

Summary Sheet

Contact Information:

Michaelyn Holmes
Chairperson, Woodville Historic District Study Committee
5 Holt St.
Hopkinton, MA 01748
(508) 435-4279

Study Committee Member Names:

Anne Marcy,	Woodville Resident
Carol Mecagni	Woodville Resident
Margaret Mighton	Woodville Resident
George/Nancy Reimann	Woodville Resident
Nancy Stevenson	Hopkinton Historical Commission
Bill Shaw	Hopkinton Historical Commission

Expected Date of Public Hearing

Mid January

Total Number of the Properties Included in the Proposed Local Historic District

97

Conclusion of the Preliminary Study Report

Woodville, with its own postal designation, has retained its distinctive village atmosphere and strong architectural connection to Hopkinton's industrial development and growth from the mid to late 1800's. Woodville's main street, filled with a variety of typical buildings from the period of the town's greatest growth (federal to village colonial), is historically and visually one of Hopkinton's most pleasing aspects. Faced with natural and compelling commercial and development pressures it is unlikely to remain so without intervention to preserve and protect this visual sense of the town's past. The benefits to the community include safeguarding against demolition or destruction of our architectural roots and assurance that future generations may appreciate and learn from them.

Introduction

Local historic districts are geographical areas in which the majority of buildings, sites, and structures are of historical or architectural interest. They are established under law in the Commonwealth of Massachusetts (M.G.L. Chapter 40C enacted in 1960) for three purposes; to preserve the unique characteristics of structures and their surroundings within a certain area, to maintain and improve the setting for those structures, and to encourage builders of new structures in the area to choose architectural designs which complement the historic structures.

Such districts were first established in the United States in 1931 and in the Commonwealth in 1955. There are currently over 200 local historic districts in the Commonwealth. Nearby towns of Grafton, Northboro, Marlboro and Framingham all have designated historic districts. Hopkinton established its first historic district in 1979 circling the Town Common and including important structures, public and private on Hopkinton's Main Street. The town in the past four years has approved an expansion of the district to include several contiguous public properties.

Once established, an historic district may also be listed in the National Register of Historic Places maintained by the U.S. Department of the Interior. This designation confers specific preservation incentives as well as a limited degree of protection from the effects of federally funded, licensed, or permitted processes although typically a local historic district, with its review authority established under local and state law, is a far more powerful preservation device than the National Register. The proposed Woodville historic district is not already a National Register District.

Woodville, with its own postal designation, has retained its distinctive village atmosphere and strong architectural connection to Hopkinton's industrial development and growth from the mid to late 1800's when the town grew to a total population of almost 5,000. A series of major fires in the late 1800's and early 1900's destroyed the shoe factory base and this population level was not to be seen again until the 1960's. Population and development growth spurred by the construction of Route 495 exploded in the decade of the 90's with Hopkinton tied with Boxborough as the fastest growing town in the Commonwealth (at 45%). Once open fields surrounding farmhouses have been lost to residential development and the farmhouses themselves increasingly seen as ready tear down targets given the value and scarcity of single lots. Woodville's main street, filled with a variety of typical buildings from the period of the town's greatest growth (federal to village colonial), is historically and visually one of Hopkinton's most pleasing aspects. Faced with natural and compelling commercial and development pressures it is unlikely to remain so without intervention to preserve and protect this visual sense of the town's past. The benefits to the community include safeguarding against demolition or destruction of our architectural roots and assurance that future generations may appreciate and learn from them.

Methodology

The Woodville Historic District Study Committee was formed in May 2004 with the sponsorship of the Hopkinton Historic District Commission and the Hopkinton Historical Commission. Both had been in agreement for a number of years on the importance of designating a Woodville Historic District. As early as the late 1970's in fact, the Study Committee active at that time considered Woodville as a potential historic district. The Study Committee made the decision to concentrate on downtown Hopkinton, around the Town Common as its choice for a Historic District, designated as such by the town in 1979. The inventory from 1977 was supplemented by a comprehensive inventory conducted in 1989 through a grant to the town, at which point most of the properties now proposed for the Woodville Historic District were surveyed.

