massachusetts Historical Commission that CSX owns the land on which Lloyd's Diner is located, while the diner itself belongs to Richard and Joan Lloyd.

Your objection was received by this office on November 17, 2003; a copy of the objection was forwarded by you to the Keeper of the National Register, Carol Shull. The nomination for Lloyd's Diner was voted eligible by the State Review Board of the Massachusetts Historical Commission on September 10, 2003, and was transmitted by this office to the National Park Service for consideration for listing on October 16, 2003. Because the nomination is no longer in this office, I would recommend, therefore, that you discuss your objection directly with Ms. Shull. Her telephone number is 202-354-2234.

In the meantime, I am enclosing some material on the National Register project for your information.

Sincerely,

Betsy Friedberg
National Register Director
Massachusetts Historical Commission

Cc: Carol Shull, Keeper, National Register of Historic Places
Robert and Joan Lloyd, 184A Fountain Street, Framingham, MA 01702

Enclosure: National Park Service National Register brochure
National Register regulations, 36 CFR 60

220 Morrissey Boulevard, Boston, Massachusetts 02125
(617) 727-8470 • Fax: (617) 727-5128
www.state.ma.us/sec/mhc

H32(2280)

Mr. John F. Wedemeyer
Regional Manager
CSX Real Property
100 North Charles Street, Suite 200
Baltimore, Maryland 21201-3814

DEC 24 2003

Dear Mr. Wedemeyer:

We are in receipt of a copy of your letter of November 13, 2003, to the Massachusetts Historical Commission, regarding Whit's Diner (also known as Lloyd's Diner), located at 184A Fountain Street in Framingham, Middlesex County, Massachusetts. In your letter, you object, on behalf of CSX Real Property, to the nomination of Whit's Diner to the National Register of Historic Places.

National Register regulations (36 CFR Part 60.6) require that prior to nominating a property to the National Register, the nominating authority (either the State Historic Preservation Officer or the Federal Preservation Officer for properties under Federal ownership) must notify all property owners within the boundary of the nominated area and afford them the opportunity to concur in or object to the nomination. Each owner of private property is allowed one vote, regardless of how many properties or what part of one property that party owns. If a majority of private property owners objects, the property will not be listed in the National Register, rather it shall be submitted only for a determination of whether it is eligible for the National Register.

In nominating Whit's Diner to the National Register of Historic Places, the Massachusetts Historical Commission determined that there were three property owners within the boundary of the nominated area, these being Richard and Joan Lloyd (owners of the diner) and Consolidated Rail Corp. (owner of the land on which the diner is located). All owners were notified of the State's intention to nominate this property to the National Register and only CSX objected to the nomination. When there are three owners of a property at least two must object to constitute a majority of owners objecting. The State Historic Preservation Officer correctly found that there was not a majority of owners objecting to the nomination and forwarded it to the National Register. Whit's Diner was found to meet the National Register Criteria for Evaluation and was listed in the National Register on December 4, 2003.

Please let us know if we may provide any additional information or assistance.

Sincerely,
(Sgd) Patrick Andrus

Carol D. Shull
Keeper of the National Register
of Historic Places

cc: MA SHPO

bcc: 2200
2250
Basic File Retained In 2280
FNP:PAndrus:OP:12/23/03:f/nr/whit's

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