

City of Worcester Historical Commission



Building Demolition Delay Waiver Application

Planning & Regulatory 455 Main Street - Room 404, Worcester, MA 01608
Phone 508-799-1400, x31440 - Fax 508-799-1406 - E-mail planning@worcesterma.gov



Received
Worcester City Clerk
2024 APR 25 11:25 AM

- 1. **Building Address/Location:** 16 Home Street **Date:** April 25, 2024
- 2. **Year Originally Built:** 1870 **Source:** Massachusetts Cultural Resource Information System (MACRIS)
- 3. **Description of Work:** (i.e. Scope of work. List and explain each proposed change separately. Include description of materials and condition of items to be impacted.)

Area of Work

Partial Demolition of Building(s)

Describe "Other" Area of Work

Scope of Work - Describe Work to be Completed

Removal of exterior porches as referenced in enclosed letter.

Describe the Condition of Existing Materials to be Removed


The porches are rotted and contain lead paint.

Describe Proposed Materials

The Applicant is proposing to rebuild the existing first floor porch with "fypon" trim and millwork arstian to replicate trimwork. Porches will be rebuilt with PT wood.

- 4. **Reasons for Proposed Work:** (e.g. Renovation, maintenance, addition, new use, code violation, etc.)
Safety concerns regarding porches and renovations to the second and third floor dwelling units.
- 5. **Applicant Name:** Joshua Gaval, Authorized Signatory of Kensington Management LLC, as Trustee of Sixteen Home Street Worcester Realty Trust
- 6. **Owner Information:**
 DBA Name: (If Provided):
 Owner Name: Kensington Management LLC, as Trustee of Sixteen Home Street Worcester Realty Trust
 Owner Address: 330 Highland Street Worcester MA 01602
 Owner Phone: c/o Mark A. Borenstein - (508) 688-9136
 Owner Email: c/o Mark A. Borenstein - mborenstein@bowditch.com

Owner's Signature certifying that the above information is true and accurate to the best of his/her knowledge:
(This is required if the Applicant is not the same as the Owner)

 _____ **Date:** 4/25/24
Attorney for Applicant





PEOPLE
PARKING
ONLY







(508) 865-6721 Phone
(508) 326-0233 Cell

63 Griggs Road
Sutton, MA 01590



J. R. ASSOCIATES

DESIGN SERVICES

March 29, 2024

Worcester Historical Commission
City of Worcester
25 Meade Street
Worcester, Ma.

To Whom it may Concern,

16 Home Street has three exterior porches on the rear of the building that are separate from the two means of egress in the building. These porches are old and rotted and are in dire need of rebuild. We understand that these porches also contain lead paint and will require a certificate from professional personel to remove that.

Kensington Management is looking to rent these units to families and would prefer to remove these porches completely since they have no Architectural features other than the first floor porch which would be rebuilt in the exact same manner with the same features copied Architecturally by either "Fypon" trim and Millwork artisan to replicate the trimwork.

The closets in the porch are being added to the apartments as Living space. Second and third floor doorways to old porch will be replaced with new windows for additional light into the stairwells.

Respectfully Submitted

Thaddeus Szkoda, P.E.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.EJ
Historic Name:	Goulding Plot Area
Common Name:	
City/Town:	Worcester
Village/Neighborhood:	Elm Park;
Local No:	
Year Constructed:	
Architect(s):	Goulding, William Henry;
Use(s):	Residential District;
Significance:	Architecture; Community Planning;
Designation(s):	
Building Materials:	
Demolished	No



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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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FORM A - AREA

RECEIVED

Assessor's Sheets USGS Quad Area Letter Form Numbers in Area

AUG 23 2002

Worcester North

EJ

WOR.1622
WOR.1679
WOR.1682
WOR.2497-2563

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

MASS. HIST. COMM.

Town WORCESTER

Place (neighborhood or village) Elm Park

Name of Area Goulding Plot

Present Use Residential

Construction Dates or Period c1870-c1910

Overall Condition Fair

Major Intrusions and Alterations

New construction has occurred on Wachusett Street preceded by demolitions; there are spot demolitions on most streets. Most buildings have been re-sided with metal and vinyl clapboards; a few mansard roofs have been sided as well.

Acreege approx. 10 acres

Recorded by Neil Larson

Organization Preservation Worcester
10 Cedar Street, Worcester

Date (month/year) June, 2002



DENNY ST, W SIDE, NORTH OF
DIX ST.
1,3,5 DENNY ST (1. to r.)

AREA FORM

ARCHITECTURAL DESCRIPTION see continuation sheet

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community

The Goulding Plot Area was delineated by boundaries derived from the lands identified as belonging to W.H. Goulding on Plate 13 of the 1870 Worcester City Atlas. Architecturally, this area is distinguished by a remarkable number and concentration of buildings with mansard roofs, including single-family and multi-family dwellings. It is believed that an early form of the Worcester Three Decker is embodied in the two-story, mansard-roof houses built in this area. In addition, the prevalence of buildings with mansard roofs here, as a distinctive feature of the Second Empire style, represents a rare surviving enclave of architecture associated with the city's early industrial period. Change and attrition has claimed much of Worcester's early architecture, but in the Goulding Plot, a sense of that era is still evinced. All the historic buildings in this area are built with wood frames, and many have experienced a certain amount of deterioration and alteration. Nevertheless, the form, scale and design of these buildings, together with the visual character and rhythm of many streetscapes remain to convey a strong sense of significance.

