

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2386
Historic Name:	Milnes, Hannah Apartment House
Common Name:	Estey, The
Address:	5 Irving St
City/Town:	Worcester
Village/Neighborhood:	Downtown
Local No:	2302
Year Constructed:	C 1896
Architect(s):	
Architectural Style(s):	Altered beyond recognition; Classical Revival
Use(s):	Abandoned or Vacant; Apartment House; Boarding House; Lawyer Office
Significance:	Architecture; Commerce; Law
Area(s):	
Designation(s):	



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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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Wednesday, July 11, 2012 at 12:13 PM

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION

Assessor's Number USGS Quad Area(s) Form Number

	Worcester South		2386
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Town Worcester

Place (neighborhood or village)

DOWNTOWN

Address 5 Irving Street

Historic Name Milnes Apartments/The Estey

Uses: Present offices

Original multi-family residence

Date of Construction c1896

Source Worcester House Directories

Style/Form four-story brick apartment block reduced to two stories and Classicized

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim brick

Roof asphalt

Outbuildings/Secondary Structures none

SEE CONTINUATION SHEET

Major Alterations (with dates)

Third and fourth stories removed, front gable roof added

Condition good

Moved no yes Date

Acreege 2,701 sq. ft.

Setting The building is situated in a densely built section of the downtown just south of the intersection of Irving and Chestnut Streets. It is flanked by buildings of similar scale and age and is opposite Irving Street from All Saints Church.

Recorded by Neil Larson

Organization Preservation Worcester

Date (month / year) June / 2000

RECEIVED

AUG 14 2000

MASS. HIST. COMM

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The building at 5 Irving Street is a rectangular, two-story brick block with a front gable roof. The brick walls, windows and entrance remain from a four-story apartment house built c1896. In the 1970's due to fire damage, deterioration or disuse, the top two floors were removed and replaced with a front-gable roof that gave the house an entirely different Greek Revival appearance. The gable end was constructed of frame and sided with vinyl clapboards. A stone belt course above the second story windows was made into a cornice or the original cornice was moved down to cap the reduced elevation. There is a stone water table with a stone foundation beneath it. The fenestration on the front and side elevations remain from the c1896 building and are embellished with cut stone headers and sills. A stone-framed, arched entryway on the north end of the façade is also a survival from the original apartment building. The grade slopes down towards the back (east) end of the lot exposing the basement on the rear elevation. Windows have been in-filled with brick on this elevation leaving stone sills in place. It does not appear that stone headers were employed on this wall. Telltale stone sills were left from the third story at the top of the present wall. There is a large brick patch on the south side of the second floor that probably filled an opening made for a passageway into a later addition to the c1896 house; this addition has also been removed.

This building is an interesting example of urban archeology in downtown Worcester; however, the recent alterations to transform the building into a Greek Revival house form are not significant.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