The Study Committee is composed of 7 members, 3 from the Hopkinton Historical Commission, and 4 Woodville residents. With the guidance of the Massachusetts Historical Commission, the Study Committee forged a game plan relying on as much resident participation as possible. The game plan called for a survey of Woodville residents and a request of all town residents to fill out a questionnaire. The questionnaire was mailed out to Woodville residents with return stamped envelopes enclosed; the survey was also available at Town Hall and its availability advertised in two local papers. Over half of the respondents favored the district with another 10% unsure. Once the results were available, the Committee proceeded with an open meeting held and advertised in Woodville (a separate mailing was again sent to all original recipients of the questionnaire). The meeting was well attended with 28 residents of the proposed district and other areas of town attending. Questions were answered and the general opinion at the end of the meeting was favorable.

The public hearing is slated for January 2005. We anticipate submitting the bylaw intent to town counsel in early February in preparation for the Spring Town vote in May 2005.

Significance

It is the considered judgment of the Woodville Historic District Study Committee that the village known as "Woodville" should be protected by historic district status not only for its historical value to future citizens of Hopkinton and Woodville, but also to the present generation of Hopkintonians who live here now.

Woodville is historically important as Hopkinton's most substantial secondary village, and as an early cotton cloth making center and the site of a major shoe manufactory. In the eighteenth century it was an agricultural area with a few farms scattered north of the much smaller Lake Whitehall and its accompanying cedar swamp. Joseph Buckminster and his son-in-law, John Wood, had a saw or gristmill here on Whitehall Brook as early as 1714. The road to Southborough followed the general line of

present-day Wood Street and, consequently, there were at least two pre-1800 inns here as well, one which was run by John Wood.

By 1808, the Hopkinton Sheetting Company was making cotton cloth in a small mill on Whitehall Brook, supposedly the second or third earliest cotton-weaving factory in the country. Major William Wood, who was weaving cloth in the early 1800's, established a spinning business, and in 1820, his sons, Albert and William B. Wood, expanded the business to make cotton cloth. By 1830, their mill on the lower water privilege had 34 looms and 1300 spindles. In the late 1830's they erected a stone mill near the site of the present dam, where they expanded the business again, this time to make cotton twine.

As is true of Hopkinton as a whole, however, the major industry in Woodville by the 1860's was shoe and boot manufacturing. It began in the small home workshops called "10- or 12-footers," some of which may still exist as parts of Woodville's houses and outbuildings. Granby and Francis Wood, employing forty people from the start, consolidated these in 1867. In 1870, they purchased the gristmill from their father, in 1887 built a third 4-story building behind it. In its heyday, G. & F.W. Wood & Co. employed 175 hands, and produced up to 1100 pairs of boots and shoes per day.

Other mid-century enterprises included a tannery, a shoe last factory, and a calico printing factory, and a successful hotel, the Reservoir House, on the site of John Wood's original inn. The Coolidge Carriage Factory was established by E.J. Coolidge, which, by the turn of the century, became the largest carriage and sleigh business in New England outside of Boston, selling nearly 400 horses and over 2,000 harnesses per year.

The rise of the shoe industry, and later the carriage factory, led to intensive building in the area to house the factory workers. Winter and Exchange Streets, along with Wood Street quickly filled with worker's cottages. A district school was established at what is now 252 Wood Street, now the Rod and Gun Club, and H.M. Rockwood's General Store was built at 229 Wood Street, where a still-operating post office was also opened.

In 1894, Boston seized Lake Whitehall for its water supply, and the factories along its shores were closed or moved to other sites in Woodville, as they were considered sources of pollution. With the turn of the century came insurmountable competition from giant shoe factories elsewhere in New England and a disastrous fire in 1909 destroyed the Reservoir House and the carriage factory, putting an end to Woodville's industry. The homes, however, along with a rich history and a unique sense of community, have survived.

