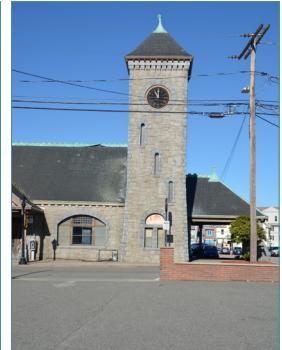
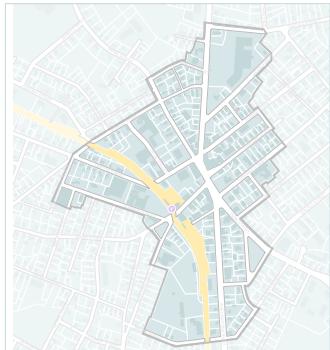


# STOUGHTON DOWNTOWN REDEVELOPMENT PLAN

## Volume III: Existing Conditions Memorandum

## Appendices

Stoughton, Massachusetts April 2015



THE CECIL GROUP AND STANTEC

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.37
<b>Historic Name:</b>	Britton Block
<b>Common Name:</b>	
<b>Address:</b>	Pearl St Cor Pearl and Washington Sts
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Queen Anne
<b>Use(s):</b>	Commercial Block
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Wall: Aluminum Siding; Wood



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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

*See A*  
*USGS Blue Hills*

AREA

FORM NO.

**A**

**37**

*Pl-Stoughton*

Town Stoughton

Address Corner Pearl & Washington Sts.

Historic Name Britton Block

Present Stores/offices

Original " /offices

DESCRIPTION

1899

Source Bd. Selectmen Records 1887-1902

Style Queen Anne

Architect -

Exterior Wall Fabric Alum. Siding

Outbuildings -

Major Alterations (with dates) -

Condition Fair

Moved yes Date 7.1.1899

Acreage less than  $\frac{1}{2}$

Setting Business

Recorded by Alice M. Petruzzo  
Dorothy M. Woodward

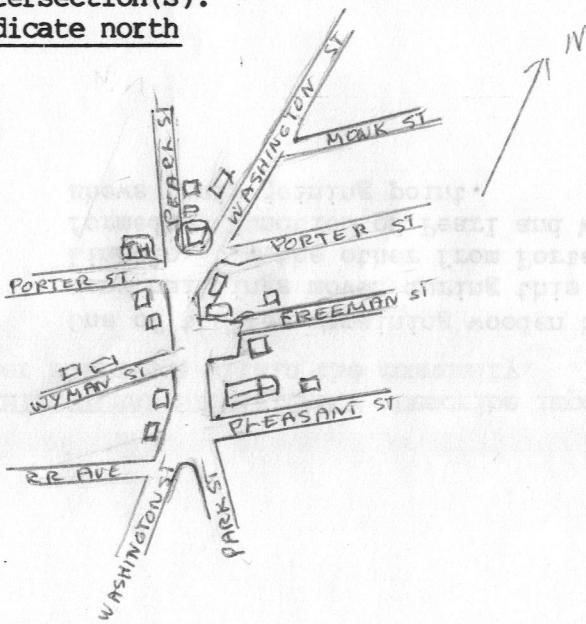
Organization Stoughton Hist. Comm.

Date October 28, 1987



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Indicate north



UTM REFERENCE \_\_\_\_\_

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)****ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

One of the few remaining wooden business blocks of the late 1800's, and one of many buildings moved during this period. Originally 2 buildings, one from Lincoln St., the other from Porter St. combined to make block on point of land formed by junction of Pearl and Washington Sts. Rear view from alley clearly shows their joining point.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

Erected on land formerly owned by the Swan family and on the site of the Swan family home. Always a combination business/office block and the focal point of the square entering from the south. Henry Britton very active in the business and community life of the period.

**BIBLIOGRAPHY and/or REFERENCES**

Norfolk Co. Atlas maps and Records  
Town of Stoughton Bd. of Selectmen Records 1855-1899

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.38
<b>Historic Name:</b>	Swan, Dr. Block
<b>Common Name:</b>	
<b>Address:</b>	752-770 Washington St
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Queen Anne
<b>Use(s):</b>	Commercial Block
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Wall: Wood



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FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

*See West Block*

*See*

AREA

FORM NO.

A

38

*Stoughton*

Stoughton

ss 752-770 Washington Street

eric Name Dr. Swan's Block

Present Commercial

Original Commercial

RIPTION

1904

ce Selectman Records 1902-1915

re Queen Anne

itect

Exterior Wall Fabric Wood

Outbuildings -

Major Alterations (with dates)

Condition Good

Moved \_\_\_\_\_ Date \_\_\_\_\_

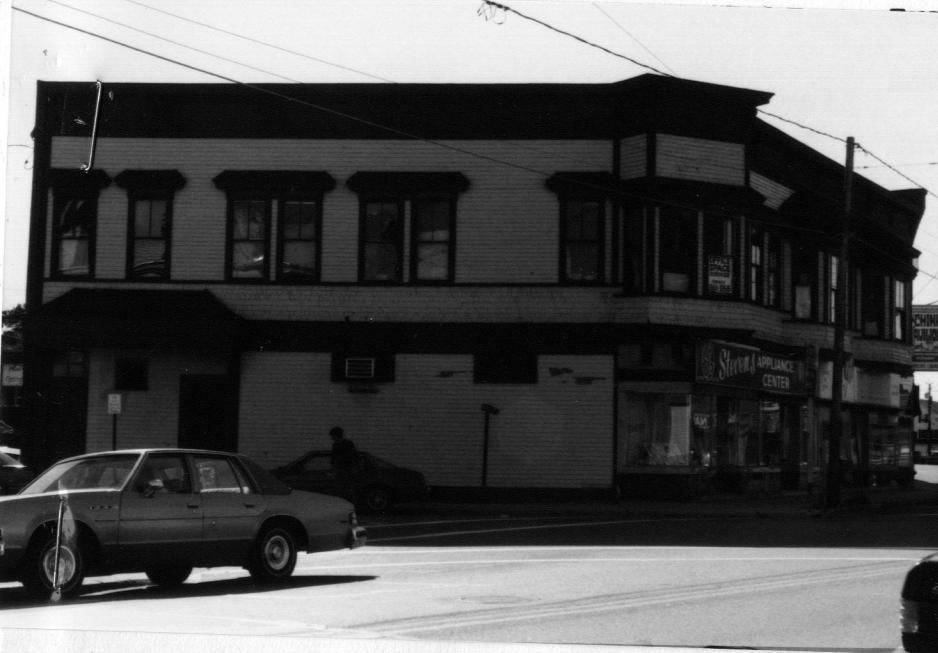
Acreage  $\frac{1}{2}$  acre

Setting Commercial, town center

Recorded by Alice M. Petruzzo  
Dorothy M. Woodward

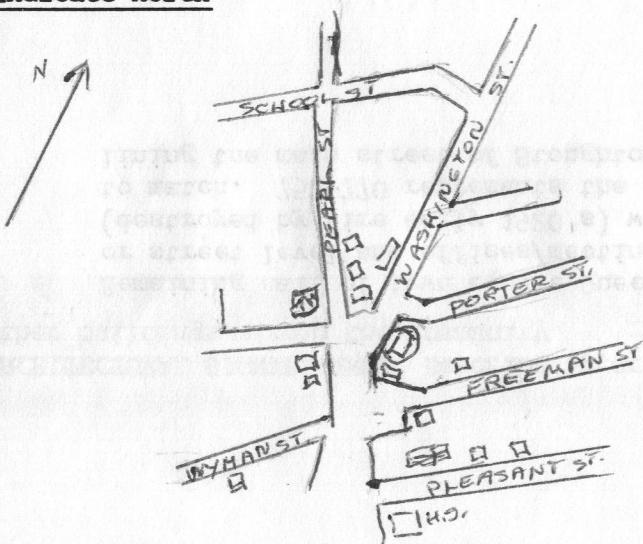
Organization Stoughton Hist. Comm.

Date October 15, 1987



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Indicate north



UTM REFERENCE \_\_\_\_\_

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)****ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

Remaining half of town square Queen Anne style block with businesses on lower or street level and offices/meeting halls on upper level. Right half of block (destroyed by fire early 1920's) was built earlier and remaining section built to match. 752-770 represents the last of several wooden business blocks once lining the main street of Stoughton.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

Erected by Dr. Charles Swan on land of Dr. W. E. C. Swan it was the last of the center of town, business buildings of wood to be built. Through the years it has housed on the lower level a drugstore (longest continual tenancy with only two owners up to the 1970's) hardware store (same as noted before) and various other businesses. The Swan family was involved in all phases of the development of the town both in a professional, business and community sense.

**BIBLIOGRAPHY and/or REFERENCES**

Board of Selectmen records, 1902-1915, Dedham Courthouse, History of Plymouth, Norfolk and Bristol Counties, 1928, Historical Society Files, Town Clerk's Records

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.39
<b>Historic Name:</b>	Monks Block
<b>Common Name:</b>	
<b>Address:</b>	Washington St Washington St cor Porter St
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Romanesque Revival
<b>Use(s):</b>	Commercial Block; Town Hall
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Wall: Brick



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FORM B - BUILDING

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80 BOYLSTON STREET  
BOSTON, MA 02116

USGS  
Brockton See A

AREA

FORM NO.

**A**

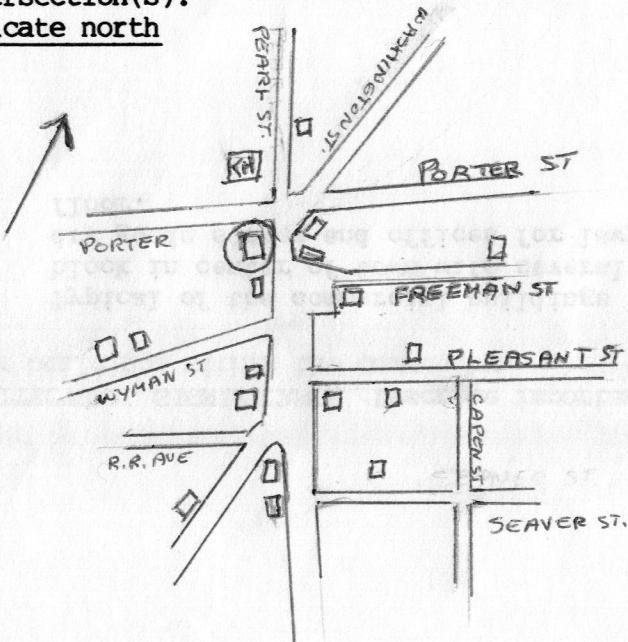
**39**

*Pl. Stoughton*



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Indicate north



UTM REFERENCE \_\_\_\_\_

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

STOUGHTON

Address Washington St., corner Porter St.

Historic Name Monks Block

Present Temporary Town Hall

Original Commercial and offices

DESCRIPTION

Year 1886

Owner Stoughton Historical Society

Style Romanesque Revival

Architect -

Exterior Wall Fabric Brick

Outbuildings none

Major Alterations (with dates) -

Condition Good

Moved - Date \_\_\_\_\_

Acreage  $\frac{1}{2}$  acre

Setting Business, town center

Corner of Rte. 27 and Rte. 138

Recorded by Alice M. Petruzzo  
Dorothy M. Woodward

Organization Stoughton Historical Commission

Date June 11, 1987

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

## ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Typical of the commercial buildings built in this era, the only brick business block in center of town with several floors. First floor was always used for dry goods stores and offices for lawyers, and other professionals were on other floors.

## HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Monks Block replaced previous business building destroyed by fire after being struck by lightning. Originally housed large dry goods store on first floor. Large sign stating "The Place to Shop". hung over the main door.

Built during era of industrial prosperity by member of Monk family, prominent Stoughton businessmen.

## BIBLIOGRAPHY and/or REFERENCES

Stoughton Public Library, Special Collection, Souvenir Books, 1906 etc.  
Stoughton Historical Society Files  
Stoughton News-Sentinel- Mid-Century Edition

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.40
<b>Historic Name:</b>	State Theater
<b>Common Name:</b>	
<b>Address:</b>	807 Washington St
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	No style
<b>Use(s):</b>	Theater
<b>Significance:</b>	Architecture; Performing Arts
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Wall: Brick



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80 BOYLSTON STREET  
BOSTON, MA 02116

USGS  
Brockton Sheet

AREA

FORM NO.