The area is defined by three principal streets: Denning, Goulding, and Wachusett, as they run from Dix Street north to Highland. Dix Street, between N. Ashland and Wachusett streets is also contained in the area, including the south side of the street between Goulding and Wachusett, which was not a part of the original Goulding Plan but contains a row of houses with mansard roofs that are a visual part of the area. The plan is notched around what were light industrial lots on the west side of Denny Street, and it spills over on Home Street west of the site of the Dix Street School, which has since been replaced by townhouse apartments. Today, non-historic commercial development on Highland Street creates an effective boundary on the northerly side of the area as the back lot lines of the properties on the east side of Wachusett Street separate the area from later redevelopment along the widened Lancaster Street arterial. Extensive demolition along N. Ashland Street and the expansion of the Elm Park Elementary School has left the buildings within the area essentially intact and distinctive along the westerly boundary of the area. The southerly boundary along Home Street and the rear lot lines of the added properties on the south side of Dix Street is a little less distinct; however this is clearly the limit of the remarkable concentration of buildings with mansard roofs in that direction. There are numerous buildings warranting survey forms outside the area, yet other than the Second Empire-style houses added to the area on Dix Street, it is appropriate to inventory intact buildings individually rather than as part of an area. The Gould Plot was a development of sufficient uniformity and significance to warrant definition as an area.

Sometime between 1870 and 1886, William H. Goulding divided the land within the plot into 46 numbered lots with 50-foot frontages and depths ranging from 100 to 150 feet. (An untitled book of plot maps in the map case of the Worcester Public Library contains two undated plans of lots for "W.H. Goulding," p. 45 & 53.) Lot size varied at the intersections of streets because Highland and Dix streets ran at opposing angles giving the plot a trapezoidal shape. Still, the lots were laid out in a very regular pattern that has helped to set the area apart from neighboring properties to this day. While Goulding built a number of houses for income or for speculation, he evidently sold lots, not houses. No restrictions or design requirements have been found in the random deeds read for this documentation, but lots sold quickly and houses were erected. By the time Hopkins's atlas of the city was published in 1886, the plot was virtually built out. Goulding retained a few lots and built houses, but other than perhaps him, no one owner possessed more than three or four. Most lots were owned by individuals who had purchased only one. A few houses were built by lot owners for their own residences, but most were rented entirely to tenants. Fewer were built as single-family dwellings. Houses in the Goulding Plot were built for income and started out as multi-family residences. Two-family houses, or Two Deckers, are prevalent in the area, particularly on the western streets of N. Ashland, Dix and Denny streets where there are coincidentally few mansard roofs. One-quarter of the houses built in the area were of this type. The Two Deckers all have gable roofs facing the street. Examples include houses at **36 & 38 Dix Street** and **4, 6, 8 & 12 Denny Street**. These may have been the earliest houses built in the plot. Some of these were built or altered with shed dormers on one or both sides of the roof to allow habitation of the third floor, such as the house at **15 Wachusett Street**.

Mansard roofs dominate the skyline in the area and represent over 40% of the surviving buildings in the plot. Only one was designed as a one-story, single family house (**12 Dix St**). Most were built as two-story buildings with the tall, vertical mansard roof and its many dormers creating a third story living space. The roof level was typically distinguished by slate shingles and was separated from the wall of the house by a thick, bracketed cornice. Consistent with other townhouses in the city, the narrow frontage resulted in a three-bay façade with the entrance bay at one side. The entrance was sheltered by three variable porch types: one the extended across the full width of the façade, one that covered only the entrance bay, and one that was reduced to a cantilevered hood over the door, supported by ornate, scroll-sawn consoles. Side elevations were relieved by bay windows, and lower, flat-roofed rear ells were appended to the rear for service functions. The house at **31 Wachusett Street** is an intact example of this two-story type. The two-family evolved from the single-family dwelling and it is difficult to distinguish one from the other. A terrace of four attached houses with mansard roofs was built on Wachusett Street, but its

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
GOULDING PLOT

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EJ

WOR.1622
WOR.1679
WOR.1682
WOR.2497-2563

urban density was not repeated in the plot. (This terrace has been demolished.) As elsewhere in the city, free-standing houses were the prolific norm.

Yet, immediately, this two-story, mansard roof form grew longer and taller so that not two, but three living units could be incorporated into the building. More windows were added to the side elevations and the linear sequence on each floor echoed the other, which provides clues to the repetitive plans of the floor-through living units. Dormer placement was somewhat different on the mansard level because the slope of the roof and the reduced floor area necessitated different room and window arrangements. Rear ells were raised to a third floor usually with open porches and fire stairs appended off the back. Reduced levels of decoration at the cornice line (seldom brackets) and around doors and windows signal multi-family occupation. Rental properties did not warrant ornamentation. Gone too were bay windows on the side elevations. Neighboring houses at **20 & 22 Wachusett Street** illustrate this transformation.

The mansard-roof houses became progressively larger as their function was applied to the prototypical Three Decker. They expanded to fill increasing amounts of the small lot. This is particularly evident on the east side of Goulding Street. Soon, the more familiar boxy, hipped-roof Three Decker had evolved in the city and was introduced on scattered lots in the area (e.g., **34 Dix Street**). A few Two Deckers, some of them having had mansard roofs, were raised to three stories, such as **34 Wachusett Street**.

