



# Town of Charlton

[www.townofcharlton.net](http://www.townofcharlton.net)

DEPARTMENT of BUILDING  
INSPECTIONAL SERVICES

37 MAIN STREET  
CHARLTON, MA 01507  
508-248-2241

[Building.ZEO@townofcharlton.net](mailto:Building.ZEO@townofcharlton.net)

May 29, 2019

Board of Selectmen  
Robin Craver Town Administrator  
Town of Charlton  
37 Main Street  
Charlton, MA 01507

The purpose of this memo is to provide facts regarding some misconceptions about the Charlton Center Historic District, a state and federal designation, and the Town of Charlton Historic Districts on the Northside of town, section 147 of the Town of Charlton Bylaws.

The Historic Districts of the Town of Charlton General Bylaw § 147 were adopted by Town Meeting May 14, 1977 Article 25. The inhabitants voted this general bylaw that sets out rules, regulations and district boundaries to promote the educational, cultural, economic and general welfare of the public among other goals. The areas included in the bylaw are; on the north side of town, including the central and northerly part of Northside Road, Stafford Street from Cooks Farm through the Rider Tavern and to Millward, Stafford Street and Smith Road in the area of Tucker Road.

New buildings, changes of buildings and features of landscaping in the Historic District require a review and hearing by the Historic District Commission and issuance of a Certificate of Appropriateness, before any work is done or a building permit is issued.

The Charlton Center Historic District was established c. 1995 described in part below, by application through the Massachusetts Historical Commission and the Nation Register of Historic places. Care should be given in the differentiation from those sites designated as a National Historical Landmark, a much higher level of significance.



Curtis Meskus - Building Commissioner/Zoning Enforcement Officer  
William LePage Local Inspector  
Peter Starkus - Plumbing & Gas Inspector  
Joseph Ostrowski - Inspector of Wires  
Nancy Shields- Administrative Assistant

Is an [historic district](#) roughly on Main Street from Mugget Hill Road to Masonic Home Road and adjacent roads in [Charlton, Massachusetts](#). The district, which encompasses the historic center of the town, includes the first architect-designed building in the center, the Shingle style Overlook Hotel designed by Worcester architect [George H. Clemence](#), as well as the 1905 Colonial Revival Town Hall designed by [Frost, Briggs & Chamberlain](#). The town hall site is also home to a number of memorials to the town's military.<sup>[2]</sup>

The district also features various Federal and Gothic Revival houses, and was added to the [National Register of Historic Places](#) in 1995.<sup>[1]</sup>

([https://en.wikipedia.org/wiki/Charlton\\_Center\\_Historic\\_District](https://en.wikipedia.org/wiki/Charlton_Center_Historic_District), accessed May 29, 2019)

The national register district in the center of town, as described in the application submitted by the Charlton Historical Society and the Charlton Historic Commission below, seeks to recognize and preserve significance historical information, however, it lacks any local regulations and is not subject to any regulatory oversight that could be identified.

Charlton Center village represents a wide spectrum of architectural styles which nevertheless contribute to a harmonious cohesion. The 18th century structures remaining show the high style of the Federal Period with heavy infusion of retarded features, typical of rural inland towns. The monitor-roofed Town(e) House, now at Old Sturbridge Village has been reproduced on the old house site and serves as a bank. Early 19th century houses show a strong Federal influence with fanlighted doors and hipped roofs. End-chimneyed dwellings next to simpler Cape-style houses and several single file, two-story houses dominated the early 1800's as the center village developed and economic base.

(<http://mhc-macris.net/Details.aspx?MhcId=CRT.A>, accessed May 29, 2019)

Respectfully,



Curtis Meskus  
Building Commissioner  
Zoning Enforcement Officer

Down loaded PDF added April 10, 2023  
Secretary of State <https://mhc-macris.net/queryresults>  
[Charlton Village Center](#)  
[Charlton Center Historic District](#)