There was a small one-family residence assessed at a value of \$1000 on this site before a four-story brick apartment house was erected there in c1896. Abbie A. Bowers, widow of Henry N. Bowers, was listed as the owner in that year, but the property changed hand immediately afterwards. It is possible that the subsequent owner in the real estate record, Hannah Milnes, had a role to play in the construction of the building. She lived at 27 Elm Street and owned a number of building lots in town in partnership with Mary Chadwick, who was perhaps a relative. Milnes owned the building for nearly 25 years, which was assessed at \$12,000 during the entire period. Because of its prime location on the fancy west side of Main Street, it was a more elegantly designed building than contemporaneous apartment houses in other parts of the city (the small 2701 sq. ft. lot was assessed at \$4100, three or four times as much as equivalent lots in peripheral neighborhoods south of downtown). A smart, arched limestone entrance and carved limestone window headers set it apart from the typical apartment house designs. When it existed a full four stories in height, it would have presented a restrained and sophisticated appearance. There were a few working class tenants in the building, but the rosters contained references to more middle-class, white collar occupations. And there was a disproportionate number of single women, which may have been the preference of the house's female owner. Hannah Milnes sold the building to two of her tenants, Peter C. and Mary Curnin, in 1922. Assessments in the city were on the rise, and the house at 5 Irving Street was valued at \$20,000 following the sale. Yet, Worcester's middle-class population was already beginning to retreat from the core of the city. Thus, while property values were going up, the class of the clientele was going down. Four years later, in 1926, the building at 5 Irving Street became a boarding house known as "The Estey." Anna Hogan, a tenant when the Curnins owned the house, and Elizabeth G. Hogan, a nurse, were listed as owners/concierges. The Hogan family held on to the property until 1946. They likely were the owners who built a multi-story addition with more rooms against the rear of the original building. For a period at the end of the depression (1936-1942), the title was held by the Worcester County Institute for Savings. The Hogans sold the house to Richard N. Swedberg, a fireman, in 1946. The assessed value of the building had plummeted to \$8500, and while the name "Estey Apartments" appeared in the house directories, it was described as a lodging house. Sol S. Bloom and William E. Belles owned the property from 1948 to 1968 when Richard H. and Avis F. Simmons acquired the title. In 1975, they divided the property and retained ownership of the rear rooming house and sold the front building to John A. and Edith Romano. The rear building was listed as vacant at this point, and it remained in the house directory until 1982, about the time it was demolished. The Romanos were apparently the ones who demolished the top two floors of the old apartment house and redesigned it for their law offices.

LWR 2386

INVENTORY FORM CONTINUATION SHEET

Town
CITY OF WORCESTER

Property Address
5 IRVING ST.

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

Area(s) Form No.

	2386
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BIBLIOGRAPHY and/or REFERENCES *see continuation sheet*

Boston, MA. Massachusetts Historical Commission. Survey forms, National Register nominations and context statements for historic resources in the City of Worcester.

Worcester MA. Preservation Worcester Library
Richards Standard Atlas of the City of Worcester, Mass. 1896, 1911, 1922.
 Sanborn Maps for the City of Worcester
 Worcester Atlas, 1870
Worcester Index for 1901 (plot maps)
 Vertical files for topics of architecture, streets, businesses and names.
 _____ Worcester Historical Museum Library
 Vertical files for topics of architecture, streets, businesses and names.
 _____ Worcester Public Library
 Worcester City Directories, 1872 – 1992.
 Worcester House Directories, 1888 –1992.
 Vertical files for topics of architecture, streets, businesses and names.