Having been built-out early, the area has shown the signs the wear-and-tear of 100+ year-old rental housing. As a result, some demolition and redevelopment has occurred. Also, the old wood-frame buildings have experienced a visible amount of re-siding, window replacement and renovation. Perhaps the most unfortunate work has targeted the ambiguous nature of the mansard roof, i.e., is it a roof or is it a wall? However, this level of alteration is not uncharacteristic of the wooden, multi-family houses in the city, and sufficient integrity remains in this area to be able to appreciate the particular history of the Goulding Plot, the growth and evolution of the Elm Park neighborhood, and the transformation of the Second Empire style house into a Three Decker.

HISTORICAL NARRATIVE see continuation sheet

Explain historical development of the area. Discuss how this relates to the historical development of the community.

William Henry Gould inherited his father Henry Goulding's real estate when he died in 1866. Among the myriad properties was a plot west of Main Street and south of Highland Street that Henry had acquired from Mary Harris of Boston (widow of the Rev. Dr. Thaddeus Mason Harris of Dorchester) in 1849 [Worcester County Deeds, Book 449, Page 6]. It was possibly from this 16-acre parcel that Henry Goulding created the lot for the distinctive Italianate house he built on Harvard Street the following year. Goulding was one of the city's most successful and wealthy businessmen and he retired to his fancy house in 1851 after selling his lucrative weaving machine manufacturing business. He had also distinguished himself in civic affairs and city government. Walling's 1851 map of the city depicted this area, as well as most of the land west of Lancaster and north of Elm streets, as open space. This was the idle remains of farms that encircled the small 19th-century city. By the time the 1870 Worcester Atlas was published, most of the area south of Highland Street (and Salisbury's still-extensive holdings) and east of West Street was platted and built upon. The one conspicuous void was a large lot between Highland and Dix bisected by the new streets of Lancaster, Wachusett and Goulding. The owner was identified as W.H. Goulding.

William H. Goulding apparently managed his father's estate for his living. The city directory did not venture to give him an occupation. When he subdivided what remained of the Harris property in c1870, his intent was clearly to create plots that would support the working-class families that were crowding into the area to work at the wire works nearby. In this period, the trend was shifting from company-owned worker housing to market housing for workers in New England industrial centers. With real estate speculation running wild in the city, he sold lots to people looking to invest in Worcester's exploding real estate market. Goulding's premise apparently worked, because by the time Hopkins's 1886 city atlas was published, the lots were sold and new houses erected on all but a few. The owners, largely absentee, were by-

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BOSTON, MASSACHUSETTS 02125

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	WOR.1679
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and-large middle class; they ranged from paperhangers and teamsters to clergymen and coppersmiths. A representative list with annotations from the 1886 city directory [home addresses in brackets] follows.

Adams Helen M. Mrs. copyist, South Court House, h. 15 Wachusetts [17 Wachusetts]
 Ballou Charles A. paperhanger, h. 24 Lee [32 Wachusetts]
 Bigelow Charles O. teamster, bds 75 Grove [39 Highland 1896]
 Bliss William H. (*Bliss & Howe*), 4 Manchester, house 100 Main
 Bliss & Howe (*W.H. Bliss & C.H. Howe*), boot tree makers, 4 Manchester
 Booth Mary, widow of Mason, bds. 41 Highland
 Booth Sarah J. Miss, house 41 Highland
 Brigham Lucius L. (*Comstock & Brigham*) 105 Front, house 32 Providence
 Callahan Patrick S. laborer, h. Nashua n. R.R. [33 Wachusetts]
 Dean Benj. W & Son (*W.R. Dean*), building movers, 13 Piedmont, house do. [24 Wachusetts]
 Ely Ellan L. [only Ely entry is Ely Lyman A. real estate, 9 Main, house 24 Benefit] [4 Denny and 30 & 34 Dix]
 Goulding William H. 300 Main, house 26 Harvard
 Hubbard Andrew D. asst foreman, 94 Grove, house 18 Wachusetts
 Jackson, Martha M. widow Simon, house 6 Denny [appears in 1872]
 Kelley Oran A. auctioneer and horse dealer, 216 Summer, house Lincoln near Alms- House [34 Wachusett]
 Kenerson, Virgil D. foreman, 94 Grove, h. 6 Westminster
 Kidder, Charles T. rem'd to Boston [29 Wachusetts]
 King Charles A (*E.T. Smith & Co.*), 26 Shrewsbury, house 51 Belmont
 Mann George W. carpenter, h W. Boylston, Northville [3 Goulding]
 Mathewson, Samuel G. clergyman, house 31 Wachusetts
 Nash Edwin, gardener, 22 May, bds do. [36 Wachusetts]
 Newcomb Abner S. (*A.S. & E.L. Newcomb*), fish, 223 Main, house 233 do [8 Goulding]
 Norcross James A. (*Norcross Bros.*), 10 East Worcester, 18 Claremont [27 Dix]
 Olson Sven G. coppersmith, 77 Foster, h. 22 Home
 Pierce Charles F. clerk, 492 Main, house 7 Goulding [also 5 Goulding]
 Smith, George E. clerk 10 Pearl house 17 Oread pl. [27 Wachusetts]
 Staples Charles E. machinist, Washburn Machine Shop, house 19 [now 31] Lancaster
 Streeter Henry B. policeman, Waldo, house 120 Front [11 Goulding]
 Thomas David R. foreman, 94 Grove, h. 20 Home [also 18 Home]
 Thwing Edwin A. (*Lathe & Morse Tool Co.*), 130 Gold, h. 24 Elm [28 N. Ashland & 25 Dix]
 Tillinghast Arba J. collection agent, 10 Pearl, h 16 Wachusetts
 Walker Aaron G. house 15 Wachusetts
 Whitcomb, Alonzo, machinist's tools, 125 Gold, house 35 Oxford [41 Highland]
 Wright Edward, house 172 Austin [26 Wachusetts]