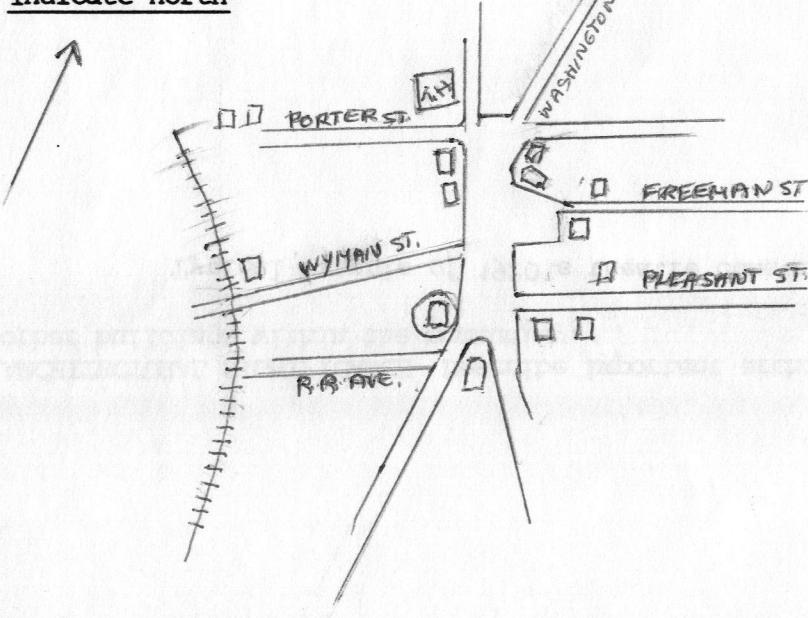
A

40

*De-Stought*



**Sketch Map:** Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).  
Indicate north



**UTM REFERENCE** \_\_\_\_\_

**USGS QUADRANGLE** \_\_\_\_\_

**SCALE** \_\_\_\_\_

STOUGHTON

Address 807 Washington St.

Historic Name State Theatre

Present Movies and performing arts

Original Movies and community events

DESCRIPTION

Year 1927

Source Stoughton Hist. Society Files

Builder \_\_\_\_\_

Architect \_\_\_\_\_

Exterior Wall Fabric brick

Outbuildings -

Major Alterations (with dates) \_\_\_\_\_

Remodelled and updated in 1946 and 1985

Condition good

Moved - Date \_\_\_\_\_

Acreage  $\frac{1}{2}$  acre +

Setting Business, center of town

Recorded by Alice M. Petruzzo  
Dorothy M. Woodward

Organization Stoughton Hist. Commission

Date June 14, 1987

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

Typical example of 1920's theatre construction

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

The State Theater (now South Shore Performing Arts Center) was opened on December 8, 1927 and has been open since then. For many years in addition to movies it was used free of charge for school exercises including High School graduation. Free shows were run by community groups for the needy and during WWII it ran free shows for Christmas baskets for service men, sold war bonds, etc.

The theatre was built by Interstate Theatres Corp. The building was typical of 1920 theatres. It is open seven days a week in the evening with matinees on specific days for children. For the past two years new management has also presented live Broadway theater productions following some restoration and remodelling work in 1985.

**BIBLIOGRAPHY and/or REFERENCES**

Stoughton News-Sentinel, Mid-Century Edition, 1950

Survey takers personal records

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.41
<b>Historic Name:</b>	Stoughton Trust Company
<b>Common Name:</b>	
<b>Address:</b>	810 Washington St
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Classical Revival
<b>Use(s):</b>	Bank
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Wall: Brick; Wood; Granite



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FORM B - BUILDING

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80 BOYLSTON STREET  
BOSTON, MA 02116

USGS  
Brockton Sheet

AREA

FORM NO.

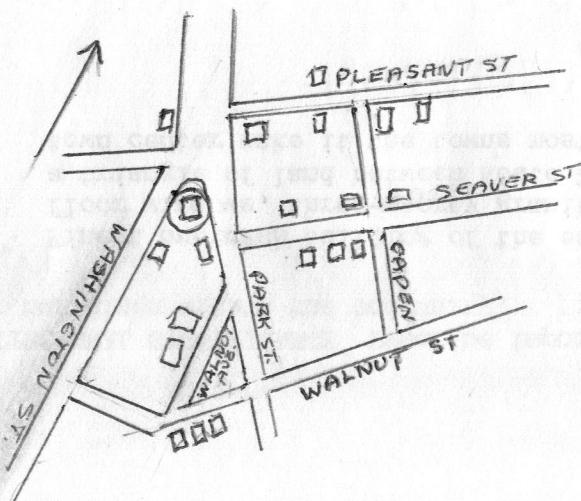
A 41

Pl-Stought



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Indicate north



UTM REFERENCE \_\_\_\_\_

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

STOUGHTON

Address 810 Washington Street

Historic Name Stoughton Trust Co.

Present Bank - Bay Bank

Original Bank - Stoughton Trust Co.

DESCRIPTION

1917

Source Stoughton News-Sentinel, 6.29.1950

Style Revival, corinthian columns.

Architect -

Exterior Wall Fabric Brick

Outbuildings -

Major Alterations (with dates) -

Condition Excellent

Moved - Date

Acreage  $\frac{1}{2}$  acre

Setting Business, town center

Recorded by Alice M. Petruzzo  
Dorothy M. Woodward

Organization Stoughton Hist. Commission

Date June 14, 1987

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)****ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

Fine business building of the early 20th century period. Its two-storey main floor windows, three-storey granite corinthian capped columns and its setting on a triangle of land between Route 27 and Route 138 facing the entrance to the town center make it the town's most imposing commercial business.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

Incorporated by 18 business and professional men the Stoughton Trust Company opened for business on July 15, 1911. The bank grew and prospered and in 1916 larger accommodations were necessary. The board voted to build and the new structure opened on February 10, 1917 with deposits of more than \$1,000,000. In 1934 the bank merged with 5 other banks to form the Norfolk County Trust Co. In 1935 deposits were in excess of \$14,000,000. The bank was of sufficient size to serve the largest industries while also assisting the small businessman and individual. Presently part of the Bay Banks (BayBank Norfolk County Trust) it remains Stoughton's largest commercial bank.

**BIBLIOGRAPHY and/or REFERENCES**

Stoughton News-Sentinel, June 29, 1950, Mid-Century Edition  
Bank advertising

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.42
<b>Historic Name:</b>	Porter Coal and Wood Company
<b>Common Name:</b>	
<b>Address:</b>	893 Washington St
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	No style
<b>Use(s):</b>	Business Office; Single Family Dwelling House
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood Clapboard Foundation: Brick



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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Tuesday, January 06, 2015 at 12:49 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

USGS Brockton See A

AREA

FORM NO.

A

42

D. Strong

STOUGHTON

Address 893 Washington St.

Original Name Porter Coal & Wood Co.

Present Porter Coal & Oil Co., Inc.

Original Porter Coal & Wood Co.

DESCRIPTION

1876

Source Norfolk County Atlas

Type 2½ story wooden office building

Architect -

Exterior Wall Fabric wood

Outbuildings -

Major Alterations (with dates) -

Coal sheds and scale removed. Date unknown

Condition good

Moved - Date -

Acreage over 1 acre

Setting Business/residential

Alice M. Petruzzo  
Recorded by Dorothy M. Woodward

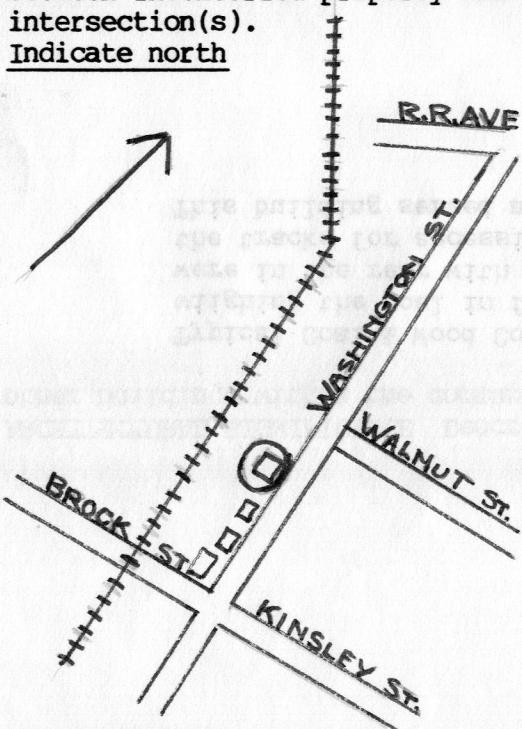
Organization Stoughton Hist. Commission

Date June 14, 1987



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Indicate north



UTM REFERENCE

USGS QUADRANGLE

SCALE

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

## ARCHITECTURAL SIGNIFICANCE Describe important architectural features and evaluate in terms of other buildings within the community.

Typical Coal & Wood Co. office building of the 19th century with scale for weighing the coal in front of the building (removed in the 1970's). RR tracks were in the rear with sheds built along side them. A small passthrough under the tracks for accessibility to the other side and other businesses remains. (photo) This building served as the loading and unloading site.

## HISTORICAL SIGNIFICANCE Explain the role owners played in local or state history and how the building relates to the development of the community.

Robert D. Porter was a large land owner and business man. Ads in Town Directories and News-Sentinel paper state that he dealt in coal, fertilizer, lumber, etc. His presence and influence was felt in the commercial and civic life of 19th century Stoughton. The coal yards were at the Washington St. location and the customer office was in the center of town.

The Robert D. Porter residence stood where the present Town Hall is located.

## BIBLIOGRAPHY and/or REFERENCES

Stoughton Historical Society Files



Underpass

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.43
<b>Historic Name:</b>	Parker House
<b>Common Name:</b>	
<b>Address:</b>	17 Wyman St
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Greek Revival
<b>Use(s):</b>	Hotel or Inn; Single Family Dwelling House
<b>Significance:</b>	Commerce
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Wood Shingle; Wood



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## FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

Wes Bratton See A

AREA

FORM NO.

A

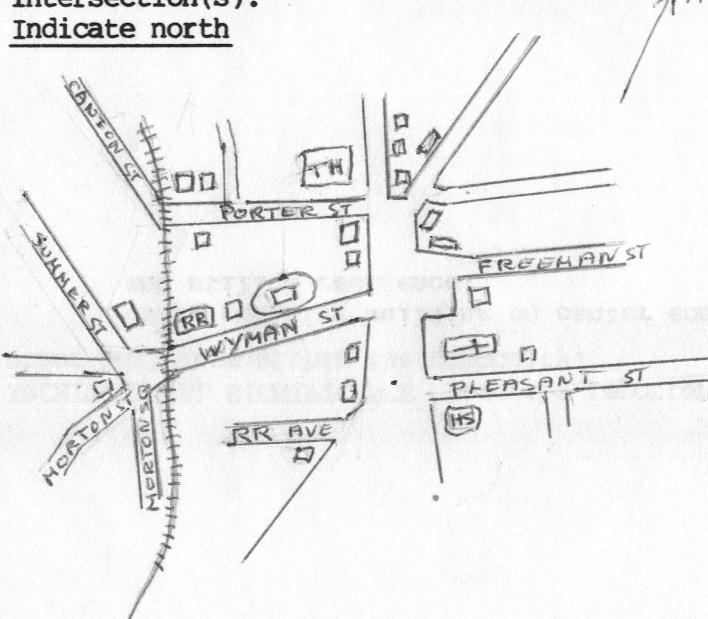
43

Pl-Stoughton



Sketch Map: Draw map showing property's location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection(s).

Indicate north



UTM REFERENCE \_\_\_\_\_

USGS QUADRANGLE \_\_\_\_\_

SCALE \_\_\_\_\_

Town Stoughton

ss 17 Wyman St.

eric Name Parker House

Present Residence

Original Hotel

RIPTION

1854

ce Norfolk Co. Atlas

e Greek Revival/Vernacular

itect -

Exterior Wall Fabric Wood

Outbuildings -

Major Alterations (with dates) \_\_\_\_\_

Condition Fair

Moved \_\_\_\_\_ Date \_\_\_\_\_

Acreage  $\frac{1}{3}$  acre

Setting Business, town center

Alice M. Petruzzo  
Recorded by Dorothy M. Woodward

Organization Stoughton Hist. Comm.

Date October 28, 1987

**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

**ARCHITECTURAL SIGNIFICANCE** Describe important architectural features and evaluate in terms of other buildings within the community.

Only remaining building on center end of Wyman St. built originally as a home and still a residence.

**HISTORICAL SIGNIFICANCE** Explain the role owners played in local or state history and how the building relates to the development of the community.

One of many hotels in the railroad station/center area ~~it~~ it is the only structure that was once a hotel with a dining room remaining in the center of town. Fire insurance plans of 1885 and 1896 show the floor plan of the first floor with an office to the left of the doorway and a large dining room to the right.

**BIBLIOGRAPHY and/or REFERENCES**

Norfolk Co. Atlas, 1854  
Fire Insurance Maps, 1885, 1896  
Historical Society Files

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.44
<b>Historic Name:</b>	Stoughton Railroad Station
<b>Common Name:</b>	
<b>Address:</b>	33 Wyman St
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	Brigham, Charles A.
<b>Architectural Style(s):</b>	Romanesque Revival
<b>Use(s):</b>	Rail Station
<b>Significance:</b>	Architecture; Transportation
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	Nat'l Register Individual Property (1/21/1974)
<b>Building Materials(s):</b>	Roof: Slate Wall: Ashlar Random Laid; Metal, Undetermined; Granite; Wood



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**NATIONAL REGISTER CRITERIA STATEMENT (if applicable)**

Property placed on National Register, January 21, 1974

**ARCHITECTURAL SIGNIFICANCE** *Describe important architectural features and evaluate in terms of other buildings within the community.*

Example of Romanesque Revival, designed by Charles Brigham, "most significant public building in Stoughton", (Architectural Heritage, Inc., Historical and Architectural Analysis, Stoughton RR Station, 1967) First independent public building by the architect Charles Brigham also designed the Mass. State House addition, Fairhaven Town Hall, Library and Unitarian Church and Parish House, Second Church of Christ Scientist and Watertown High School.