Woodville, while reflecting the general trends of Hopkinton and the region in its eighteenth-century wood-frame farmhouses and mid-nineteenth-century gable-end worker's cottages, is architecturally unique in Hopkinton in several respects. It has the town's largest concentration of domestic brick architecture, in the five brick houses built by the brothers Elbridge and Dexter Rice during the 1830's to 50's. It has two

good examples of the early nineteenth-century 1 ½ story wood-frame house with half-windows at the second story, and a few outstanding hip-roofed Federal houses. There are also several well-preserved Italianate houses of the three and five-bay bracketed type here. A Greek Revival church, chapel, school building, and – its primary commercial building – a bracketed Italianate general store still remain within this village as well as the largest stretch of contiguous antique homes in all of Hopkinton.

Justification of the Boundaries

The main road that winds through Woodville is Wood Street. Also known as Route 135, it connects Ashland - through Hopkinton - to Westborough. This road is a heavily traveled one. The parcels of land that constitute Woodville are narrow deep parcels that are at risk for teardowns and redevelopment. We see that happening on the fringes of Woodville right now.

In choosing to try to make Woodville a local historic district, we had to consider several things. We had the option instead of expanding our current local historic district in the center of town, something that would be a positive step for Hopkinton. We also have some wonderful individual properties that are scattered around town. We chose Woodville at this time because of its current architectural cohesion and the very real threat of development to this area.

Roads and assessor property lines are the primary boundary delineations. In two instances, the frontage of undeveloped property is also included in the historic district to help reduce future impact on the streetscape, but the larger part of the parcel extending behind other homes is not included.

There are also four large properties where the frontage on the road with the house is included but the majority of the land that balloons out behind is excluded. The edge of Lake Whitehall is used as a boundary along with portions of state-owned land, measuring back from the road 350'. This maintains consistency because most of the properties along Wood Street are about 350' deep. The rear boundary line for most of the properties has been drawn to coincide with the zoning demarcation between residential and agricultural zones. This occurs at approximately 350 feet.

There are a few newer homes and vacant lots scattered within the proposed district. We opted to keep them as part of the proposed district to minimize their future visual impact on this very cohesive streetscape.

At the East end of Wood Street are three new large homes set back from the road. Immediately after them is a succession of antique homes that clearly defines this boundary of Woodville. On the West end of Wood Street is a beautiful farm that sits across the street from an historic local cemetery. They are separated from the rest of the older homes by Lake Whitehall on one side of the road, and by a string of ranch-style homes on the other side. We decided not to include the ranch houses because we feel that changes in them would not really have a big visual impact on the rest of the

district. We did, however include the land beside Lake Whitehall to connect the farm and cemetery with the rest of the district.

Although Woodville is technically larger than the area define by the historic district, extending further up Fruit Street as well as west along Wood Street to include some very fine examples of historic architecture, there is much new construction between the village and these old homesteads. We feel that although they are of great value individually, they are too far removed to be part of the ‘heart’ of Woodville.

In too many New England towns today, little exists of the hard-working, community way of life that Woodville continues to maintain. Several of its residents have lived in this village their whole life and they, along with many of the newer residents take pride in the simple charm of ‘being part of Woodville.’ The Woodville Historic District Committee urges that this bit of historic Hopkinton be protected today for future generations to enjoy. Considered then both from the viewpoint of historic importance and human concern, the Woodville Historic District Study Committee feels the establishment of Woodville as a local historic district is well justified.

Map of the Proposed District

See attached map.

Property Street Address Index

A total of 97 properties are included in the proposed Woodville Historic District including 13 lots with no current construction (some not suitable for building).