A review of the 1888 *Worcester House Directory* for the street addresses in the area reveals that an overwhelming number of heads of households were employed as wire workers. Other factory positions, such as machinist, blacksmith, armorer and moulder, are prevalent, as well as trades such as woodworker, carpenter, organ maker, paperhanger, hairdresser and mattress maker. Foremen live here as well as laborers. Entries for single women are common. They are listed as boarders and have a range of occupations as clerks, seamstresses, dressmakers, teachers, milliners; there are a large number of widows. Hundreds of heads of households are recorded in the directory each with families that raise the population of the Goulding Plot into the thousands. In 1888, the ethnic composition of the neighborhood reflected that of the mills. Nearly all of the heads of household had English and Irish surnames; there were some Swedish names in the lists. The

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Property Address
GOULDING PLOT

MASSACHUSETTS HISTORICAL COMMISSION
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BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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	WOR.2497-2563

Property Data

MHC NUMBER	OTHER NOS.	STREET ADDRESS	DESCRIPTION	DATE	PHOTO NO. (roll/frame)
WOR.2497		1 Denny St	2 ½-decker, wood-framed, front gable, entrance stoop, vinyl siding	1870-86	1/8
---		2 Denny St	see 32-34 Dix St	n/a	1/6
WOR.2498		3 Denny St	Three-Decker, wood-framed, hipped roof, vinyl siding	c1886	1/8
WOR.2499 WOR.2500		4 Denny St 4 ½ Denny St	Two-Decker, wood-framed, front gable, entrance porch, vinyl siding; Two-Decker in rear, vinyl siding	1870-86	1/7
WOR.2501		6 Denny St	Two-Decker, wood-framed, front gable, full porch, vinyl siding; detached multi-car garage	1870-86	1/7
WOR.2502		8 Denny St	Two-Decker, wood-framed, front gable, full porch (enclosed), vinyl siding; detached garage	1870-86	1/7
WOR.2503		10 Denny St	2-story, wood-framed, mansard roof, entrance porch, vinyl siding (roof sided)	1870-86	1/7, 23
WOR.2504		12 Denny St	Two-Decker, wood-framed, front gable, 2-story full porch, vinyl siding	1870-86	1/7, 23
WOR.2505		14 Denny St	Three-Decker, wood-framed, hipped roof, 3-story full porch, vinyl siding	1886-96	1/23
WOR.2506		12 Dix St	1-story, wood-framed, mansard roof, entrance hood w/consols; stables in rear	1870-86	1/13
WOR.2507		13 Dix St	2-story, wood-framed, mansard roof, entrance porch, vinyl siding; detached garage in rear	1870-86	1/10
WOR.2508		14 Dix St	2-story, wood-framed, single dwelling; replaced Three-Decker	c1990	1/9
WOR.2509		15 Dix St	2-story, wood-framed, mansard roof, entrance porch, vinyl siding	1870-86	1/10
WOR.2510		16 Dix St	Three-Decker, wood-framed, hipped roof, full porch, vinyl siding; detached garage in rear	1870-86	1/9
WOR.2511		17 Dix St	2-story, wood-framed, mansard roof (vinyl sided), entrance hood w/consols, vinyl siding, cornice removed	1870-86	1/10
WOR.2512 WOR.2513		18 Dix St 18R Dix St	2-story, wood-framed, mansard roof; Two-Decker, wood-framed in rear	1870-86	1/9
WOR.2514		19 Dix St	2-story, wood-framed, mansard roof (vinyl sided), full porch, vinyl siding, cornice removed	1870-86	1/10