Restoration of the Railroad Station will be completed in 1988-89.

**HISTORICAL SIGNIFICANCE** *Explain the role owners played in local or state history and how the building relates to the development of the community.*

The railroad came to Stoughton in 1845, the present terminal being the third station building in the Wyman St. area. Train and particularly freight service made transportation available to the expanding boot industry opening a national and international market that flourished until the Civil War. Other industries using the railroad included the rubber factories, shoe manufacturers and cotton and elastic webbing businesses. The station provided access to the outside world for the community providing transportation for commuter and freight and wireless facilities.

**BIBLIOGRAPHY and/or REFERENCES**

Town of Stoughton Records

Historical and Architectural Analysis of the Stoughton RR Station  
Architectural Heritage, Inc., 1967  
Stoughton News-Sentinel, 1887-1888



2. Town Stoughton A  
 Street Wyman  
 Name Railroad Station  
 Original Use Railroad Station  
 Present Use "  
 Present Owner New Haven Railroad  
 Date 1888 Style   
 Source of Date Files of Stoughton HABS  
 Sentinel  
 Architect Charles Brigham, 19 Milk St.  
Boston

3. CONDITION: Excellent Good Fair Deteriorated Moved Altered

IMPORTANCE of site to area: Great Little None SITE endangered by Redevelopment

#### 4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low  Material: Stone from Stoughton

WALL COVER: Wood trim with carved heads Brick Stone Other quarry

STORIES: 1 2 3 4 CHIMNEYS: 1 2 3 4 Center End Cluster Elaborate Irregular

ATTACHMENTS: Wings Ell Shed Dependency  Simple/Complex

PORCHES: 1 2 3 4 Portico Balcony  Recessed

Two gabled entrances & Porte-cochere

ROOF: Ridge Gambrel Flat Hip Mansard Slate. Tower 62 ft. high; 15 ft. square  
 Tower Cupola Dormer windows Balustrade Grillwork at base. Clock 4 faces.  
 deep overhanging eaves

FAÇADE: Gable End: Front/Side Symmetrical/Asymmetrical Simple/Complex Ornament

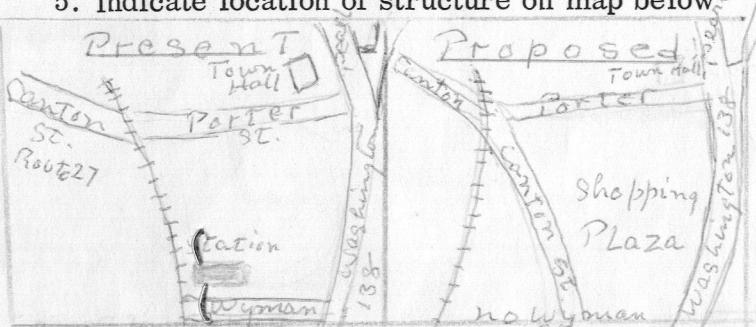
Entrance: Front/Side Centered Double Features: Two front, three rear

Windows: Spacing: Regular/Irregular Identical/Varied 1

Corners: Plain Pilasters Quoins Obscured piers for gables and porte-cochere piers for gables and porte-cochere piers

OUTBUILDINGS  LANDSCAPING

5. Indicate location of structure on map below



6. Footage of structure from street about 35 ft  
 Property has 85 feet frontage on street

Recorder  Historian

For Stoughton Historical Society

CS 92, 224

Photo 2 V

See Photo file

extra prints MAR 4 1967

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace, tiled, in Ladies' Waiting Room.

Stairway

Other

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

The Railroad from Boston, built in 1845 was important to Stoughton's development. The first wooden station, on Railroad Ave. south of the present site, was burned, and when rebuilt was blown down in a storm and built again. The Stoughton Sentinel of April 9, 1887 announced that the Boston & Providence Railroad would build a depot of native granite, of distinguished architecture. It was completed in March, 1888, and is still in use, though with limited passenger service.

The Redevelopment Authority proposes to build a shopping plaza at the site, move the tracks 40 feet and extend Canton Street (Route 27) through the site of the razed station. It has options to buy the site from the bankrupt New Haven Railroad. Conferring with the Authority, we understand that the Plan is complete, but some changes within it might be considered.

The Stoughton Historical Society, while taking steps to register the station as an historic building, proposes that its fine and solid structure be preserved and adapted as a community center, with much-needed rooms for meetings of civic organizations.

REFERENCE (Where was this information obtained? What book, records, etc.)

Files of the Stoughton Sentinel.

STOUGHTON MASS. RAILROAD STATION  
 STONE STATION with CLOCK TOWER 62ft high  
 built by Boston & Providence Railroad Co. of  
 local granite from a Stoughton Quarry.  
 CHARLES BRIGHAM of Boston, Architect.  
 Opened 1888. - Believed to be the only stone  
 station with tower still standing and being  
 used for both passenger & freight service in this  
 NORFOLK County area of Massachusetts.

4 Recent photos - 1968-1969

2 Colored <sup>and</sup> postcard views circa 1910

O:  
D:  
obj

of Deeds

STG. 44



BOSTON & PROVIDENCE RR: STOUGHTON STATION JET LOWE, PHOTOGRAPHER, AUGUST 1982  
(HISTORIC AMERICAN ENGINEERING RECORDS, HAER MA-28)



East side showing tower  
and porte-cochère.



Photo taken in 1966



Photo taken in 1969.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	STG.900
<b>Historic Name:</b>	First School Marker
<b>Common Name:</b>	
<b>Address:</b>	6 Park St Lucius Clapp Memorial Library
<b>City/Town:</b>	Stoughton
<b>Village/Neighborhood:</b>	Stoughton
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	
<b>Use(s):</b>	Other Educational
<b>Significance:</b>	Education
<b>Area(s):</b>	STG.A: Stoughton Center
<b>Designation(s):</b>	
<b>Building Materials(s):</b>	



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Massachusetts Historical Commission  
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[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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FORM C - OBJECT

Leeds  
Boylston  
Stree

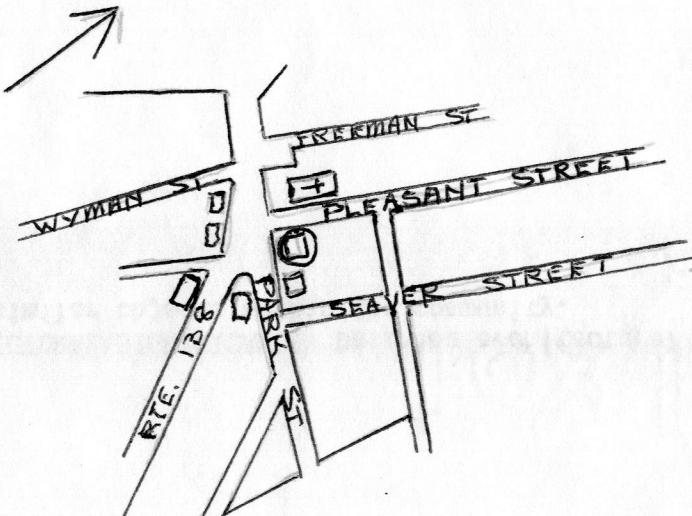
MASSACHUSETTS HISTORICAL COMMISSION  
80 BOYLSTON STREET  
BOSTON, MA 02116

AREA FORM NO.  
A 900



Sketch Map: Draw map showing property location in relation to nearest cross streets and/or geographical features. Indicate all buildings between inventoried property and nearest intersection.

Indicate North.



UTM REFERENCE \_\_\_\_\_

Recorded by Alice M. Petruzzo  
Dorothy M. Woodward

USGS QUADRANGLE \_\_\_\_\_

Organization Stoughton Historical Comm.

SCALE \_\_\_\_\_

Date \_\_\_\_\_

Town STOUGHTON

Address 6 Park Street

Name First School marker

Ownership:  Public

Private

Type of Object (check one):

statue \_\_\_\_\_ monument \_\_\_\_\_  
bust \_\_\_\_\_ fountain \_\_\_\_\_  
marker  milestone \_\_\_\_\_  
carousel \_\_\_\_\_ boat \_\_\_\_\_  
group composition \_\_\_\_\_  
religious shrine \_\_\_\_\_  
boundary marker \_\_\_\_\_  
other (specify) \_\_\_\_\_

DESCRIPTION

Date -

Source -

Designer/Sculptor (if known): -

Material Bronze

Alterations (with dates) -

Moved - Date -

Acreage -

Setting On Lucius Clapp Memorial

formerly library building, town center

## NATIONAL REGISTER CRITERIA STATEMENT (if applicable)

ARCHITECTURAL SIGNIFICANCE Describe architectural importance of object and evaluate in terms of other similar objects within the community.

HISTORICAL SIGNIFICANCE Explain historical importance of object and how the object relates to the development of the community.

Marks the site of the first public schoolhouse built in 1768.

## ENTIRE INSCRIPTION (if applicable)

ON THIS SITE  
IN THE YEAR

1768

THE TOWN OF  
STOUGHTON  
BUILT ITS  
FIRST PUBLIC  
SCHOOLHOUSE

Stoughton Historical Society

## BIBLIOGRAPHY and/or REFERENCES

On sight by recorders

[A]

PL STOUGHTON  
USE BACK  
SET A

# SOS! Survey Questionnaire

Save Outdoor Sculpture!, National Institute for the Conservation of Cultural Property  
3299 K Street, NW, Washington, D.C. 20007 (1-800-421-1381)

- Read the entire form carefully before beginning the survey.
- Type or print using a ballpoint pen when filling out this form. Legibility is critical.
- Do not guess at the information; an answer of "Unknown" is more helpful.
- For sculptures with several separate sculptural components, complete one questionnaire for the entire work. If necessary, complete relevant sections of the SOS! Survey Questionnaire for each component and staple them together.
- If possible, attach a photograph, photocopy, slide or other reproduction of the sculpture to this form.
- Refer to SOS! Handbook for further clarification of terminology.
- Contact your local SOS! Project Coordinator if you have any questions.

## PART I: BASIC DESCRIPTIVE INFORMATION

Title of Work (if unsure, note "unknown"; if artist named work "Untitled," note accordingly)

First School marker

Alternate Title(s) \_\_\_\_\_

Primary Artist(s) \_\_\_\_\_ unknown

Person(s) responsible for the overall conception and creation of the work. Frequently the artist's name will appear toward the back, lower edge or another inconspicuous place on the sculpture, followed by the abbreviations "Sc." "Sculp" for sculptor/sculpted.

Other Collaborators (check as many as apply).

Carver \_\_\_\_\_

Designer \_\_\_\_\_

Architect \_\_\_\_\_

Other (Designate role, e.g., landscape architect, engineer) \_\_\_\_\_

Foundry/Fabricator \_\_\_\_\_

If the piece was cast, the foundry name or monogram symbol, as well as cast date, may appear on the base of the sculpture or another inconspicuous place.

Execution Date (often found by sculptor's name) \_\_\_\_\_ unknown

Other Dates (check as many as apply) \_\_\_\_\_

Other dates to report might include the date the sculpture was commissioned, copyrighted, cast (often found beside the foundry's name) or dedicated.

Cast \_\_\_\_\_

Copyright \_\_\_\_\_

Dedicated \_\_\_\_\_

RECEIVED

OCT 03 2001

MASS. HIST. COMM.

**Media (material(s) sculpture/base made of)**

Sculpture:  Ceramic  Concrete  Glass  Metal  
 Plastic  Stone  Water  Wood  
 Undetermined  Other (specify) \_\_\_\_\_

If known, name specific medium (e.g., bronze, Cor-Ten steel, oak, fiberglass)

bronze plaque

**Base (if media differs from sculpture, please indicate)**

Ceramic  Concrete  Glass  Metal  
 Plastic  Stone  Water  Wood  
 Undetermined  Other (specify) \_\_\_\_\_

If known, name specific medium (e.g., granite, marble, limestone, concrete)

Was information obtained by direct observation?  Yes  No  
 If no, attach photocopy of source.

**Approximate Dimensions (indicate unit of measure)**

Always measure from the tallest and widest points.

Sculpture: Height 3' Width 2' Depth \_\_\_\_\_ or Diameter \_\_\_\_\_  
 Base: Height \_\_\_\_\_ Width \_\_\_\_\_ Depth \_\_\_\_\_ or Diameter \_\_\_\_\_

**Markings/Inscriptions (check as many as apply)**

Is the artist's signature visible on the piece?

Yes, examined and found signature  
 No, examined sculpture/base but did not see any signature  
 Unable to determine, couldn't get close enough to check

If signature is visible, record here: \_\_\_\_\_

Does the work have foundry/fabricator marks?

Yes, examined and found foundry marks  
 No, examined sculpture/base but did not see foundry mark  
 Unable to determine, couldn't get close enough to check

If foundry mark/mark is visible, record here: \_\_\_\_\_

Record the signature(s) and any additional markings or inscriptions that appear on the sculpture or base.

Indicate their location (e.g., back of base, lower left). Use a slash (/) to indicate separate lines of inscription.