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

INVENTORY FORM CONTINUATION SHEET

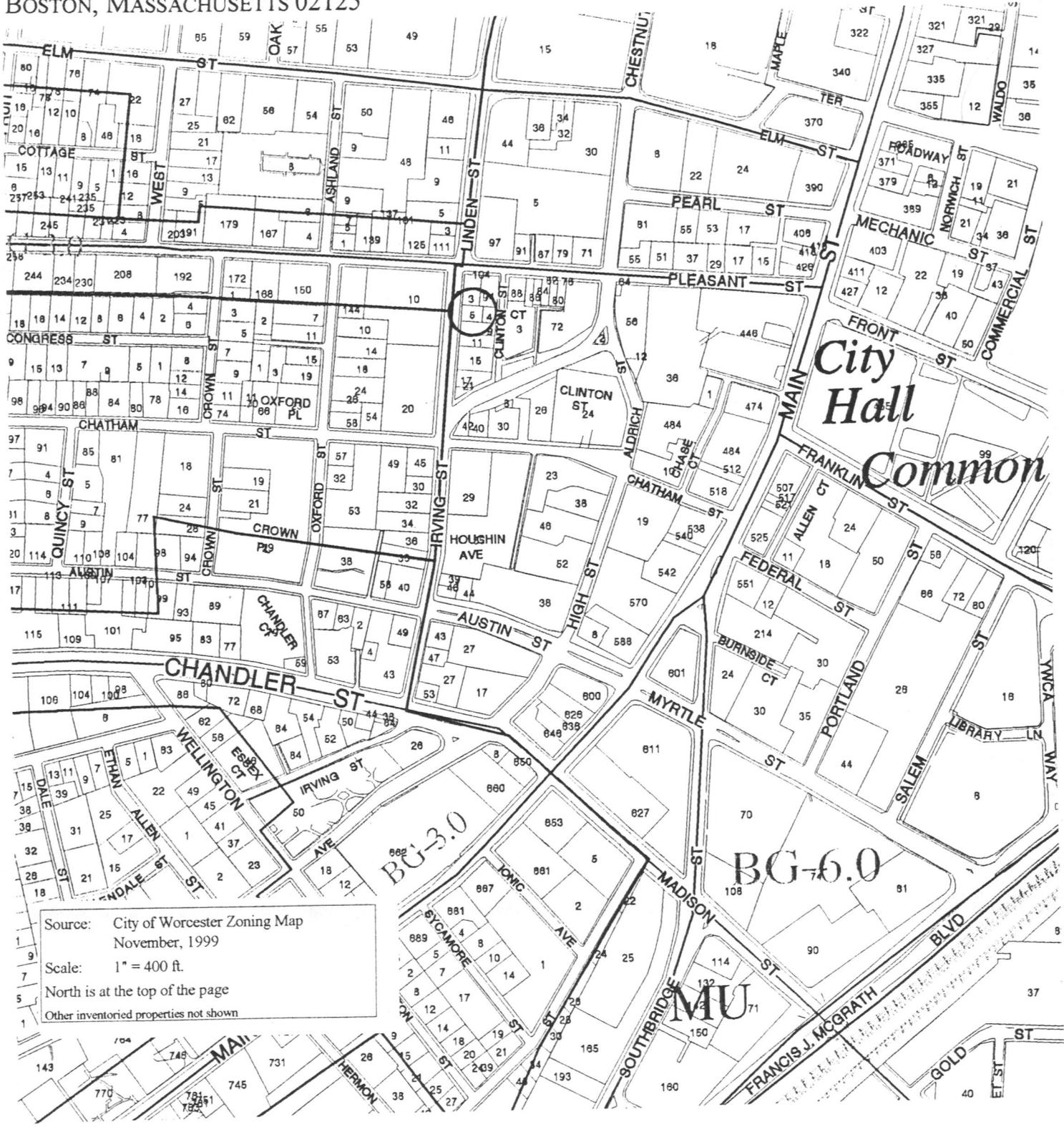
Town
WORCESTER

Property Address
5 IRVING ST.

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

Area(s) Form No.

	2386
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WOR 2386

WOR 2386

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
5 IRVING ST.

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

Area(s) Form No.

	2386
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WOR 2386

FORM B - BUILDING

Assessor's number

USGS Quad

Area(s)

Form Number

[Empty box]

[Empty box]

[Empty box]

2302

Massachusetts Historical Commission
220 Morrissey Blvd.
Boston, Massachusetts 02125

2302



numbers, if any. Circle and number the inventoried building. Indicate north.

Town Worcester

Place (neighborhood or village) Downtown

Address 5 Irving Street

Historic Name The Estey

Uses: Present Romano Law Office
Original apartments

Date of Construction c. 1880

Source maps and directories

Style/Form Colonial Revival

Architect/Builder _____

Exterior Material: _____

Foundation granite

Wall/Trim brick

Roof asphalt

Outbuildings/Secondary Structures none

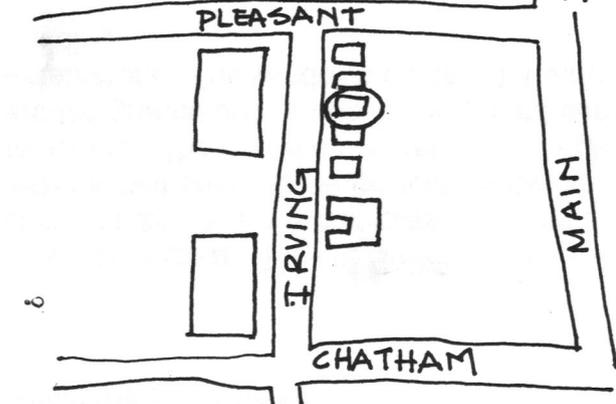
Major Alterations (with dates) vinyl windows