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WOR.2515		20 Dix St	Two-Decker, wood-framed, front gable, full porch	1870-86	1/9
WOR.2516		21 Dix St	2-story, wood-framed, mansard roof (slate), asbestos siding	1870-86	1/10
WOR.2517		22 Dix St	2-story, wood-framed, mansard roof, 2-story entrance porch, metal siding	1870-86	1/9
WOR.2518		23 Dix St	Three-Decker, wood-framed, hipped roof, full porch, vinyl siding	1886-96	
WOR.2519		24 Dix St	formerly #1 Goulding St: Two-Decker, wood-framed, gable roof, entrance porch; 3-story tenement on front of lot demolished after 1977	1870-86	1/12
WOR.2520		25 Dix St	Three-Decker, wood-framed, hipped roof, entrance porch, vinyl siding	1886-96	
WOR.2521		25½ Dix St	Three-Decker, wood-framed, hipped roof, full porch, store space in basement, vinyl siding	1870-86	
WOR.2522		26 Dix St	2-story, wood-framed, mansard roof, entrance stoop, vinyl siding; detached garage in rear	1870-86	1/6
WOR.2523		27 Dix St	Three-Decker, wood framed, hipped roof, entrance porch, vinyl siding; attached on rear: Two-Decker, wood framed, flat roof, vinyl siding	1870-86	
WOR.2524		28 Dix St	Three-Decker, wood-framed, hipped roof w/gablet, corner 3-story porch, metal siding	1896-1910	1/6
---		29 Dix St	see 30-36 N. Ashland St	n/a	
WOR.2525		30 Dix St	2-story, wood-framed, mansard roof, entrance porch, cornice removed	1870-86	1/6
WOR.2526		32-34 Dix St	Three-Decker, wood-framed, hipped roof, full porch, vinyl siding	1896-1910	1/6
WOR.2527		36 Dix St	Two-Decker, wood-framed, front gable, entrance hood w/consols, vinyl siding; detached garage in rear	1870-86	1/4
WOR.2528		38 Dix St	Two-Decker, wood-framed, front gable, entrance hood w/consols, asphalt siding; also see 44 N. Ashland St	1870-86	1/4
WOR.2529		2 Goulding St	Two-Decker, wood-framed, front gable, entrance porch, vinyl siding	1870-86	1/11
WOR.2530		3 Goulding St	2-story, wood-framed, mansard roof, entrance hood w/consols, vinyl siding	1870-86	1/12
---		5 Goulding St	vacant lot; site of Three-Decker demolished after 1977	n/a	1/12
WOR.2531		6 Goulding St	2-story, wood-framed, mansard roof, 3-story full porch; multi-car garage in rear	1870-86	1/11
WOR.2532		7 Goulding St	Three-Decker, wood-framed, hipped roof, entrance porch, vinyl siding; multi-car garage in rear	1870-86	1/12

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
GOULDING PLOT

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

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WOR.1622	290	8 Goulding St	2-story, wood-framed, mansard roof, entrance hood w/consales, metal siding; garage in rear	1870-86	1/11
WOR.2533		9 Goulding St	Three-Decker, wood-framed, hipped roof, entrance porch, vinyl siding; multi-car garage in rear	1896-1910	1/21
WOR.2534		11 Goulding St	2-story, wood-framed, mansard roof, entrance porch, vinyl siding; multi-car garage in rear	1870-86	1/21
WOR.2535 WOR.2536		12 Goulding St 12 ½ Goulding St	Three-Decker, wood-framed, hipped roof, 3-story porch (enclosed), metal siding; Three-Decker in rear: wood-framed, metal siding	1870-86	1/11, 22
WOR.2537		13 Goulding St	2-story, wood-framed, mansard roof, entrance porch, vinyl siding, cornice removed	1870-86	1/21
WOR.2538 WOR.2539		14 Goulding St 14 ½ Goulding St	Three-Decker, wood-framed, mansard roof as 3 rd floor, 3-story full porch (enclosed), metal siding; Three-Decker in rear: wood-framed, metal sided	f: 1870-86 r: 1886-96	1/11, 22
WOR.2540		15 Goulding St	2-story, wood-framed, mansard roof, entrance porch, vinyl siding	1870-86	1/21
WOR.1679	348	16 Goulding St	parking lot; site of Three-Decker demolished after 1977	n/a	1/22
WOR.2541		17 Goulding St	Three-Decker, wood-framed, hipped roof, entrance porch, vinyl siding	1896-1910	1/21
WOR.2542		55 Highland St	Three-Decker, wood-framed, hipped roof, 2-story full porch; 1-story detached shop; also see 36 Wachusett St	1870-86	
WOR.2543		16 Home St	Three-Decker, wood-framed, hipped roof, full porch, vinyl siding	1886-96	
WOR.2544		18 Home St	Three-Decker, wood-framed, hipped roof, full porch, vinyl siding; detached garage in rear	1886-96	
---		20 Home St	parking lot; site of Three-Decker demolished after 1977	n/a	
WOR.2545 WOR.2546		22 Home St 22½ Home St	Two-Decker, wood framed, front gable, full porch, vinyl siding; in rear: Three-Decker, wood-framed, hipped roof, vinyl siding	1870-86	
WOR.2547		24 Home St	Two-Decker, wood framed, front gable, full porch, asphalt siding	1870-86	
---		26 N. Ashland St	see 24 Home St	n/a	
WOR.2548		28 N. Ashland St	Two-Decker, wood framed, front gable, full porch	1870-86	
---		30-36 N. Ashland St	parking lot; site of 3-story, wood-framed tenement with 1-story, brick store units demolished after 1977	n/a	