Record the text of any associated nearby identification or commemorative plaques.

On this site in the year 1768 the Town of Stoughton built its first  
public schoolhouse Stoughton Historical Society

Are any inscriptions badly worn or unreadable?  Yes  No  Unable to determine

#### PART II: LOCATION/JURISDICTION INFORMATION

The sculpture is currently located at:

Street address or site location 6 Park St.

City Stoughton County \_\_\_\_\_ State Mass

Owner/Administrator (name of agency, institution or individual that currently owns or administers the sculpture and is responsible for its long-term care)

Name Town of Stoughton / Stoughton Historical Soc.

Department/Division \_\_\_\_\_

Street Address \_\_\_\_\_

City Stoughton State MA Zip Code \_\_\_\_\_

Contact Name \_\_\_\_\_ Telephone (      ) \_\_\_\_\_

If sculpture has been moved, please list former location(s) or owner(s).

Environmental Setting (The general vicinity and immediate locale surrounding a sculpture play a major role in its overall condition.)

Location Type (check as many as apply to immediate surroundings)

<input type="checkbox"/> Battlefield	<input type="checkbox"/> Bridge	<input type="checkbox"/> Cemetery
<input type="checkbox"/> College Campus	<input type="checkbox"/> Courthouse	<input type="checkbox"/> Garden
<input type="checkbox"/> Library	<input type="checkbox"/> Municipal Building	<input type="checkbox"/> Park
<input type="checkbox"/> Plaza/Courtyard	<input type="checkbox"/> Post Office	<input type="checkbox"/> Religious Building
<input type="checkbox"/> School	<input type="checkbox"/> Sports Facility	<input type="checkbox"/> State Capitol
<input checked="" type="checkbox"/> Town Square	<input type="checkbox"/> Traffic Circle	<input type="checkbox"/> Transit Facility
<input type="checkbox"/> Zoo	<input type="checkbox"/> Other (specify) _____	

General Vicinity (check as many as apply)

<input type="checkbox"/> Rural (low population, open land)	<input type="checkbox"/> Suburban (residential setting near a major city)
<input checked="" type="checkbox"/> Town	<input type="checkbox"/> Urban/metropolitan
<input type="checkbox"/> Coastal (bordering salt water)	<input type="checkbox"/> Desert
<input type="checkbox"/> Plains (valley or plateau lands)	<input type="checkbox"/> Mountain

Immediate Locale (check as many as apply)

<input type="checkbox"/> Industrial
<input checked="" type="checkbox"/> Street/Roadside (within 20 feet)
<input type="checkbox"/> Tree Covered (overhanging branches or trees nearby)

Is the sculpture in a protected setting? (check if applicable)

<input type="checkbox"/> Protected from the elements (e.g., niche, canopy)
<input type="checkbox"/> Protected from the public (e.g., fenced)

Any other significant environmental factor (i.e., near airport or subway)?

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## PART III: CONDITION INFORMATION

## Structural Condition (check as many as apply)

Instability in the sculpture and its base can be detected by a number of factors. Indicators may be obvious or subtle. Visually examine the sculpture and its base.

Is the armature/internal support unstable/exposed?

(look for signs of exterior rust)

	Sculpture	Base
Is the armature/internal support unstable/exposed?	<input type="checkbox"/>	<input type="checkbox"/>
Any evidence of structurally instability?	<input type="checkbox"/>	<input type="checkbox"/>
Any broken or missing parts?	<input type="checkbox"/>	<input type="checkbox"/>
Any cracks, splits, breaks or holes?	<input type="checkbox"/>	<input type="checkbox"/>

(look for cracked joints, missing mortar or caulking or plant growth)

Any broken or missing parts?

(look for elements (i.e., sword, rifle, nose) that are missing due to vandalism, fluctuating weather conditions, etc.)

Any cracks, splits, breaks or holes?

(look for fractures, straight-line or branching, which could indicate uneven stress or weakness in the material)

## Surface Appearance (check as many as apply)

Bird guano (e.g., bird droppings, other animal/insect remains)

	Sculpture	Base
Bird guano (e.g., bird droppings, other animal/insect remains)	<input type="checkbox"/>	<input type="checkbox"/>
Black crusts	<input type="checkbox"/>	<input type="checkbox"/>
Etched, pitted or otherwise corroded (usually applies to metal)	<input type="checkbox"/>	<input type="checkbox"/>
Metallic staining (e.g., run-off from copper, iron, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
Organic growth (e.g., moss, algae, lichen or vines)	<input type="checkbox"/>	<input type="checkbox"/>
White crusts	<input type="checkbox"/>	<input type="checkbox"/>
Chalky or powdery (applies to stone only)	<input type="checkbox"/>	<input type="checkbox"/>
Granular, sugary or eroding (applies to stone only)	<input type="checkbox"/>	<input type="checkbox"/>
Spalling or sloughing (applies to stone only)	<input type="checkbox"/>	<input type="checkbox"/>
(parallel splitting off of the surfaces)		
Other (e.g., applied adhesives, spray paint, graffiti, gouges)		

Black crusts

Etched, pitted or otherwise corroded (usually applies to metal)

Metallic staining (e.g., run-off from copper, iron, etc.)

Organic growth (e.g., moss, algae, lichen or vines)

White crusts

Chalky or powdery (applies to stone only)

Granular, sugary or eroding (applies to stone only)

Spalling or sloughing (applies to stone only)

(parallel splitting off of the surfaces)

Other (e.g., applied adhesives, spray paint, graffiti, gouges)

Excellent condition

Does water collect in recessed areas of the sculpture and/or base?

Yes    No    Unable to determine

**Surface Coating**

Does there appear to be a coating?

Yes  No  Unable to determine

If known, identify type of coating.

Gilded  Painted  Varnished  Waxed

Unable to determine

Is the coating in good condition?

Yes  No  Unable to determine

**Basic Surface Condition Assessment (check one)**

In your opinion, what is the general appearance or condition of the sculpture?

In urgent need of treatment  Well-maintained  
 Would benefit from treatment  Unable to determine

**PART IV: OVERALL DESCRIPTION**

Briefly describe the sculpture, its subject/theme and its overall condition. For figurative works, use the abbreviations PR (proper right) and PL (proper left) to indicate the right or left side of the statue from the perspective of the statue (i.e., your right or left side if you were positioned on the base facing in the same direction as the statue). For abstract works, describe the predominant forms, colors, shapes and textures. For descriptions of either abstract and figurative pieces, avoid judgmental language. For condition, indicate any broken or missing parts and describe evidence of cracks, graffiti, etc.

bronze plaque attached to Lucius Clapp Memorial formerly library building in the town center.

## **PART V: SUPPLEMENTAL BACKGROUND MATERIALS**

**PART V: SUPPLEMENTAL BACKGROUND MATERIALS**  
In addition to your on-site survey, any supplemental secondary information you can provide related to the artist or portrait subject, to the historical commissioning, patronage or funding of the work, as well as previous conservation treatment histories will be welcomed. When citing sources, provide enough detail to enable researchers to locate the information easily. Include the full citations of each source (i.e., author, title, publisher, date, pages). If possible, photocopy source materials and attach. Make sure attached sources are clearly identified.

Book \_\_\_\_\_

Magazine or journal article \_\_\_\_\_

Newspaper article or account \_\_\_\_\_

Unpublished archival or manuscript materials \_\_\_\_\_

Other (specify) Mass. Hist. Comm. - State Object Survey Form

Where can a photograph or illustration of the work be obtained?

If photographic image is attached, please identify type of image.

- Photograph
- Photocopy
- Slide
- Illustration
- Other (specify) \_\_\_\_\_

**PART VI: SURVEYOR INFORMATION AND WAIVER****Date of On-site Survey** \_\_\_\_\_**Waiver of Liability, Photographic and Data Rights for Volunteers, Agents or Employee Participants**

I acknowledge that I am a participant in Save Outdoor Sculpture!, a project cosponsored by the National Institute for the Conservation of Cultural Property (NIC) and the National Museum of American Art, Smithsonian Institution. The project's purpose is to determine the location, description and basic condition of sculpture in the United States, to raise awareness about the condition of our nation's sculpture and to promote its long-term care and maintenance.

In furtherance of these objectives, I will record certain information on the *SOS! Survey Questionnaire*, provide certain illustrations and take certain photographs. I hereby declare that, to the extent these text, illustrations and photographs may be eligible for copyright protection, all of my rights and interest in them are hereby waived. It is my intention to place these written works, illustrations and photographs in the public domain and I warrant that I will not assert any copyright claim in them.

I further declare and acknowledge that I am a volunteer, agent or employee for my sponsoring organization and am not a volunteer, agent or employee of the Smithsonian Institution or the NIC. I agree to hold harmless the NIC and Smithsonian, its museums, bureaus, entities, employees and officials from any and all damages, injuries or claims that may arise out of my participation in the SOS! project.

This waiver shall be effective as of the date above.

Stanley Peterson

Typed or Printed Name of Participant

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Signature of Participant \_\_\_\_\_

Fill in blanks below and return to your local SOS! Project Coordinator.

Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_

State \_\_\_\_\_ Zip Code \_\_\_\_\_ Telephone ( ) \_\_\_\_\_

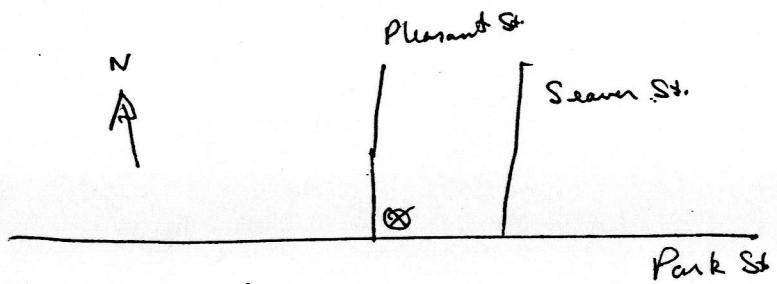
Lynne Spencer  
P.O. Box 58  
Nahant MA 01908

# Massachusetts Save Outdoor Sculpture!

## Addenda # 1:

Massachusetts SOS! requests the following additional information to assist with our state-wide survey for inclusion in the Massachusetts Historical Commission records:

**SKETCH MAP:** Draw a map showing the sculpture's location in relation to the nearest cross street and/or major natural features. Show all buildings and their relationships to the piece. Label streets including route numbers, if any. Circle and number the inventories sculpture. Indicate north.



**SKETCH MAP FOR COMPLEXES:** Provide a sketch map for sculptures that are part of a larger complex such as a plaza, courtyard or the like:

## Addenda # 2

This is optional but valuable information which synthesizes your research as directed on page 7 of the SOS! form --

**HISTORICAL NARRATIVE:** Explain the history of the sculpture and how it relates to the development of the community. This can explore its intention or use, its association with specific individuals and groups, and its relationship to local historical trends and events. Associations include those connections with artists, designers, owners, groups or organizations. If the sculpture is commemorative, describe the event (s) or person (s) commemorated.





# **STOUGHTON DOWNTOWN REDEVELOPMENT PLAN**

## Volume III: Existing Conditions Memorandum

# **APPENDIX E:**

# **STREET INVENTORY**

**1. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Public Improvement Data**

Street Name: **Avalon Street**

(please use a separate form for each street)

Zoning or Land Use: **GB**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b><u>Component</u></b>	<b><u>Condition</u></b>	<b><u>Comments</u></b>
Road Surface	Poor	Moderate/severe Cracking on road surface. Alligator cracking
Water Lines	Poor	6" line, no material listed
Sewer Lines	Poor	Unknown material and diameter
Existing Sidewalk	Poor	Rollover sidewalk on North side of street, none on south side
Curbing	Poor	No curbing on either side of street
Drainage	Poor	Severe ponding on both sides of street
Gas Lines	Good	2" CS-HP Installed 1982
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Poor	

## 2. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

### Public Improvement Data

Street Name: **Brock Street**

(please use a separate form for each street)

Zoning or Land Use: I

#### Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Moderate to heavy cracking in roadway. Edge of roadway broken up in several locations along southerly (uncurbed) side. Some crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	(only small portion of sewer layer on GIS covers brock street) 8" VC gravity line, installed 1961
Existing Sidewalk	Fair	No sidewalk on northerly side from Washington St to about 200' west of tracks. Then HMA sidewalk along northerly side extending to the west. No sidewalk on the southerly side.
Curbing	Fair	Type II HMA curb adjacent to sidewalk on the northerly side. No curbing on the southerly side.
Drainage	Fair	No ponding observed in the gutter on the sidewalk side. Several areas of ponding observed in the shoulder along the southerly (uncurbed) side. Catch basins have older castings.
Gas Lines	Good	6" P-HP Installed 2004
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

3. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Canton Street**

(please use a separate form for each street)