Condition excellent

Moved no yes Date _____

Acreage .5 acre

Setting urban city street



Recorded by Deirdre Brotherson

Organization Worcester OPCD

Date (month/year) May 1999

RECEIVED

NOV 26 1999

Follow Massachusetts Historical Commission Survey Manual instructions when completing this form.

MASS. HIST. COM

BUILDING FORM

ARCHITECTURAL DESCRIPTION see continuation sheet

Describe architectural features Evaluate the characteristics of this building in terms of other buildings within the community.

The residence at 5 Irving Street was built c.1880 in a Colonial Revival style. This 4x5 bay, brick, two story building has a rectangular plan and sits on a granite foundation. The front gable roof is covered with asphalt shingles. A brick chimney projects from the roof slope. The main entrance is off-center and recessed. The entrance contains a new glass and aluminum door. This door is recessed behind a round arched granite door piece. The granite surround has pilasters and a projecting key with a full entablature. The windows contain 1/1 vinyl sash with granite lintel and sills. A granite cornice crowns the building.

HISTORICAL NARRATIVE see continuation sheet

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

The Estey was built as a house c. 1880. The first tenants appear to be George H. Smith and F.W. Smith a music teacher. The owner was Mrs. C. L. Whitney. According to the 1910 directory, by 1910 the building had 14 tenants including a dressmaker, music teacher, clerk and elevator man. By 1940 the place was called "Estey Apartments" and Mrs. Mary V. Hogan Lodging House which had 4 tenants.

Similar to other buildings along Irving Street, this building has been converted to office space and now houses the Romano Law Office.

BIBLIOGRAPHY and/or REFERENCES see continuation sheet

- 1886 Worcester City Atlas
- Sanborn Fire Insurance Maps:
- 1892
- 1910
- 1944

Worcester City Directories

Recommended for listing in the National Register of Historic Places.
a completed National Register Criteria Statement form.

If checked, you must attach

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

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

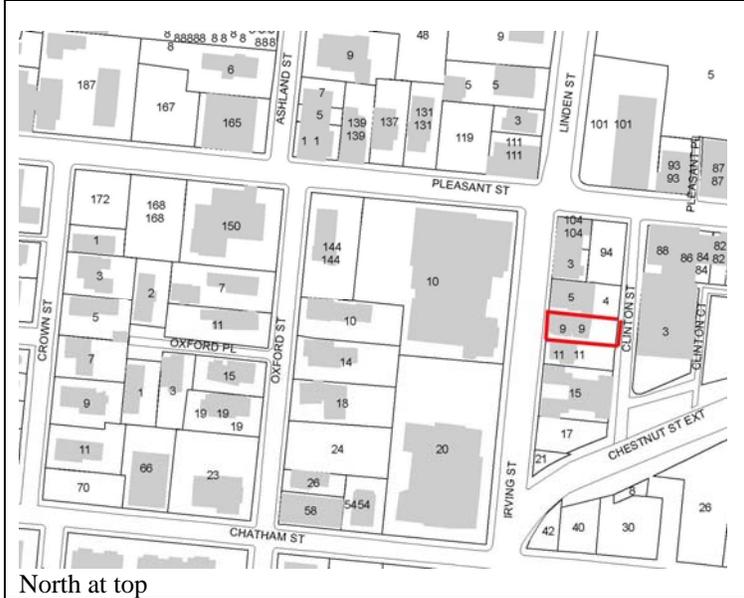
03-022-09+10	Worcester North		WOR.2303
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Photograph