INVENTORY FORM CONTINUATION SHEET

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WORCESTER

Property Address
GOULDING PLOT

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

EJ	WOR.1622 WOR.1679 WOR.1682 WOR.2497-2563
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WOR.2549		44 N. Ashland St	Two-Decker, wood-framed, front gable, full porch, shed dormers, asphalt siding; also see 38 Dix St	1870-86	
---		11-13 Wachusett St	see 14 Dix St	n/a	1/13
---		14 Wachusett St	see 12 Dix St	n/a	1/9
WOR.2550		15 Wachusett St	2 1/2-decker, wood-framed, front gable, shed dormers, entrance porch, vinyl siding	1870-86	1/15
WOR.1682	351	16 Wachusett St	Three-Decker, wood-framed, mansard roof, entrance porch, asbestos siding	1870-86	1/14
WOR.2551		17 Wachusett St	2-story, wood-framed, mansard roof (slate), entrance porch	1870-86	1/15
WOR.2552		18 Wachusett St	2-story, wood-framed, mansard roof (slate), entrance hood w/consoles; detached garage in rear	1870-86	1/14
WOR.2553		19-25 Wachusett St	nc townhouses; site of row of 4 wood-frame, mansard roof attached rowhouses demolished after 1977; detached multi-car garage in rear	c1980	
WOR.2554		20 Wachusett St	Three-Decker, wood-framed, mansard roof, full porch, roof wood sided	1870-86	1/14, 16
WOR.2555		22 Wachusett St	Three-Decker, wood-framed, mansard roof (slate), rear ell, metal siding	1870-86	1/14, 17
WOR.2556		24 Wachusett St	Three-Decker, wood-framed, mansard roof (slate), entrance porch, vinyl siding	1870-86	1/14
WOR.2557		26 Wachusett St	Three-Decker, wood-framed, mansard roof (slate), entrance porch, vinyl siding	1870-86	
---		27 Wachusett St	parking lot; site of 3-story tenement, demolished after 1977	n/a	
---		28 Wachusett St	vacant lot; site of 2-story, wood-frame, mansard roof and garage demolished after 1977	n/a	
---		29 Wachusett St	parking lot; site of 3-story tenement, demolished after 1977	n/a	
WOR.2558		30 Wachusett St	Three-Decker, wood-framed, hipped roof, full porch, vinyl siding	1886-96	
WOR.2559		31 Wachusett St	2-story, wood-framed, mansard roof (slate), full porch	1870-86	1/18
WOR.2560		32 Wachusett St	Three-Decker, wood-framed, mansard roof, entrance porch, vinyl sided (including mansard); detached garage in rear	1870-86	
WOR.2561		33 Wachusett St	Three-Decker, wood-framed, mansard roof, vinyl sided including roof	1870-86	1/19
WOR.2562		34 Wachusett St	Three-Decker (2-story house, mansard roof removed and raised), wood-framed, hipped roof, full porch, wood and vinyl siding; detached garage in rear	1870-86	1/20

INVENTORY FORM CONTINUATION SHEET

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---		35 Wachusett St	parking lot; 2½-decker demolished after 1977	n/a	
WOR.2563		36 Wachusett St	Three-Decker, wood-framed, front gable, entrance porch, vinyl siding; also see 55 Highland St	1870-86	