Zoning or Land Use: **GB & RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Good	Light cracking in lane. Light to moderate cracking in shoulder. No crack sealing has been done.
Water Lines	Good	12" CICL, installed 2001
Sewer Lines	Poor	8" VC gravity line, installed 1937
Existing Sidewalk	Fair	Monolithic concrete sidewalk on the southerly side. Drives and WCRs do not comply with current accessibility standards. HMA on northerly side in generally good condition.
Curbing	Good	Monolithic concrete on southerly side with relatively low (4" +/-) reveal. Granite curb, type VB, in good condition on northerly side.
Drainage	Fair	Some low spots in the gutter. Most catch basins have older castings. Observed one catch basin full of water to the rim.
Gas Lines	Good	6" P-HP installed 2006
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

#### 4. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

##### Public Improvement Data

Street Name: **Capen Street**

(please use a separate form for each street)

Zoning or Land Use: **GB and I**

##### Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



##### Please check the appropriate box.

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
Road Surface	Excellent	Newly paved road in excellent condition
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Poor	8" VC gravity line, installed 1937
Existing Sidewalk	Good	Both sides concrete in great condition
Curbing	Good	Granit VB curb on west side of street, monolitic curb on east side, both in good condition, maybe some accessibility issues
Drainage	Good	no ponding areas seen on street
Gas Lines	Good	3" BS-HP Installed 1916
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Good	

## 5. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

### Public Improvement Data

Street Name: **Clifford Avenue**

(please use a separate form for each street)

Zoning or Land Use: **GB**

#### Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



#### Please check the appropriate box.

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
Road Surface	Fair	Minor cracking
Water Lines	Poor	2" CI, installed 1922
Sewer Lines	Poor	8" gravity line, material unknown, installed 1940
Existing Sidewalk	Poor	No sidewalk on either side of street
Curbing	Poor	No curbing on either side of street
Drainage	Good	Minor ponding issues on sides of road
Gas Lines	Good	2" CS-HP Installed 1982
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Poor	

## 6. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

<p><b>Public Improvement Data</b></p> <p>Street Name: <b>Dale Street</b>          (please use a separate form for each street)</p> <p>Zoning or Land Use: <b>GB and RU</b></p> <p><u>Infrastructure age</u></p> <p>Water line:</p> <p>Sewer line:</p> <p>Road surface:</p> <p>Lighting:</p> <p>Sidewalk &amp; curbs:</p> <p>Other Relevant Data:</p>																																											
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<b>Overall Rating:</b>	Poor																																										

## 7. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

<p><b>Public Improvement Data</b></p> <p>Street Name: <b>Freeman Street</b>          (please use a separate form for each street)</p> <p>Zoning or Land Use: <b>CBD and GB</b></p> <p><u>Infrastructure age</u></p> <p>Water line:</p> <p>Sewer line:</p> <p>Road surface:</p> <p>Lighting:</p> <p>Sidewalk &amp; curbs:</p> <p>Other Relevant Data:</p>																																											
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<b>Overall Rating:</b>	Poor																																										

## 8. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

<p><b>Public Improvement Data</b></p> <p>Street Name: <b>Hayden Street</b>          (please use a separate form for each street)</p> <p>Zoning or Land Use: <b>GB and RU</b></p> <p><u>Infrastructure age</u></p> <p>Water line:</p> <p>Sewer line:</p> <p>Road surface:</p> <p>Lighting:</p> <p>Sidewalk &amp; curbs:</p> <p>Other Relevant Data:</p>																																											
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Other:																																											
<b>Overall Rating:</b>	Poor																																										

9. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Kinsley Street**

(please use a separate form for each street)

Zoning or Land Use: **GB**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Portion of road west of Paul Street appears to have been overlaid within the last 10 years. Light to moderate cracking in roadway. No crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Good	8" PVC gravity line, installed 1999
Existing Sidewalk	Fair	HMA rollover on northerly side. HMA rollover with grass strip on southerly side. Sidewalk on southerly side terminates, without a WCR, before Washington St. WCRs do not comply with current standards.
Curbing	Poor	Rollover HMA curb does not prevent vehicles from parking on sidewalk.
Drainage	Fair	Ponding observed in the gutter along the southerly side. Catch basin has older casting.
Gas Lines	Good	6" BS-HP Installed 1945, 2" P-HP Installed 1996
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

## 10. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

### Public Improvement Data

Street Name: **Lincoln Street**

(please use a separate form for each street)

Zoning or Land Use: **GB and RU**

#### Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



#### Please check the appropriate box.

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
Road Surface	Good	Newly paved road in great condition on north side. But lack of curbing and drainage on south side resulted in alligator cracking which will only worsen.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Poor	None shown on GIS
Existing Sidewalk	Good	North side of street newly paved asphalt sidewalk. No sidewalk on south side after about 30 yards from Washington St intersection
Curbing	Good	Granite VB curb on both sides, until south side sidewalk ends
Drainage	Good	Some ponding along south edge of road when sidewalk ends
Gas Lines	Good	3" BS-HP Installed 1951, 2" P-HP Installed 1987, 2" CS-HP Installed 1954
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		On going construction over north side sidewalk
<b>Overall Rating:</b>	Good	

## 11. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

<p><b>Public Improvement Data</b></p> <p>Street Name: <b>Monk Street</b>          (please use a separate form for each street)</p> <p>Zoning or Land Use: <b>GB</b></p> <p><u>Infrastructure age</u></p> <p>Water line:</p> <p>Sewer line:</p> <p>Road surface:</p> <p>Lighting:</p> <p>Sidewalk &amp; curbs:</p> <p>Other Relevant Data:</p>																																											
<p><b>Please check the appropriate box.</b></p> <p><input checked="" type="checkbox"/> Physical Deterioration of Public Improvement          or  <input type="checkbox"/> The public improvement is not contributing to slum and blight</p>																																											
<p>Describe the condition of each applicable component using the category definitions found on pages 16-19</p> <table border="1" data-bbox="118 1134 1727 2331"> <thead> <tr> <th><b>Component</b></th> <th><b>Condition</b></th> <th><b>Comments</b></th> </tr> </thead> <tbody> <tr> <td>Road Surface</td> <td>Fair</td> <td>Moderate cracking/partching in road surface, a few noticeable pot holes</td> </tr> <tr> <td>Water Lines</td> <td>Poor</td> <td>6" CI, installed 1922</td> </tr> <tr> <td>Sewer Lines</td> <td>Poor</td> <td>8" VC gravity main, installed 1937</td> </tr> <tr> <td>Existing Sidewalk</td> <td>Good</td> <td>Rollover sidewalk on east side of street, asphalt sidewalk on west side of street</td> </tr> <tr> <td>Curbing</td> <td>Fair</td> <td>Granite VB curb on west side of street, oollover curb on east side with signifigant cracking which is contributing to road deteriation</td> </tr> <tr> <td>Drainage</td> <td>Poor</td> <td>Severe ponding issues on both sides of street. West side has drainage issues along curb east side has no curb and ponds forming</td> </tr> <tr> <td>Gas Lines</td> <td>Good</td> <td>2" BS-HP Installed 1916, 2" BS-HP Installed 1934, 2" P-HP Installed 1992</td> </tr> <tr> <td>Parking Lot:</td> <td></td> <td></td> </tr> <tr> <td>Lighting:</td> <td></td> <td></td> </tr> <tr> <td>Trees/Landscaping:</td> <td></td> <td></td> </tr> <tr> <td>Park/Playground:</td> <td></td> <td></td> </tr> <tr> <td>Other:</td> <td></td> <td></td> </tr> <tr> <td><b>Overall Rating:</b></td> <td>Fair</td> <td></td> </tr> </tbody> </table>		<b>Component</b>	<b>Condition</b>	<b>Comments</b>	Road Surface	Fair	Moderate cracking/partching in road surface, a few noticeable pot holes	Water Lines	Poor	6" CI, installed 1922	Sewer Lines	Poor	8" VC gravity main, installed 1937	Existing Sidewalk	Good	Rollover sidewalk on east side of street, asphalt sidewalk on west side of street	Curbing	Fair	Granite VB curb on west side of street, oollover curb on east side with signifigant cracking which is contributing to road deteriation	Drainage	Poor	Severe ponding issues on both sides of street. West side has drainage issues along curb east side has no curb and ponds forming	Gas Lines	Good	2" BS-HP Installed 1916, 2" BS-HP Installed 1934, 2" P-HP Installed 1992	Parking Lot:			Lighting:			Trees/Landscaping:			Park/Playground:			Other:			<b>Overall Rating:</b>	Fair	
<b>Component</b>	<b>Condition</b>	<b>Comments</b>																																									
Road Surface	Fair	Moderate cracking/partching in road surface, a few noticeable pot holes																																									
Water Lines	Poor	6" CI, installed 1922																																									
Sewer Lines	Poor	8" VC gravity main, installed 1937																																									
Existing Sidewalk	Good	Rollover sidewalk on east side of street, asphalt sidewalk on west side of street																																									
Curbing	Fair	Granite VB curb on west side of street, oollover curb on east side with signifigant cracking which is contributing to road deteriation																																									
Drainage	Poor	Severe ponding issues on both sides of street. West side has drainage issues along curb east side has no curb and ponds forming																																									
Gas Lines	Good	2" BS-HP Installed 1916, 2" BS-HP Installed 1934, 2" P-HP Installed 1992																																									
Parking Lot:																																											
Lighting:																																											
Trees/Landscaping:																																											
Park/Playground:																																											
Other:																																											
<b>Overall Rating:</b>	Fair																																										

12. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Morton Sq**

(please use a separate form for each street)

Zoning or Land Use: **I**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Poor	Alligator cracking on easterly side. Poor definition between roadway and parking.
Water Lines	Poor	6" dia., no material or date listed in GIS
Sewer Lines	Poor	none shown on GIS
Existing Sidewalk	Poor	None present.
Curbing	Poor	None present.
Drainage	Poor	None present.
Gas Lines	Good	2" P-HP Installed 2004
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Poor	

XX. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Morton Street**

(please use a separate form for each street)

Zoning or Land Use:

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Good	Minor cracking observed in lanes. Pavement edge on northerly side has some damage from runoff in uncurbed shoulder.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" VC gravity line, installed 1961
Existing Sidewalk	Fair	HMA in fair condition an southerly side.
Curbing	Good	Granite curb, type VB, in good condition on southerly side. No curbing on northerly side.
Drainage	Fair	No ponding observed on southerly side. Uncurbed edge on nortrtherly side is partially washed out.
Gas Lines	Good	2" P-HP Installed 2004
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

13. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Park Street**

(please use a separate form for each street)

Zoning or Land Use: **CBD & RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Moderate cracking in roadway, with heavy cracking in some locations. Some crack sealing has been done.
Water Lines	Good	8" DI, unknown installation date
Sewer Lines	Poor	8" VC gravity line, installed 1936, adjacent to park installed 1974
Existing Sidewalk	Fair	Cement concrete with brick banding in good condition, both sides, near Washington Street. Sections of monolithic and cement concrete sidewalk to the south. Drives and WCRs do not conform to current standards.
Curbing	Good	Granite curb, type VB, in good condition on both sides, at locations that do not have monolithic concrete sidewalk.
Drainage	Fair	Ponding observed in the gutter along the both sides. Older castings on drain structures.
Gas Lines	Good	3" BS-HP Installed 1916
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

14. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Paul Street**

(please use a separate form for each street)

Zoning or Land Use: **GB**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Light cracking in roadway, from low point to north. Moderate cracking in roadway, from low point to south. No crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" VC gravity line, installed 1961
Existing Sidewalk	Poor	None present.
Curbing	Poor	None present.
Drainage	Fair	Ponding observed in the gutter along the both sides. Older castings on drain structures.
Gas Lines	Good	.75" ST
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

## 15. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

### Public Improvement Data

Street Name: **Pearl Street**

(please use a separate form for each street)

Zoning or Land Use: **CBD and RU**

### Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



### Please check the appropriate box.

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
Road Surface	Good	Minor patching south of School Street, water main trench patch north of School Street
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Poor	8" VC gravity line, installed 1936 south of school street, installed 1962 north of school street
Existing Sidewalk	Good	Asphalt sidewalk on west, concrete on east. Overall in very good condition, some areas may not be ADA compliant
Curbing	Good	Granite VB curb on west side of street, monolithic curb on east side until ending at School Street Intersection
Drainage	Excellent	No ponding issues anywhere on street
Gas Lines	Good	6" CS-HP Installed 1980, 8" P-HP Installed 2005,
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Good	

**16. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Public Improvement Data**

Street Name: **Pleasant Street**

(please use a separate form for each street)

Zoning or Land Use: **CBD, GB, I and RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b><u>Component</u></b>	<b><u>Condition</u></b>	<b><u>Comments</u></b>
Road Surface	Good	Road surface in good condition with some minor patching in some areas
Water Lines	Fair	10" CICL, installed 1970
Sewer Lines	Poor	Unknown diameter and size, installed 1936
Existing Sidewalk	Good	Concrete side walk on both sides with minor cracking in some areas
Curbing	Good	Ganite curb on north side and monolific on south side
Drainage	Good	No ponding issues on street
Gas Lines	Good	4" CS-HP Installed 1980, 4" CS-HP Installed 1981
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Good	

**17. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Public Improvement Data**

Street Name: **Porter Street**

(please use a separate form for each street)