View from NW

Locus Map



North at top

Recorded by: Neil Larson, Larson Fisher Associates
Organization: City of Worcester Historical Commission
Date (month / year): June 2010

Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 9 Irving St

Historic Name: Francis W. & Orianna F. Blacker House

Uses: Present: Mixed Use

Original: Single family Residential

Date of Construction: ca. 1855, ca. 1888

Source: historic maps & directories

Style/Form: Queen Anne

Architect/Builder: unknown

Exterior Material:

Foundation: stone, brick

Wall/Trim: brick & wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Brick additions to first story ca. 1888

Brick addition to rear ca. 1960

Vinyl siding added

Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.0855 acres

Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

9 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2303

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Francis W. & Orianna F. Blacker House is a two-story brick and wood frame single-family dwelling (now mixed use) with a front gable roof. It is situated on a 0.0855-acre lot on the east side of Irving Street south of Pleasant Street. The lot is now bordered on the north by a brick apartment house and the south by a brick dwelling of similar period. All Saint's Church is a dominant form across Irving Street. There are paved walkways between the buildings on the north and south sides of the house leading to a large paved parking lot at the rear of the property. There is no yard or outbuildings.

The original two-story front gable house, which is pictured on the 1857 map of the city, is visible above brick additions made to the first story in ca. 1888. It likely had a three-bay front façade, now concealed behind a one-story brick extension built in two sections above a rough-faced ashlar stone basement. The pressed-brick exterior is distinguished by patterned brick bands at window sill and window head levels; the upper band is interrupted by the arched tops of the windows. An entrance is recessed in a brick-walled alcove in the center of the façade, elevated on a stone stoop; the doorway is positioned on the north side of the recess. The resulting bay north of the entrance is square-cornered on the door side, but beveled on the other; while the one to the south is entirely canted at an angle and contains a large plate-glass window. The perimeter of the wood-frame second story follows the irregular outline of the lower brick section, although it spans the recessed entrance porch. The fenestration is aligned with that below, with added windows over the entrance suggesting that the center of the second story was also an open porch. A window pair in the front gable survive from the original house.

Brick veneers were added to the first story of the north and south sides of the house with a two-story bay window added to the center of the south side. Broken-eave dormers centered on the sides may be original features. The wood clapboard and/or wood shingle siding on the upper stories have been covered with vinyl clapboards. Sometime in the mid-20th century, probably when the house was put to mixed commercial and residential use, a large three-story masonry addition was built on the rear of the building. The lower two stories were finished with a brick veneer; the top story was covered with siding. Wide picture windows are centered on the rear with smaller windows near the south corner illuminating a fire stair in that location. Window sash in the historic section have been replaced.

The Francis W. & Orianna F. Blacker House is an altered example of a Queen Anne-style townhouse of the type built by Worcester's growing middle class in the post-Civil War period. It incorporates an earlier, more modest dwelling, the gable end of which protrudes above the unusual brick façade added to modernize it ca. 1888.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

9 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2303

Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

Francis Waldron Blacker and his family are first recorded as living at 9 Irving Street in 1878, which is about the time the existing house was built on the site, adding to and altering an earlier dwelling pictured there on the 1857 map of the city. Francis W. Blacker was born in Maine in 1847 to clergyman Robert Blacker and his wife, Martha. In 1850 the family was living in Lowell; by 1860 they had moved to Warren in Worcester County where Robert was the minister of Universalist church. After marrying and moving to Worcester, Francis W. Blacker worked as a bookkeeper in the boot manufacturing business. House directories in the 1880s and 1890s describe him as a boot manufacturer, but censuses consistently enumerate him as a bookkeeper or, later in life, an accountant. The Blackers had two daughters, Alice (b. 1877), whose eventual whereabouts are unknown, and Helen (b. 1879) who was unmarried and lived with her parents well into middle age.