12 DIX ST. (WOR. 2506)

INVENTORY FORM CONTINUATION SHEET

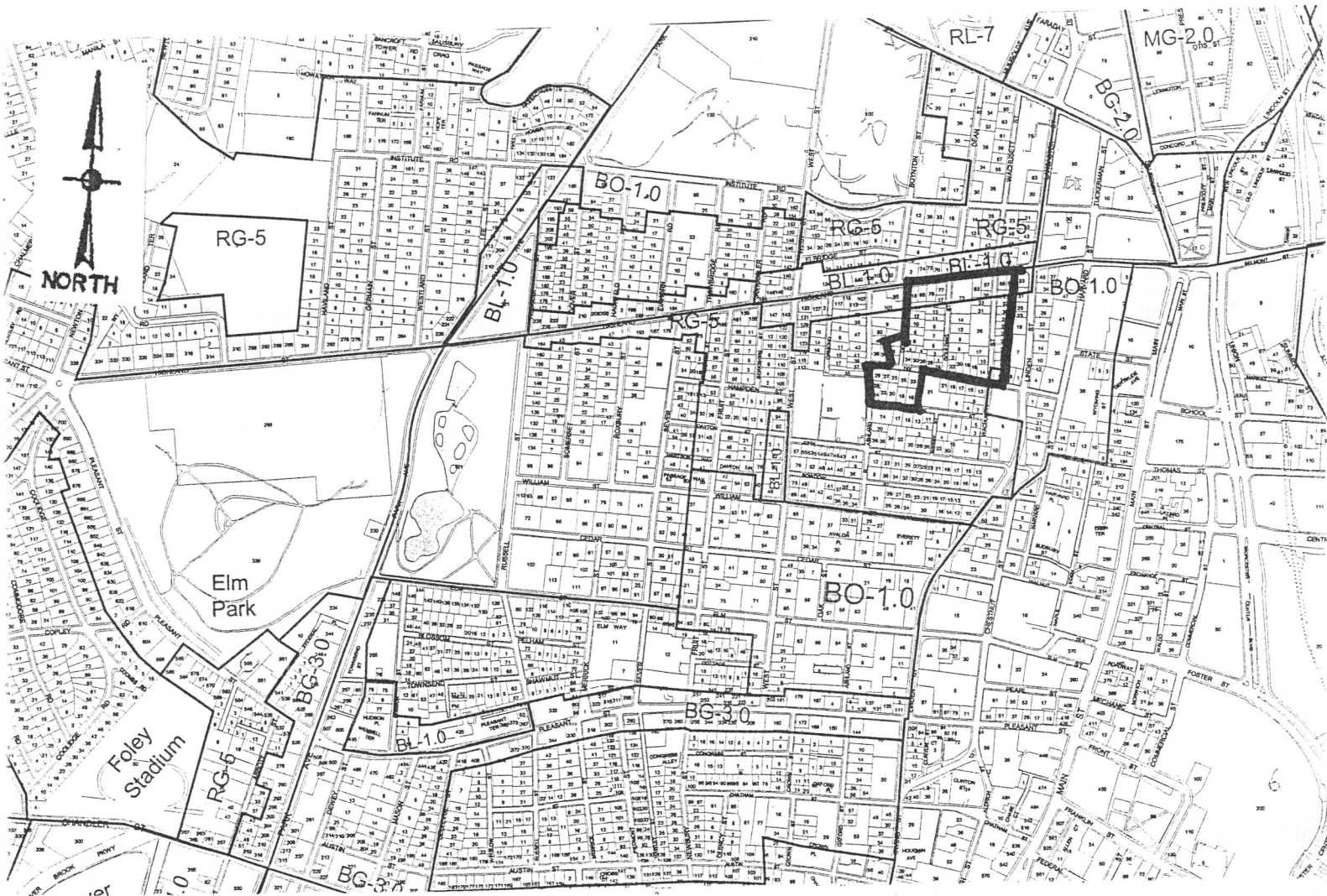
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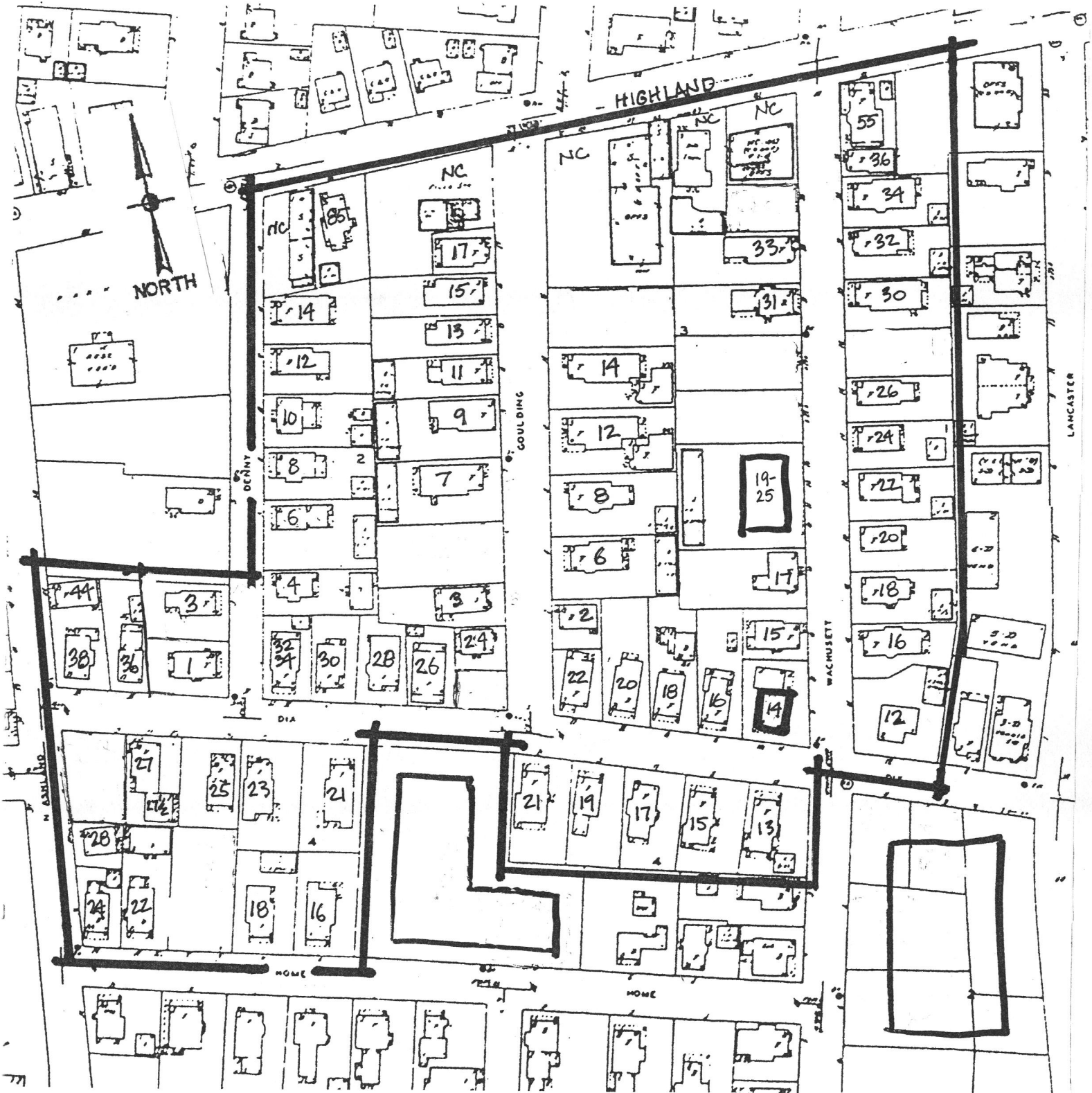
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Community Area Address
WORCESTER URIAH STONE ESTATE AREA

Area(s) Form Nos.