Zoning or Land Use: **GB and RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b><u>Component</u></b>	<b><u>Condition</u></b>	<b><u>Comments</u></b>
Road Surface	Excellent	Newly paved road in great condition
Water Lines	Poor	6" CI, installed 1922 (east of washington) 12" CICL installed 1970 (west of washington)
Sewer Lines	Poor	8", 10", 12" VC gravity lines, installed 1935-1937
Existing Sidewalk	Good	South sidewalk has some moderate cracking, everywhere else is in great condition
Curbing	Good	Granite curb on north side, monolithic on south side. East of washington st. both curbs granite VB in great condition
Drainage	Good	Minor ponding on curb east of Washington Street
Gas Lines	Good	2" P-HP Installed 1991, 4" CS-HP Installed 1977
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Good	

18. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Railroad Avenue**

(please use a separate form for each street)

Zoning or Land Use: **CBD**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Poor	Moderate cracking in pavement surface within lanes and shoulders. Alligator cracking in shoulder where no curb is present, and at westerly end of road. No crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines		None shown on GIS
Existing Sidewalk	Fair	Cement concrete sidewalk on northerly side. Surface in good condition. Drives, WCRs and placement of sign post do not comply. Walkway at easterly end of southerly side too narrow to be considered a sidewalk.
Curbing	Good	Granite curb, Type VB, in good condition on northerly side and easterly end of southerly side.
Drainage	Fair	No ponding observed. Older castings on some drain structures.
Gas Lines	Good	2" P-HP Installed 2006, 2" CS-HP Installed 1980
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

**19. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Public Improvement Data**

Street Name: **Rose Street**

(please use a separate form for each street)

Zoning or Land Use: **CBD**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
Road Surface	Fair	Severe Cracking and patching to road surface
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Poor	10" VC gravity line, installed 1935
Existing Sidewalk	Fair	some areas on concrete sidewalk with accessibility issues, and all sidewalks end after police station
Curbing	Poor	Granite VB curb on both sides, util sidewalk ends after police station
Drainage	Good	minor ponding on both sides of street
Gas Lines	Good	2" CS-HP Installed 1976
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

XX. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **School Avenue**

(please use a separate form for each street)

Zoning or Land Use:

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Poor	Utility trench patch on westerly side of road. Moderate to heavy alligator cracking in remaining pavement surface. Some crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" VC, gravity line, installed 1972
Existing Sidewalk	Poor	None present.
Curbing	Poor	None present.
Drainage	Poor	No drain structures present.
Gas Lines	Good	2" CS-HP Installed 1973
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Poor	

**21. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Public Improvement Data**

Street Name: **School Street**

(please use a separate form for each street)

Zoning or Land Use: **CBD, GB and RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Good	Water main trench patch throughout road, several locations of smaller patching
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" gravity line, material unknown
Existing Sidewalk	Fair	South side of street has asphalt sidewalk in good condition, northside has no existing sidewalk
Curbing	Fair	Granite VB curb on south side of street, no existing curb on north side of street
Drainage	Good	Minor ponding in areas where curb is non existant
Gas Lines	Good	2" CS-HP Installed 1982, 2" P-HP Installed 1986, 2006
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

**22. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Public Improvement Data**

Street Name: **Seaver Street**

(please use a separate form for each street)

Zoning or Land Use: **CBD, GB, RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Some moderate cracking in areas, with patching in others, but majority of road is in good condition
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Good	8" PVC gravity line, installed 1998
Existing Sidewalk	Fair	Ashpalt on south side in good condition, rollover on north side
Curbing	Fair	Granite VB curb on south side in good condition, north side has no curb
Drainage	Fair	Minor ponding in some areas
Gas Lines	Good	4" P-HP Installed 1996
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

23. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Summer Street**

(please use a separate form for each street)

Zoning or Land Use: **RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Poor	Moderate to heavy cracking in pavement surface within lanes. New utility trench patches in shoulders. Some crack sealing has been done. Road needs reclamation or full depth reconstruction.
Water Lines	Fair	10" DI, installed 1922
Sewer Lines	Poor	15" VC gravity line, installed 1935 - 8" VC gravity line, installed 1953, installed in 1972 running north-south
Existing Sidewalk	Poor	No sidewalk on westerly side. Intermittent sidewalk (monolithic concrete and rollover HMA) on southerly side. Rollover HMA on northerly/easterly side. Sidewalks do not comply with current accessibility standards.
Curbing	Poor	Short run of Type VA-1 granite curb on northerly side in fair condition. Rollover sidewalks do not prevent vehicles from parking on sidewalk.
Drainage	Poor	No drain structures observed west of Summer Ave. East of Summer Ave, some structures (including a Bradley Head) were present. All had older castings.
Gas Lines	Good	2" P-HP Installed 2013
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Poor	

**24. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Public Improvement Data**

Street Name: **Voses Court**

(please use a separate form for each street)

Zoning or Land Use: **GB**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement

or

The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<u>Component</u>	<u>Condition</u>	<u>Comments</u>
Road Surface	Poor	Severe Cracking on road surface. Alligator cracking
Water Lines	Fair	2 listed on GIS, 1-8", 1-6" no materials given
Sewer Lines	Poor	8" VC gravity line
Existing Sidewalk	Poor	None on either side of street
Curbing	Poor	No curbing on either side of street
Drainage	Poor	Severe ponding on both sides of street
Gas Lines	Good	2" P-HP Installed 1997
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Poor	

25. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Walnut Avenue**

(please use a separate form for each street)

Zoning or Land Use: **GB and RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Moderate cracking in pavement surface within lanes, heavier cracking in shoulders. No crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" VC gravity line, installed 1961
Existing Sidewalk	Fair	Cement concrete sidewalk on westerly side. Walk surface is in good condition. Drives and WCRs do not comply with current accessibility standards.
Curbing	Good	Granite curb, Type VB, in good condition on both sides.
Drainage	Fair	Some low spots and ponding in the gutters. Minor settlement at some catch basins. Older castings on catch basins and manholes.
Gas Lines	Good	2" CS-HP Installed 1959
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

26. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Walnut Street**

(please use a separate form for each street)

Zoning or Land Use: **GB and RU**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Light to moderate cracking in pavement surface within lanes, heavier cracking in shoulders. Alligator cracking in some locations. No crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" VC gravity line, installed 1961
Existing Sidewalk	Fair	Cement concrete sidewalk on southerly side and on northerly side, west of Walnut Ave. Walk surface is in generally good condition. Drives and WCRs do not comply with current accessibility standards.
Curbing	Good	Granite curb, Type VB, in good condition on both sides.
Drainage	Fair	No significant ponding in the gutters. Some settlement a manhole within travel lane. Older castings on some drain structures.
Gas Lines	Good	2" P-HP Installed 1987
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

27.a NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Washington St (South)**

(please use a separate form for each street)

Zoning or Land Use: **CBD**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Moderate cracking in pavement surface within lanes and shoulders. Alligator cracking in some locations. No crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" VC gravity main, installed 1961
Existing Sidewalk	Fair	Cement concrete sidewalk on north of Walnut St, HMA sidewalk south, both sides. Walk surface is in generally good condition. Drives, WCRs and cross slope do not comply with current accessibility standards.
Curbing	Good	Granite curb, Type VB, in good condition on both sides.
Drainage	Good	Minor ponding in gutter. Cascade grate at low point on westerly side is broken and about 2/3 clogged with debris.
Gas Lines	Good	8" CS-HP Installed 1980, 8" CS-HP Installed 1971
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

27.b NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Washington St (Center)**

(please use a separate form for each street)

Zoning or Land Use: **CBD**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Good	This section appears to have been overlaid within the last 5 years. Minor cracking observed.
Water Lines	Fair	10"-12" CICL, installed 1970
Sewer Lines	Poor	10" dia., unknown material gravity line
Existing Sidewalk	Good	Cement concrete sidewalk with brick banding on both sides. Walk surface is in good condition and, with the exception of no detectable warning panels, appears to comply with current accessibility standards.
Curbing	Good	Granite curb, Type VB, in good condition on both sides.
Drainage	Fair	Moderate to heavy ponding observed in parking lanes on westerly side north of Railroad Ave.
Gas Lines	Good	8" CS-HP Installed 1980
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Good	

27.c NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Washington St (North)**

(please use a separate form for each street)

Zoning or Land Use: **CBD**

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Good	This section appears to have been overlaid within the last 5 years. Very minor ponding and cracking observed.
Water Lines	Good	12" DI on West side (1970), 8" CI on east side (1922, Old)
Sewer Lines		8" VC gravity sewer
Existing Sidewalk	Good	East sidewalk in poor condition with sever cracking, west sidewalk new and in exelent condition.
Curbing	Good	Granite curb, Type VB, in good condition on west side, east side is cracked and/or missing.
Drainage	Good	Moderate ponding observed in some intersections, Mostly "D" catch basins
Gas Lines	Good	3" BS-HP Installed 1915, 4" P-HP Installed 2006, 8" CS-HP Installed 1980
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Good	

XX. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Winter Street**

(please use a separate form for each street)

Zoning or Land Use:

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Fair	Utility trench patch in lane on easterly side of road. Light to moderate cracking in pavement surface. Some crack sealing has been done.
Water Lines	Poor	6" CI, installed 1922
Sewer Lines	Fair	8" VC gravity line, installed 1961
Existing Sidewalk	Fair	No sidewalk on westerly side. HMA sidewalk on easterly side. Walk terminates (on Summer St.) without WCR.
Curbing	Good	No curbing on westerly side. Granite curb, type VB, in good condition on easterly side.
Drainage	Poor	No drain structures present.
Gas Lines	Good	2" P-HP Installed 2013
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

XX. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Wyman Street (east of tracks)**

(please use a separate form for each street)

Zoning or Land Use:

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Good	Minor cracking observed in travel lanes. Minor to moderate cracking and some settlement in parking lane. Insufficient horizontal clearance to utility poles on southerly side.
Water Lines	Poor	10" CI, installed 1922
Sewer Lines	Poor	10" dia. Gravity line, unknown material, installed in 1936
Existing Sidewalk	Fair	Cement concrete, with brick banding near Washington St. and stamped & colored concrete banding farther west, both sides. Surface is in good condition. Drives and WCRs do not comply with current standards.
Curbing	Good	Granite curb, type VB, in good condition on both sides.
Drainage	Fair	No significant ponding observed on either side. Catch basin located within crosswalk does not comply with accessibility standards. Older castings on drain structures.
Gas Lines	Good	4" CS-HP Installed 1980, 4" P-HP Installed 1997
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Fair	

XX. NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area

**Public Improvement Data**

Street Name: **Wyman Street (west of tracks)**

(please use a separate form for each street)

Zoning or Land Use:

Infrastructure age

Water line:

Sewer line:

Road surface:

Lighting:

Sidewalk & curbs:

Other Relevant Data:



**Please check the appropriate box.**

Physical Deterioration of Public Improvement  
or  
 The public improvement is not contributing to  
slum and blight

Describe the condition of each applicable component using the category definitions found on pages 16-19

<b>Component</b>	<b>Condition</b>	<b>Comments</b>
Road Surface	Poor	Moderate alligator cracking with some settlement within the travel lane.
Water Lines	Poor	8" CI, installed 1922 - 16", unknown material and year
Sewer Lines	Poor	10" VC gravity line, unknown installation
Existing Sidewalk	Fair	HMA sidewalk on northerly side.
Curbing	Poor	Granite curb, type VA-1, with low reveal on northerly side. No curbing on southerly side.
Drainage	Fair	No ponding observed. Some washout of shoulder on southerly side.
Gas Lines	Good	3" BS-HP Installed 1915, 1916, 4" P-HP Installed 2013
Parking Lot:		
Lighting:		
Trees/Landscaping:		
Park/Playground:		
Other:		
<b>Overall Rating:</b>	Poor	



**STOUGHTON DOWNTOWN REDEVELOPMENT PLAN**  
Volume III: Existing Conditions Memorandum

**APPENDIX F:**  
**BUILDING INVENTORY**

**1 NAME OF SLUM & BLIGHT AREA:  
Stoughton Downtown Redevelopment Area**

## Property Data

Parcel ID:	053 097 0
Address:	BROCK ST
Land Use:	132
Zoning:	RU
Building Type:	VACNT LAND
Stories:	
Exterior Construction:	
Interior Construction:	
Building Age:	1973
Assessed Value:	\$2,800
Building Condition:	
Ownership	RATCLIFF ERICK W
Commercial/Residential:	?
Storefront Construction:	
Vacant: yes no other:	?

**NO PICTURE**

If the property contributes to slum & blight, please check all that apply.

	Physical Deterioration of Building
	Abandoned Property
	Chronic High Occupancy Turnover
	Chronic High Vacancy Rate
	Significant Decline in Property Value
	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
	Other (please explain)

*The property is not contributing to slum and blight*

*The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating:	
(Excellent / Good / Fair / Poor)	
briefly state why.	

**2 NAME OF SLUM & BLIGHT AREA:  
Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 098 0  
 Address: BROCK ST  
 Land Use: 440  
 Zoning: I  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$143,500  
 Building Condition:  
 Ownership J F McNAMARA & SONS INC  
 Commercial/Residential: Uncertain  
 Storefront Construction:  
 Vacant: yes no other: Yes



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b><u>Component</u></b>	<b><u>Condition</u></b>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	Vacant lot, overgrown with mature trees
Overall Property Rating: (Excellent / Good / Fair / Poor)	Fair - trash and debris
briefly state why.	