It appears that Francis W. and Orianna Blacker had died by 1930 when their daughter, Helen, was living alone in a apartment at 3 West Street (203 Pleasant St., WOR.2884) and physician Leroy A. Woodward owned the 9 Irving Street house. In that year, Charles I. Lincoln, a stage carpenter, and his wife, Margaret, were running a boarding house there. There were seven boarders that year, including Philip Keating, time keeper at the Norton Company; John Lahti, pressman at the Worcester Telegram; James K. Morrison, who died that year at age 82; Irving Parkhurst, clerk at Brewer & Co. pharmacy; and Beatrice Stoddard, a store clerk. In 1940 only Guy R. Washburn and his family were recorded as occupants; he was a bus operator for Short Line, Inc. Corinne M. Millett owned the house in 1950 and seems to have taken in boarders. By 1960 accountant Anthony J. Salvidio had installed an office in the first floor space, continuing to rent two or more dwelling units in the upper story. The owner is listed as Asco Realtors Inc., which is assumed to be a company owned by Salvidio.

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1865CD Estabrook E. R. painter, h 5 Irving
1863CD: Estabrook E.R. h 54 Pleasant
- 1870M 5 Irving, north side
- 1872SD 9, ho., Ebenezer R. Estabrook, painter, Waldo cor. Exchange
9, bds., Frank H. Estabrook, clerk
9, bds., Henry E. Estabrook, bookkeeper, 329 Main
- 1878CD Blacker Frank W. bookkeeper, 11 Water, house 9 Irving FIRST INSTANCE
- 1880C Blacker Francis, 34, booceaper [sic], b. ME
Orie, 36, wife, keeps house, b. RI
Alice S, 3, daughter, b. MA
Hellen, 1, daughter, b. MA
Saunders Mary, 25, servant, b. MA
- 1886M pictured, no name
- 1887CD Blacker Francis W. bookkeeper, 11 Water, house 9 Irving
- 1888HD Blacker J. Frank [sic], boot manuf. (Easton Pl)

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

9 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2303

- 1890HD Francis Waldron, boot manuf.
Orianna F. Blacker, bld. \$4000; 1901 ft. \$2700
- 1896M 9 Irving: O.F. Blacker
- 1900HD Blacker Francis W. Mr. & Mrs.
Blacker Helen F. Miss, b.
Blacker Orianna F. bld. \$4000; 1901 ft. \$3100
- 1910HD Blacker Francis W Mr & Mrs (CD: auditor & accountant, 510 Slater bldg.)
Blacker Helen F Miss b
Blacker Orianna F. bld. \$4000; 1901 ft. \$2900; also owns lots on Park Av and Clinton
- 1911M O Blatcher [sic]
- 1920HD Blacker Francis W Mr & Mrs
Blacker Helen F Miss b
Blacker Orianna F. bld. \$4000; 1901 ft. \$2900; also owns lot on Clinton
- 1920C Blacker Francis W, 73, head, accountant, b. ME
Oriana F, 75, wife, none, b. RI
HelenT, 41, daughter, single, none, b. MA
- 1922M O Blatcher [sic]
- 1930HD Lincoln Charles I lodging house (1929 CD: (Margaret M) lodging house; 1931 CD: stage
carpenter 20 Exchange, h 68 Chatham)
Keating Philip r (1929CD: Keating Philip F, timekeeper, Norton Co, res 548 Pleasant;
1931CD: rem to Hartford CT
Lahti John r (1929CD: John S, pressman, 20 Franklin, Worc Telegram, res 9 Irving; 1931CD:
same, res 68 Chatham)
Morgan George r
Morrison James K r (1929CD: res 9 Irving; 1931CD: died March 10, 1930 age 82)
Parkhurst Irving r (1929CD: no listing; 1931CD: clerk 12 E Worcester, Brewer & Co. druggists
mfg labs, res Rockdale)
Stoddard Beatrice r (1929CD: clerk, res 9 Irving)
Warner Harry r
*Woodward Leroy A. bld. \$7000; 1901 ft. \$2900; also owns 3 other properties
(1931CD: physician 63 Pleasant, res 66 do)*
- 1940HD Washburn Guy R (CD: (Lillian J) bus opr, Short Line Inc)
Woodward Leroy A. bld. \$4500; 3723 ft. \$3500; also owns 19 Dustin
- 1950HD Millett Corinne M Mrs
Casey Kathleen C r (CD: leather wkr Warren Leather Goods Co.)
Tuller Raymond r (CD: chauff, Independent Ice Co)
Wells Aileen Mrs r
Millett Corinne M, \$5500; 3723 ft. \$3700
- 1960HD Salvidio A J & Co, pub acct
Jorjorian A (CD: (1962CD: (Jorjorian Arth E (Isabelle M) pres Eagle Electroplating Co Inc
h 4 Old Brook dr
Gosselin Eug
Asco Realtors Inc