WOODVILLE PROPOSED HISTORIC DISTRICT PROPERTY INDEX

<u>ADDRESS</u>	<u>TOWN</u> <u>PARCEL</u> <u>ID #</u>	<u>INV.</u> <u>FM.</u>	<u>DATE OF</u> <u>CONST'N</u>	<u>HISTORIC</u> <u>NAME</u>	<u>ARCHITECTURAL</u> <u>STYLE</u>
200 WOOD ST.	U9.19.0	Y	1840's	SAMUEL CROOKS	GREEK REVIVAL
202 WOOD ST	U9.18.0	N			NEW HOUSE
203 WOOD ST	U9.28.0	Y	1900		COLONIAL REVIVAL/QUEEN ANNE
204 WOOD ST	U9.18.A	Y	1860	E. F. MORE HOUSE	GRECO-ITALIANATE
205 WOOD ST	U5.30.0	Y	1860's		GRECO-ITALIANATE
206 WOOD ST	U9.17.0	N	1860		GRECO-ITALIANATE
207 WOOD ST	U9.31.0	N	1850's		GRECO-ITALIANATE
208 WOOD ST	U9.16.0	Y	1830's	COMEE-PUTNAM HOUSE	VERNACULAR COTTAGE
209 WOOD ST	U9.32.0	N	1850's		GRECO-ITALIANATE
210 WOOD ST	U9.15.0	Y	1840's	COMMEE-BRUCE HOUSE	FEDERAL/GREEK REVIVAL
211 WOOD ST	U9.33.0	Y	1840's	DEXTER BROWN HOUSE	FEDERAL/GREEK REVIVAL

Woodville Historic District – Preliminary Study Report

212 WOOD ST	U9.15.A	N			
215 WOOD ST	U9.34.A	N			
216 WOOD ST	U9.14.0	Y	1830's-40's	WILLIAM WILSON HOUSE	FEDERAL/GREEK REVIVAL
217 WOOD ST	U9.34.0	Y	1830's-40's	JOHN SMITH HOUSE	GREEK REVIVAL
218 WOOD ST	U9.13.0	Y	1850	W. PHILLIPS HOUSE	GREEK REVIVAL
219 WOOD ST	U9.35.0	Y	1870's	MARCUS WOOD HOUSE	GREEK REVIVAL
220 WOOD ST	U9.12.0	Y	1880	HARLAN HUNTER HOUSE IN 1880's	ITALIANATE
221 WOOD ST	U9.36.0	N			
222 WOOD ST	U9.11.0	Y	1858	FRANCIS W. WOOD HOUSE	GREEK REVIVAL
223 WOOD ST	U9.37.0	Y	LT 18th C	E. HAPGOOD, F. WHITTER HOUSE	GEORGIAN VERNACULAR
224 WOOD ST	U9.10.0	Y	1830's-40's	OTIS L WOODS HOUSE	GREEK REVIVAL COTTAGE
225 WOOD ST	U9.38.0	Y	1858	GRANBY WOOD HOUSE	GREEK REVIVAL
226 WOOD ST	U9.9.0	Y	1870's	E. J. COOLIDGE/MARCUS WELLS.	ITALIANATE
227 WOOD ST	U9.39.0	N	1840's	CHARLES SEAVER HOUSE	GREEK REVIVAL
229 WOOD ST	U9.40.0	Y	1880	H. M. ROCKWOOD STORE	ITALIANATE
230 WOOD ST	U6.19.0	N	M 19th C		VERNACULAR
232 WOOD ST	U6.17.0	N			
234 WOOD ST	U6.17.0	N		WOODVILLE POST OFFICE	
235 WOOD ST	U6.1.0	Y	1830's	COL. ALBERT WOOD HOUSE	FEDERAL
238 WOOD ST	U6.16.A	N		WOODVILLE FIRE STATION	
LOT A	U9.10.0			AT ~ 240 WOOD ST	
LOT B	U9.11.0			AT ~ 237 WOOD ST	
LOT C	U9.10.0			AT ~ 239 WOOD ST	
LOT D	U9.10.0			AT ~ 241 WOOD ST (Fronts on Exchange)	
242 WOOD ST	U6.15.0	N	1830's	GEORGE MARSHALL	FEDERAL/GREEK REVIVAL
244 WOOD ST	U6.13.0	N	1840's	D. F. PUTNAM STORE	VERNACULAR
246 WOOD ST	U6.12.0	Y	1840's	CAPT.. CARLTON CORBETT HOUSE	FEDERAL & LATER
247 WOOD ST	U6.2.0	Y	1850	AUGUSTUS P. MORSE HOUSE	GRECO-ITALIANATE
248 WOOD ST	U6.11.0	Y	1830's	GEORGE NEWTON HOUSE	FEDERAL/GREEK REVIVAL
249 WOOD ST	U6.5.0	Y	1837	WOODVILLE BAPTIST CHURCH	GREEK REVIVAL CHURCH (REBLT)
250 WOOD ST	U6.10.0	Y	1830-1850	THOMAS DUNHAM HOUSE BY 1856	GREEK REVIVAL
251 WOOD ST	U5.10.0	Y	1866	WOOD CHAPEL	GREEK REVIVAL REBUILT NEW
252 WOOD ST	U6.9.0	Y	1840's	WOODVILLE SCHOOL	GREEK REVIVAL
253 WOOD ST	U5.36.0	Y	1840's	W. MORSE HOUSE	GREEK REVIVAL COTTAGE
254 WOOD ST	U6.8.0	Y	1880	GRANBY & FRANCIS WOOD HOUSE	ITALIANATE VERNAC. COTTAGE
255 WOOD ST	U5.37.0	Y	1839	MINOT CHAMPNEY HOUSE	GREEK REVIVAL/COLONIAL
256 WOOD ST	U6.7.0	Y	1880	GRANBY & FRANCIS WOOD HOUSE	ITALIANATE VERNAC. COTTAGE
258 WOOD ST	U5.35.0	N			
259 WOOD ST	U5.38.0	Y	1840's	P. C. BIXBY HOUSE	GREEK REVIVAL
262 WOOD ST	U5.34.0	N	1880		ITALIANATE VERNACULAR
LOT G	U5.39.0	N		AT ~261 WOOD ST	
264 WOOD ST	U5.33.0	N			
LOT H	U5.83.0	N		AT ~ 263 WOOD ST	
266 WOOD ST	U5.33.A	N			
LOT I		N		AT ~ 265 WOOD ST	
268 WOOD ST	U5.57.0	N			
270 WOOD ST	U5.32.0	N			RANCH