**3 NAME OF SLUM & BLIGHT AREA:**  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 099 0  
 Address: 61 BROCK ST  
 Land Use: 101  
 Zoning: I  
 Building Type: OLD STYLE  
 Stories: 1T  
 Exterior Construction: WOOD SHING  
 Interior Construction: PLYWD PANL  
 Building Age: 1910  
 Assessed Value: \$198,200  
 Building Condition: Fair-Avg  
 Ownership: AUSTIN ERROL W  
 AUSTIN CHRISTINE A  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b>Component</b>	<b>Condition</b>
Roofing	Needs minor repairs
Windows and Doors	
Exterior Walls	Needs minor repairs
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Needs paint
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**4 NAME OF SLUM & BLIGHT AREA:**  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 100 0  
 Address: 55 BROCK ST  
 Land Use: 101  
 Zoning: I  
 Building Type: OLD STYLE  
 Stories: 1T  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1935  
 Assessed Value: \$232,300  
 Building Condition: Good  
 Ownership: CAMARA THERESA M  
 CAMARA JOHN E  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



*Picture Source: Town of Stoughton, GIS*

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component**

**Condition**

Roofing



Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Environmental

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

Probable lead paint based on age of building

Well-maintained side yard with miniature stone chapel

**5 NAME OF SLUM & BLIGHT AREA:  
Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID:	053 101 0
Address:	25 BROCK ST
Land Use:	400
Zoning:	I
Building Type:	MILL
Stories:	2
Exterior Construction:	BRICK
Interior Construction:	MINIMUM
Building Age:	1920
Assessed Value:	\$391,600
Building Condition:	Fair
Ownership	JUCKETT M W & DAUKSEVICZ E TRS BETA REALTY TRUST
Commercial/Residential:	C
Storefront Construction:	
Vacant: yes no other:	No - Suburban Insulation Inc.; may have other occupants



*Picture Source: Town of Stoughton, GIS*

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component**

Roofing  
Windows and Doors  
Exterior Walls  
Porch/Stairs/Deck  
Foundation  
Storefront & Signage  
Parking Lots  
Environmental  
Other:  
Overall Property Rating:  
(Excellent / Good / Fair / Poor)  
briefly state why.

**Condition**



Front yard paved; side yard gravel to materials storage in rear

Probable lead paint based on age of building

MassDEP: Closed (see *Existing Conditions Memorandum* , April 2015)

6 NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 102 0  
 Address: 25 BROCK ST  
 Land Use: 316  
 Zoning: I  
 Building Type: WAREHOUSE  
 Stories: 1  
 Exterior Construction: COMP CLAP  
 Interior Construction: MINIMUM  
 Building Age: 1925  
 Assessed Value: \$384,000  
 Building Condition: Poor  
 Ownership: JUCKETT M & CORBETT T  
 TRUSTEES BETA REALTY TRUST  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - appears to be part of #5



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

Physical Deterioration of Building  
 Abandoned Property  
 Chronic High Occupancy Turnover  
 Chronic High Vacancy Rate  
 Significant Decline in Property Value  
 Abnormally Low Property Value  
 Known or Suspected Environmental Contamination  
 Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

**Condition**



Probable lead paint based on age of building  
**One building may be stone and historic - check records**

NAME OF SLUM & BLIGHT AREA:

**7 Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID:	053 103 0
Address:	931 WASHINGTON ST
Land Use:	332
Zoning:	GB
Building Type:	REPAIR GAR
Stories:	1
Exterior Construction:	CONC BLOCK
Interior Construction:	MINIMUM
Building Age:	1946
Assessed Value:	\$238,500
Building Condition:	Average
Ownership	RUGGIERO PAUL E TRUSTEE BROCK STREET REALTY TRUST
Commercial/Residential:	C
Storefront Construction:	
Vacant: yes no other:	No - Stoughton Auto Repair



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component**

**Condition**

Roofing

Windows and Doors

Exterior Walls

Porch/Stairs/Deck

Foundation

Storefront & Signage

Parking Lots

Front and side yards fully paved

Environmental

Probable lead paint based on age of building

Other:

Overall Property Rating:

(Excellent / Good / Fair / Poor)

briefly state why.

8 NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 104 0  
 Address: 921 WASHINGTON ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: CAPE  
 Stories: 1H  
 Exterior Construction: CLAPBOARD  
 Interior Construction: DRYWALL  
 Building Age: 1925  
 Assessed Value: \$195,500  
 Building Condition: Average  
 Ownership CHISHOLM JAMES  
 CHISHOLM SALLY E  
 Commercial/Residential: Both  
 Storefront Construction:  
 Vacant: yes no other: For rent - 781-344-0077



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component**

**Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental      Probable lead paint based on age of building  
 Other:              Some general repairs needed

Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

9 NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 105 0  
 Address: 915 WASHINGTON ST  
 Land Use: 390  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$141,000  
 Building Condition:  
 Ownership MCKEOWN JOHN P TRUSTEE  
 915 WASHINGTON ST RLTY TR  
 Commercial/Residential:  
 Storefront Construction:  
 Vacant: yes no other: Yes - for sale or lease 781-341-2196



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	Vacant lot - overgrown with large rocks dumped on property
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**10 NAME OF SLUM & BLIGHT AREA: Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 106 0  
 Address: 909 WASHINGTON ST  
 Land Use: 340  
 Zoning: GB  
 Building Type: OFFICE  
 Stories: 2H  
 Exterior Construction: WOOD SHING  
 Interior Construction: DRYWALL  
 Building Age: 2004  
 Assessed Value: \$481,300  
 Building Condition: Good  
 Ownership: BIG B CAPITAL LLC  
 RUGGEIRO DENNIS  
 Commercial/Residential:  
 Storefront Construction:  
 Vacant: yes no other: No - 2 law offices, 1 financial office; Office for lease 508-269-7879



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)
- The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Paint required
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Side lot paved
Environmental	
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**11** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 107 0  
Address: 893 WASHINGTON ST  
Land Use: 013  
Zoning: GB  
Building Type: MIXED OLD  
Stories: 2A  
Exterior Construction: VINYL  
Interior Construction: PLASTER  
Building Age: 1900  
Assessed Value: \$230,500  
Building Condition: Good  
Ownership: RUGGEIRO DENNIS  
Commercial/Residential: C  
Storefront Construction:  
Vacant: yes no other: No - Ruggerio Brothers Oil Company



**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Side lot paved
Environmental	Probable lead paint based on age of building
Other:	Oil company - leak possible? Storage containers?
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**12** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 108 0  
Address: WASHINGTON ST  
Land Use: 390  
Zoning: GB  
Building Type:  
Stories:  
Exterior Construction:  
Interior Construction:  
Building Age:  
Assessed Value: \$116,500  
Building Condition:  
Ownership DEBENEDICTIS MARC D TRUSTEE  
                  DDD REALTY TRUST  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No - appears to be yard for #13



*Picture Source: The Cecil Group, Inc.*

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*✓ The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component**      **Condition**

Roofing  
Windows and Doors  
Exterior Walls  
Porch/Stairs/Deck  
Foundation  
Storefront & Signage  
Parking Lots  
Environmental  
Other:  
Overall Property Rating:  
(Excellent / Good / Fair / Poor)  
briefly state why.

**13** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 109 0  
 Address: 892 WASHINGTON ST  
 Land Use: 104  
 Zoning: RU  
 Building Type: MULTI-CONV  
 Stories: 2  
 Exterior Construction: ASBESTOS  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$252,000  
 Building Condition: Good  
 Ownership: CENOLLI KLAJDI  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Sidewalk to front door needs to be repaired
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**14** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 110 0  
Address: 900 WASHINGTON ST  
Land Use: 104  
Zoning: GB  
Building Type: MULTI-CONV  
Stories: 2  
Exterior Construction: ASBESTOS  
Interior Construction: PLASTER  
Building Age: 1900  
Assessed Value: \$220,800  
Building Condition: Average  
Ownership: FENTON JAMES E  
FENTON MARIANNE ET AL  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**15** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 111 0  
 Address: 910 WASHINGTON ST  
 Land Use: 013  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 1T  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$287,823  
 Building Condition: Average  
 Ownership: MCNEILL GEORGE  
 MCNEILL DEBORAH  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - G. Mcneil & Sons General Contractors



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Front and side yards fully paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**16**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 053 112 0  
Address: 918 WASHINGTON ST  
Land Use: 104  
Zoning: GB  
Building Type: MULTI-CONV  
Stories: 2  
Exterior Construction: VINYL  
Interior Construction: PLASTER  
Building Age: 1920  
Assessed Value: \$210,500  
Building Condition: Average  
Ownership MCGINLEY ALAN J  
MCGINLEY HEATHER G  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**17**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 053 113 0  
Address: 934 WASHINGTON ST  
Land Use: 424  
Zoning: GB  
Building Type: RELAY BLDG  
Stories: 1  
Exterior Construction: BRICK  
Interior Construction: DRYWALL  
Building Age: 1900  
Assessed Value: \$248,700  
Building Condition: Poor  
Ownership BROCKTON EDISON CO  
C/O MASSACHUSETTS ELECTRIC CO  
Commercial/Residential: C  
Storefront Construction:  
Vacant: yes no other: Yes

*Picture Source: The Cecil Group, Inc.***If the property contributes to slum & blight, please check all that apply.**

<input type="checkbox"/>	Physical Deterioration of Building
<input type="checkbox"/>	Abandoned Property
<input type="checkbox"/>	Chronic High Occupancy Turnover
<input type="checkbox"/>	Chronic High Vacancy Rate
<input type="checkbox"/>	Significant Decline in Property Value
<input type="checkbox"/>	Abnormally Low Property Value
<input checked="" type="checkbox"/>	Known or Suspected Environmental Contamination
<input type="checkbox"/>	Other (please explain)
<i>The property is not contributing to slum and blight</i>	

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	Boarded up
Exterior Walls	Deteriorating paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	

Overall Property Rating:  
(Excellent / Good / Fair / Poor) Poor  
briefly state why.

**18**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 053 114 0  
Address: 87 KINSLEY ST  
Land Use: 101  
Zoning: GB  
Building Type: OLD STYLE  
Stories: 1T  
Exterior Construction: VINYL  
Interior Construction: PLYWD PANL  
Building Age: 1935  
Assessed Value: \$212,000  
Building Condition: Average  
Ownership: CHASE COLLEN A  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No

*Picture Source: Town of Stoughton, GIS***If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	New front stoop
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**19**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 053 115 0  
Address: 79 KINSLEY ST  
Land Use: 101  
Zoning: GB  
Building Type: OLD STYLE  
Stories: 1T  
Exterior Construction: ALUMINUM  
Interior Construction: PLASTER  
Building Age: 1925  
Assessed Value: \$236,200  
Building Condition: Average  
Ownership MOODY GERALD A  
MOODY JEANNETTE W  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight***Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**20** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 116 0  
 Address: 73 KINSLEY ST  
 Land Use: 101  
 Zoning: GB  
 Building Type: OLD STYLE  
 Stories: 2  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1894  
 Assessed Value: \$241,900  
 Building Condition: Average  
 Ownership KITTERY BRIAN J  
 KITTERY LAURA BRETON  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	half of front yard is paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**21** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 117 0  
 Address: PAUL ST  
 Land Use: 390  
 Zoning: GB  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$96,600  
 Building Condition:  
 Ownership KITTERY-BRETON LAURA & BRIAN J TRS  
 AST TRUST  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No - appears to be side lot for 73 Kinsley



**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)
- The property is not contributing to slum and blight

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	Fence needs paint
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**22** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 118 0  
 Address: 17 PAUL ST  
 Land Use: 105  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 3  
 Exterior Construction: ASBESTOS  
 Interior Construction: PLASTER  
 Building Age: 1900  
 Assessed Value: \$247,500  
 Building Condition: Fair  
 Ownership: DONOVAN RICHARD X  
 DONOVAN BRENDA  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**23** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 053 119 0  
 Address: 15 WALNUT ST  
 Land Use: 104  
 Zoning: GB  
 Building Type: MULTI-CONV  
 Stories: 2  
 Exterior Construction: ASBESTOS  
 Interior Construction: PLASTER  
 Building Age: 1880  
 Assessed Value: \$238,800  
 Building Condition: Average  
 Ownership: DEBENEDICTIS MARC D TRUSTEE  
 DDD REALTY TRUST  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**24** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 059 0  
 Address: 63 WYMAN ST  
 Land Use: 326  
 Zoning: GB  
 Building Type: RESTAURANT  
 Stories: 1  
 Exterior Construction: VINYL  
 Interior Construction: DRYWALL  
 Building Age: 1930  
 Assessed Value: \$449,600  
 Building Condition: Avg-Good  
 Ownership: STOUGHTON CO-OPERATIVE BANK  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Yes - for sale 781-443-3830



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**25** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 078 0  
 Address: 90 SUMMER ST  
 Land Use: 338  
 Zoning: RU  
 Building Type: REPAIR GAR  
 Stories: 1  
 Exterior Construction: TEX 111  
 Interior Construction: MINIMUM  
 Building Age: 1950  
 Assessed Value: \$174,600  
 Building Condition: Average  
 Ownership SAWYER JOHN F  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No bu no business name



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Front and side yards both paved
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**26**

NAME OF SLUM &amp; BLIGHT AREA:

**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 079 0  
Address: 9 WINTER ST  
Land Use: 403  
Zoning: RU  
Building Type:  
Stories:  
Exterior Construction:  
Interior Construction:  
Building Age:  
Assessed Value: \$88,100  
Building Condition:  
Ownership SELBY BROTHERS LLC  
Commercial/Residential: ?  
Storefront Construction:  
Vacant: yes no other: Yes - empty lot



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

	Physical Deterioration of Building
ü	Abandoned Property
	Chronic High Occupancy Turnover
	Chronic High Vacancy Rate
	Significant Decline in Property Value
	Abnormally Low Property Value
✓	Known or Suspected Environmental Contamination
	Other (please explain)
	<i>The property is not contributing to slum and blight</i>

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	
Other:	Check previous use if possible - between repair garage and mill
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**27**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 087 0  
Address: 104 SUMMER ST  
Land Use: 400  
Zoning: I  
Building Type: MILL  
Stories: 2  
Exterior Construction: BRICK  
Interior Construction: MINIMUM  
Building Age: 1890  
Assessed Value: \$472,800  
Building Condition: Poor  
Ownership: SELBY BROTHERS LLC  
Commercial/Residential: C  
Storefront Construction:  
Vacant: yes no other: No - Samar Co.