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National Register of Historic Places Criteria Statement Form

Check all that apply:

- Individually eligible Eligible **only** in a historic district
 Contributing to a potential historic district Potential historic district

Criteria: A B C D

Criteria Considerations: A B C D E F G

Statement of Significance by Neil Larson

The criteria that are checked in the above sections must be justified here.

The Goulding Plot contains an important concentration of late-nineteenth-century multi-family dwellings, many with distinctive mansard roofs. While of great historical and architectural interest, most of these buildings have been altered, some have been lost. As a result, the area does not appear to meet the integrity test for a historic district, although a small district on the south side of Dix Street (nos. 13, 15, 17, 19 & 21) may have potential.

A few of the multi-family buildings are sufficiently intact to meet the National Register criteria individually, but they should be evaluated against other similar surviving buildings in the downtown portion of the city. In particular, the following properties should be considered

- 8, 12, 18, 30 and 38 Dix Street
- 8 and 14 Goulding Street
- 24 Home Street
- 28 and 40 N. Ashland Street
- 16, 20, 31 and 34 Wachusett Street

INVENTORY FORM CONTINUATION SHEET

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presence of Worcester's other immigrant populations would not appear until later. Little change had occurred by 1911, when a new atlas was published. House owners and tenants (per the 1912 house directory) were still overwhelming British. But the arrival of Eastern European immigrants is fully evident in the atlas and house directory published in 1922. The British are still strongly represented as owners, but a number of properties had changed hands. This transformation is more evident when the buildings' occupants are considered. Armenians are concentrated in the west side of the area, which is consistent with developments in the larger community, culminating in the construction of an Armenian church on Ormond Street.

Built in the period of 1870 to 1886, these buildings represent some of the early experimentation with expanding the architectural density of small lots to meet the demand of housing and the financial reward of real estate. The Second Empire style was popular in domestic architecture in Worcester, and here we see evidence of the distinctive building form it created being adapted to serve as a multi-unit dwelling. The area within the mansard roof was so spacious compared to the attic space under the gable roof, that it quickly became the preferred means by which to extend living space into a third floor. As an alternative, large dormers were raised on gable roofed Two Deckers, but the mansard was better. The mansard roof fell out of fashion in a relatively short time, and once the full three-story Three Decker was introduced, the design of the multi-unit house went in other innovative and stylish directions. Yet the two-story mansard roof house adapted for multi-family residence in the Gould Plot can legitimately be considered a significant step in the development of Worcester's distinctive Three Decker.

BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

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Worcester Atlas, 1870

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Worcester City Directories, 1860 - 1992.

Worcester House Directories, 1888 - 1992.

U.S. Census, Worcester County, Population Schedule, 1850.

Vertical files for topics of architecture, streets, businesses and names.

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Nutt, Charles. History of Worcester and its People. 4 Vols. New York: Lewis Historical Publishing Co., 1919.

Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form*



DENNY ST, EAST SIDE, NORTH OF DIX ST.
4, 6, 8, 10, 12, 14 DENNY ST (R. to L.) (JUNE 2002)



DENNY ST, EAST SIDE, SOUTH OF HIGHLAND ST.
4, 6, 8, 10, 12, 14 DENNY ST. (RIGHT TO LEFT)
(JUNE 2002)



DIX ST, NORTH SIDE, EAST OF GOULDING ST.
16, 18, 20, 22, DIX ST. (r. to l.) (JUNE 2002)



DIX ST, SOUTH SIDE, EAST OF GOULDING ST.
13, 15, 17, 19, 21 DIX ST. (l. to r.)
(JUNE 2002)



DIX ST, NORTH SIDE, EAST OF DENNY ST
26, 28, 30, 32 DIX ST (r. to l.)
(JUNE 2002)



DIX ST, NORTH SIDE, EAST OF N. ASHLAND ST.
36, 38 DIX ST. (r. to l.) (JUNE 2002)



GOULDING ST, EAST SIDE, NORTH OF DIX ST.
2, 6, 8, 12, 14 GOULDING ST (r. to l.)
(JUNE 2002)



GOULDING ST, WEST SIDE, NORTH OF DIX ST.
1, 3, 7, 9 GOULDING ST (l. to r.)
(JUNE 2002)



GOULDING ST, EAST SIDE, SOUTH OF HIGHLAND ST.
2, 6, 8, 12, 14 GOULDING ST (r. to l.)
(JUN 2002)



GOULDING ST, WEST SIDE, SOUTH OF HIGHLAND
ST. 7, 9, 11, 13, 15, 17 GOULDING ST (l. to r.)
(JUN 2002)



WACHUSETT ST, WEST SIDE, NORTH OF DIX ST.
15, 17 WACHUSETT ST (l. to r.)
(JUN 2002)



WACHUSETT ST, EAST SIDE, N. OF DIX ST.
16, 18, 20, 22, 24 WACHUSETT ST (r. to l.)
(JUN 2002)



33 WACHUSETT ST (JUN 2002)



22 WACHUSETT ST. (JUN 2002)



20 WACHUSETT ST (JUN 2002)



55 HIGHLAND ST (JUN 2002)



34 WACHUSETT ST.
(JUN 2002)



31 WACHUSETT ST.
(JUN 2002)