Woodville Historic District – Preliminary Study Report

271 WOOD ST	U5.40.0	N			RANCH
272 WOOD ST	U5.31.0	Y	1840's	J. S. GAMMAGE HOUSE	GREEK REVIVAL
273 WOOD ST	U5.41.0	Y	1858	ENOCH ROLLINS HOUSE	GREEK REVIVAL
274 WOOD ST	U5.30.0	Y	1850		GREEK REVIVAL
276 WOOD ST	U5.29.0	Y	1850	E. GAMMAGE HOUSE	GREEK REVIVAL
LOT J		N		AT ~ 275/277 WOOD ST	
278 WOOD ST		Y	1850	E. CLAPP HOUSE	GREEK REVIVAL
279 WOOD ST	U5.42.0	Y	1830's	DEXTER RICE HOUSE	GREEK REVIVAL COTTAGE
280 WOOD ST	U5.27.0	Y	1850	GEORGE GRAVES HOUSE	GREEK REVIVAL COTTAGE
282 WOOD ST	U5.26.0	Y	1810-1820	ABEL WALKER HOUSE BY 1831	FEDERAL/GREEK REVIVAL
283 WOOD ST	U5.43.0	N			CAPE COD COTTAGE
LOT L				ODD LOTS AT ~285 THRU ~297 WOOD	WHITEHALL PARKING LOTS
LOT M				AT ~ 299 WOOD ST.	
301 WOOD ST	U5.45.0	Y	1846	A. H. THOMPSON HOUSE	GREEK REVIVAL
CEMETERY	U5.13.0	Y		EVERGREEN CEMETERY	
10 HIGHLAND ST	R11.6.0	Y	1860's	E. NEWLAND ST.	COLONIAL REVIVAL
LOT F	R11.22.0	Y	1846	DAM & STATE LAND SOUTH SIDE OF HIGHLAND	
GATEHOUSE		Y	1923/24	ON HIGHLAND ST.	BRICK/STONE GATEHOUSE
6 WINTER ST	U9.8.A	N			
8 WINTER ST	U9.8.0	Y	1899	G. & F.W. WOOD & COAL	FEDERAL REVIVAL
12 WINTER ST	U9.7.0	Y	1850's	P. W. WHEELER HOUSE	GREEK REVIVAL
14 WINTER ST	U9.6.0	N			
18 WINTER ST	U9.50.	Y	1840's-50's	MRS. S. WAKEFIELD HOUSE	GREEK REVIVAL
20 WINTER ST	U9.4.0	Y	1840's-50's	CALVIN BRIDGES	GREEK REVIVAL
21 WINTER ST	U9.43.0	Y	1850's	CALVIN BRIDGES	GREEK REVIVAL
22 WINTER ST	U9.3.0	Y	1840	R. C. JENKINS	GREEK REVIVAL/CAPE COTTAGE
24 WINTER ST	U9.2.0	Y	1850's	DEAN	GREEK REVIVAL
6 EXCHANGE ST	U6.3.0	N			
8 EXCHANGE ST	U6.3A.0	N			
10 EXCHANGE ST	U9.1.0	Y	1820's	A.W. WOODS: "BROWN'S EXCHANGE"	GREEK REVIVAL
LOT E		N		AT ~12 EXCHANGE ST	
LOT K		N		AT ~ 2 FRUIT ST.	
4 FRUIT ST	U5.29.0	Y	1910		
19 FRUIT ST	U5.20.0	Y	1754	ADAMS/MORSE HOUSE	GEORGIAN VERNACULAR
20 FRUIT ST	U3.7.0	Y	1790-1810	WILLIAM ADAMS HOUSE	FEDERAL
26 FRUIT ST	U3.8.0	N	1850	E. MAYNARD HOUSE	GREEK REVIVAL
2 WHITEHALL LN		N			
4 WHITEHALL LN		N			
6 WHITEHALL LN		N			
MECHANIC ST.		N			PRIVATE ROAD