*Picture Source: Town of Stoughton, GIS***If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	Singificant paint needed and siding repairs
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	briefly state why.

**Property Data**

Parcel ID: 054 098 0  
 Address: SUMMER ST  
 Land Use: 337  
 Zoning: RU  
 Building Type:  
 Stories:  
 Exterior Construction:  
 Interior Construction:  
 Building Age:  
 Assessed Value: \$97,400  
 Building Condition:  
 Ownership SELBY WILLIAM J  
 SELBY RONALD A  
 Commercial/Residential: ?  
 Storefront Construction:  
 Vacant: yes no other: Yes - empty lot



Picture Source: The Cecil Group, Inc.

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Gravel lot with significant potholes
Environmental	
Other:	Check previous use if possible - across from mill
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**29**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 099 0  
Address: 105 SUMMER ST  
Land Use: 105  
Zoning: RU  
Building Type: MULTI-CONV  
Stories: 2A  
Exterior Construction: VINYL  
Interior Construction: PLASTER  
Building Age: 1852  
Assessed Value: \$295,300  
Building Condition: Average  
Ownership CABRAL JEFFREY  
CABRAL TERESA  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No

*Picture Source: Town of Stoughton, GIS***If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**30** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 100 0  
 Address: 81 SUMMER ST  
 Land Use: 111  
 Zoning: I  
 Building Type: APT 4-8  
 Stories: 3  
 Exterior Construction: ALUMINUM  
 Interior Construction: PLASTER  
 Building Age: 1890  
 Assessed Value: \$256,900  
 Building Condition: Average  
 Ownership KAUR HARINDER M & JATINDER  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: Unclear - for sale by Coldwell; 781-408-1082



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

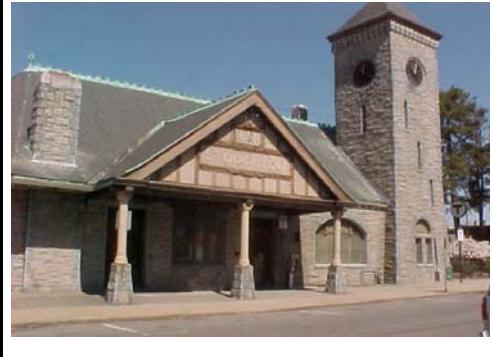
<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	

Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

**31** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 101 0  
 Address: 45 WYMAN ST  
 Land Use: 901  
 Zoning: CBD  
 Building Type: GOVT BLDG  
 Stories: 1  
 Exterior Construction: STONE  
 Interior Construction: PLASTER  
 Building Age: 1888  
 Assessed Value: \$693,300  
 Building Condition: Poor  
 Ownership: MASS BAY TRANS AUTHORITY  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: Yes



**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	Boarded up
Exterior Walls	Needs paint, some repairs
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**32** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 102 0  
 Address: 21 WYMAN ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 1  
 Exterior Construction: BRICK  
 Interior Construction: DRYWALL  
 Building Age: 1925  
 Assessed Value: \$444,200  
 Building Condition: Average  
 Ownership: DEAMORIM DOMINGOS F  
 DEAMORIM PERFEITA S  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - includes Stoughton Bakery - there for 30 years



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b>Component</b>	<b>Condition</b>
Roofing	
Windows and Doors	
Exterior Walls	Needs paint and minor repairs
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**33** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 103 0  
 Address: 17 WYMAN ST  
 Land Use: 104  
 Zoning: CBD  
 Building Type: MULTI-CONV  
 Stories: 2A  
 Exterior Construction: VINYL  
 Interior Construction: PLASTER  
 Building Age: 1920  
 Assessed Value: \$231,200  
 Building Condition: Average  
 Ownership: 17 WYMAN STREET LLC  
 Commercial/Residential: R  
 Storefront Construction:  
 Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b>Component</b>	<b>Condition</b>
Roofing	
Windows and Doors	Shutters need repair
Exterior Walls	Needs paint
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**34** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 104 0  
 Address: 773 WASHINGTON ST  
 Land Use: 326  
 Zoning: CBD  
 Building Type: FAST FOOD  
 Stories: 1  
 Exterior Construction: CONC BLOCK  
 Interior Construction: DRYWALL  
 Building Age: 1981  
 Assessed Value: \$276,400  
 Building Condition: Average  
 Ownership: RUSCITO BROTHERS LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - Kyoto Chinese Restaurant



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

**Component** **Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

**35** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 105 0  
 Address: 767 WASHINGTON ST  
 Land Use: 325  
 Zoning: CBD  
 Building Type: STORE  
 Stories: 1  
 Exterior Construction: BRICK VENR  
 Interior Construction: DRYWALL  
 Building Age: 1984  
 Assessed Value: \$411,000  
 Building Condition: Average  
 Ownership: MARRA GEORGE A & LINDA F TRS  
 769 WASHINGTON ST REALTY TRUST  
 Commercial/Residential: CBD  
 Storefront Construction:  
 Vacant: yes no other: Yes



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

ü *The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

**Component** **Condition**

Roofing  
 Windows and Doors  
 Exterior Walls  
 Porch/Stairs/Deck  
 Foundation  
 Storefront & Signage  
 Parking Lots  
 Environmental  
 Other:  
 Overall Property Rating:  
 (Excellent / Good / Fair / Poor)  
 briefly state why.

**36**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 106 0  
Address: 761 WASHINGTON ST  
Land Use: 325  
Zoning: CBD  
Building Type: STORE  
Stories: 1  
Exterior Construction: BRICK  
Interior Construction: DRYWALL  
Building Age: 1920  
Assessed Value: \$284,900  
Building Condition: Fair  
Ownership: RITTENBERG JORDAN L  
Commercial/Residential: C  
Storefront Construction:  
Vacant: yes no other: No - fully occupied



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**37**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 107 0  
Address: 753 WASHINGTON ST  
Land Use: 325  
Zoning: CBD  
Building Type: STORE  
Stories: 2  
Exterior Construction: BRICK  
Interior Construction: PLASTER  
Building Age: 1890  
Assessed Value: \$594,300  
Building Condition: Average  
Ownership: SAMC REO 2013-01 LLC  
Commercial/Residential: C  
Storefront Construction:  
Vacant: yes no other: Ground floor - church; upper floor vacant



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight***Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	Windows painted/papered over on inside
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Per W. Parshley, upstairs recently renovated
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**38**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 108 0  
Address: 31 PORTER ST  
Land Use: 900  
Zoning: CBD  
Building Type: POST OFF  
Stories: 1  
Exterior Construction: BRICK  
Interior Construction: DRYWALL  
Building Age: 1976  
Assessed Value: \$910,500  
Building Condition: Average  
Ownership: UNITED STATES POSTAL SERVICE  
Commercial/Residential: GEN PO ROOM 3212  
Storefront Construction: C  
Vacant: yes no other: No - US Post Office retail and distribution



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	Unbuilt portion of lot is fully paved
Environmental	Probable lead paint based on age of building
Other:	MassDEP: Closed (see <i>Existing Conditions Memorandum</i> , April 2015)
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**39**NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area****Property Data**

Parcel ID: 054 109 0  
Address: 3 PORTER ST  
Land Use: 340  
Zoning: CBD  
Building Type: OFFICE  
Stories: 2T  
Exterior Construction: VINYL  
Interior Construction: PLASTER  
Building Age: 1850  
Assessed Value: \$640,500  
Building Condition: Good  
Ownership JOHN P KNIGHT TRUSTEE  
ROUND TABLE REALTY TRUST  
Commercial/Residential: C  
Storefront Construction:  
Vacant: yes no other: Yes



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	Shingle missing
Windows and Doors	Plywood over some windows
Exterior Walls	
Porch/Stairs/Deck	Stairs need to be repaired
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Renovated in 2006 per Steve Kelley

Overall Property Rating:  
(Excellent / Good / Fair / Poor)  
briefly state why.

**40** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 110 0  
 Address: 2 CANTON ST  
 Land Use: 401  
 Zoning: GB  
 Building Type: MILL  
 Stories: 3  
 Exterior Construction: BRICK  
 Interior Construction: DRYWALL  
 Building Age: 1910  
 Assessed Value: \$1,752,800  
 Building Condition: Fair-Avg  
 Ownership: STOUGHTON CTR BUSINESS PK LLC  
 Commercial/Residential: C  
 Storefront Construction:  
 Vacant: yes no other: No - 50 businesses on site



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	MassDEP: Closed (see <i>Existing Conditions Memorandum</i> , April 2015)
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**41** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 111 0  
Address: 18 CANTON ST  
Land Use: 957  
Zoning: I  
Building Type: WAREHOUSE  
Stories: 2  
Exterior Construction: CONC BLOCK  
Interior Construction: MINIMUM  
Building Age: 1910  
Assessed Value: \$1,729,700  
Building Condition: Average  
Ownership: SOCIETY OF ST VINCENT DE PAUL  
Commercial/Residential: Non-profit  
Storefront Construction:  
Vacant: yes no other: No - Society of St. Vincent de Paul



**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**42** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 112 0  
Address: 46 CANTON ST  
Land Use: 104  
Zoning: RU  
Building Type: MULTI-CONV  
Stories: 2A  
Exterior Construction: VINYL  
Interior Construction: PLASTER  
Building Age: 1930  
Assessed Value: \$245,900  
Building Condition: Average  
Ownership: LOPES MARIA R  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<b>Component</b>	<b>Condition</b>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	Recently re-sided
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**43** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 113 0  
Address: 54 CANTON ST  
Land Use: 104  
Zoning: RU  
Building Type: MULTI-CONV  
Stories: 1H  
Exterior Construction: WOOD SHING  
Interior Construction: PLASTER  
Building Age: 1930  
Assessed Value: \$227,300  
Building Condition: Average  
Ownership: MACROGIANIS NICHOLAS  
MACROGIANIS EVELYN  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**44** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 114 0  
Address: 60 CANTON ST  
Land Use: 101  
Zoning: RU  
Building Type: OLD STYLE  
Stories: 2  
Exterior Construction: ASBESTOS  
Interior Construction: PLASTER  
Building Age: 1930  
Assessed Value: \$203,300  
Building Condition: Average  
Ownership: DEALMEIDA ANGELO G  
DEALMEIDA MARIA F  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	

**45** NAME OF SLUM & BLIGHT AREA:  
**Stoughton Downtown Redevelopment Area**

**Property Data**

Parcel ID: 054 115 0  
Address: 66 CANTON ST  
Land Use: 101  
Zoning: RU  
Building Type: OLD STYLE  
Stories: 2A  
Exterior Construction: VINYL  
Interior Construction: PLASTER  
Building Age: 1930  
Assessed Value: \$262,400  
Building Condition: Good-VG  
Ownership: REBELO DANIEL  
ANJOS ENEIDA  
Commercial/Residential: R  
Storefront Construction:  
Vacant: yes no other: No



Picture Source: Town of Stoughton, GIS

**If the property contributes to slum & blight, please check all that apply.**

- Physical Deterioration of Building
- Abandoned Property
- Chronic High Occupancy Turnover
- Chronic High Vacancy Rate
- Significant Decline in Property Value
- Abnormally Low Property Value
- Known or Suspected Environmental Contamination
- Other (please explain)

*The property is not contributing to slum and blight*

**Describe the condition of each applicable component using the category definitions. Also provide explanations if the turnover/vacancy, property value, and/or contamination boxes are checked above.**

<u>Component</u>	<u>Condition</u>
Roofing	
Windows and Doors	
Exterior Walls	
Porch/Stairs/Deck	
Foundation	
Storefront & Signage	
Parking Lots	
Environmental	Probable lead paint based on age of building
Other:	
Overall Property Rating: (Excellent / Good / Fair / Poor)	
briefly state why.	