Options and Recommendations for the Proposed Bylaw

The Woodville Historic District Study Committee in proposing a relatively large historic district, encompassing much of what would be agreed by village residents to include the heart of the village, agreed that its primary goal was to protect the larger context of the village by preventing the demolition or significant architectural changes to its buildings. The Committee therefore took advantage of flexibility under the governing law to propose the following exclusions:

- Exterior paint color
- Storm windows and doors
- Window air-conditioning units
- Roof material and material color
- Satellite dishes
- Lighting fixtures
- Terraces, walks, and driveways to the extent that the alteration is of the same type construction as previously exist.
- Any property feature other than exterior architectural features situated within the historic district which are visible from one or more designated public streets, ways or parks
- Temporary signs for a period of not more than 30 days
- Reconstructions of a building, structure, or exterior architectural feature which has been damaged or destroyed by fire, storm or other disaster, provided that 1.) the exterior design is substantially similar to the original, and 2.) the reconstruction is begun within one year after the damage occurred and is carried on with “due diligence”. Notwithstanding the foregoing, the Commission may require plans for reconstructions are submitted prior to the commencement of reconstruction for the sole purpose of determining whether this exclusion applies.

The Committee decided on these exclusions because they believed that the larger goal of retaining Woodville’s historic context would be well served without detailed oversight of individual homeowner’s choices in any of these specific instances. A resident survey conducted in August and informational meeting held on September 9, 2004 and attended by about 30 residents provided further insights into resident concerns and preferences for exclusions. Many of these exclusions are already included in the current Historic District Bylaw (Chapter 123 of the Town’s General Bylaws).

The Committee recommends a seven member Historic District Commission to include at least three members residing within the proposed Woodville Historic District. The number and composition of the Commission was chosen to ensure a workable size and representation from the district. In making their selection, the Board of Selectmen shall also give preference to interested citizens who are members of the Hopkinton Historical Society, the Hopkinton Historical Commission, or who are realtors, architects, lawyers or historians.

The Committee has agreed that the current Historic District Bylaw can be amended to clarify any differences between the Hopkinton Center and Woodville Historic Districts. This would include an amendment/addition to the exclusions section, an amendment/addition to the boundaries section, and an amendment/addition to the Commission representation section. We believe the current appeals process as outlined meets the reasonable needs of homeowners who live in the proposed district.

The Bylaw

Note that the exact language changes presented below to the current bylaw will be reviewed and finalized by town counsel in January in preparation for the warrant. The Study Committee with input from MHC opted to present only amendments rather than a completely new (additional) bylaw to make it clear to town residents that this bylaw builds on what has already been accepted and working well for decades now.

Article xxx That the Town amend Chapter 123, Historic District, in the General By-Laws of the Town of Hopkinton as follows:

123-3. Boundaries of District:

- A. There is hereby established under the provisions of M.G.L.c.40C, an additional Historic District to be known as the “Woodville Historic District”, the location and boundaries of which are shown on a map entitle “Woodville Historic District Map” and which district is generally described as follows:

The land on the North side of Wood Street consisting of Lots 200*, 202*, 204,206, 208, 210, 212, 216, 218, 220*, 222*, 224*, 226, 230*, 232, 234, 238, ~240*, 242, 244, 246, 248, 250, 252*, 254,256, 258, 262, 264*, 266, 268*, 270*, 272*, 274*, 276*, 278, 280, 282, Evergreen Cemetery and Lots 2*, 4*, and 6* on Whitehall Lane which fronts on the North side of Wood Street; the land on the South side of Wood Street consisting of Lots 203, 205, 207, 209, 211, 215*, 217, 219, 221, 223, 225, 227, 229, 235, ~237, ~239, ~241, 247, 249, 251, 253*, 255*, 259,~ 261*, ~263*, ~265*, 271*, 273*, ~277*, 279*, 283*, ~285*- ~297* (counted as one parcel as Lake Whitehall parking lot), ~299, 301; the land on the West side of Exchange Street consisting of 6, 8, 10, and ~12; the land on the West side of Winter Street consisting of Lots 6, 8, 12, 14, 18, 20, 22, and 24; the land on the East side of Winter Street consisting of lot

21; the land on the North side of Highland Street consisting of Lot 10*; the land on the South side of Highland Street consisting of State Land designated as Lot F* on the accompanying map, the Gatehouse located on a portion of Highland Street within Whitehall State Park; the land on the East side of Fruit Street consisting of Lots ~2, 4*, 20*, and 26; the land on the West side of Fruit Street consisting of Lot 19. The rear boundary line has been established to coincide with the zoning demarcation between residential and agricultural land. Those lots followed by an * denote lots whose rear boundary line is established according to the zoning demarcation. All others follow the lot lines established shown on the town assessor maps. Those lots preceded by a ~ denote lots without addresses.

123-4. Historic District Commission

- A. There is hereby established under M.G.L.c. 40C, with all the powers and duties of an historic district commission thereunder, a Woodville Historic District Commission, consisting of seven members appointed by the Board of Selectmen. The membership of the Commission shall include three residents or property owners within the Woodville Historic District, one member from two nominees selected by the Hopkinton Historical Commission, one member from two nominees submitted by the Boston Society of Architects, one member from two nominees submitted by the Hopkinton Historical Society, and one member from two nominees submitted by the Board of Realtors serving Hopkinton.

123-6. Limitations on Commission Authority

- C. Storm windows and doors, screen doors and windows, antennae and similar appurtenances and window air conditioners. – Current
Proposed addition for Woodville Historic District. Lighting Fixtures and Satellite dishes in addition to currently stated for the Center District.
- D. Colors of paint
 - 1. Colors of paint when structures are repainted the then color or white within the Hopkinton Center Historic District
 - 2. Colors of paint within the Woodville Historic District
- G. New category
 - 1. Roof material and material color within the Woodville Historic District

Inventory Photographs

See attached black and white photographs taken in October 2004 of all properties proposed for inclusion in the Woodville Historic District. Photographs have been

marked with identifying information on the back as well as on the page to which they are stapled.

Slides

See enclosed labeled color slides that demonstrate the overall context and cohesion of the proposed Woodville Historic District.