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

9 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2303

1970HD Salvidio A J & Co accts
DeAngelis Construction Co
Gentle Mary
Smith Leslie
Asco Realtors Inc

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

- 1828 "Map of Worcester." From the *Worcester Village Register*.
- 1833 Stebbins, H. *Map of Worcester, Shire Town of the County of Worcester*. Boston: C. Harris.
- 1844 "Plan of the Village of Worcester, 1844." *The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844.
- 1851 Walling, Henry F. *Map of the City of Worcester*. [Boston?]: Warren Lazell.
- 1857 Walling, Henry F. *Map of Worcester County, Massachusetts*. Boston: Wm E. Baker & Co.
- c1860 Ball, P. *Map of the City of Worcester, Massachusetts*. [Worcester?]: Smith & McKinney
- 1870 *Atlas of the City of Worcester, Massachusetts*. New York: F.W. Beers & Co.
- 1877 Wall, Caleb & S. Triscott. "Map of Worcester, Massachusetts – Showing oldest roads and location of earliest settlers." In Caleb Wall's *Reminiscences of Worcester*. Worcester: Tyler & Seagrave.
- 1878 *Bird's-eye View of the City of Worcester*. Boston: G.H. Walker.
- 1886 *Atlas of the City of Worcester, Massachusetts*. Philadelphia: G.M. Hopkins.
- 1896 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1901 *Worcester Index for 1901*.
- 1911 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1922 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

- The Worcester House Directory*. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.
- The Worcester House Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published semi-annually.
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The Worcester Society Blue Book; Elite Family Directory and Club Membership. New York: Dau Publishing Co., 1902-1924. Published annually.

Population Schedules of the Federal Decennial Census. Washington, D.C.: National Archives of the United States, 1790-1910. Microfilm.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

9 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2303
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PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from NW



View from SE

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 Francis W. & Orianna F. Blacker House is an altered example of a Queen Anne-style townhouse of the type built by Worcester's growing middle class in the post-Civil War period. It incorporates an earlier, more modest dwelling, the gable end of which protrudes above the unusual brick façade added to modernize it ca. 1888.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

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

03-022-00002	Worcester North		WOR.1008
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Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 10 Irving Street

Historic Name: All Saints Episcopal Church

Uses: Present: Church

Original: Church

Date of Construction: 1877, 1934

Source: local and church histories

Style/Form: Gothic Revival

Architect/Builder: Stephen C. Earle (1877)
Frohman, Robb & Little (1934)
G. Adolph Johnson (1954)

Exterior Material:

Foundation: stone

Wall/Trim: stone & brick

Roof: slate shingle

Outbuildings/Secondary Structures:

Parish house
Education wing

Major Alterations (*with dates*):

Church destroyed by fire leaving portions of exterior stone walls, tower & spire 1932

Church substantially rebuilt 1934

Education wing added 1954

Condition: good

Moved: no yes **Date:**

Acreage: 1.0138 acres

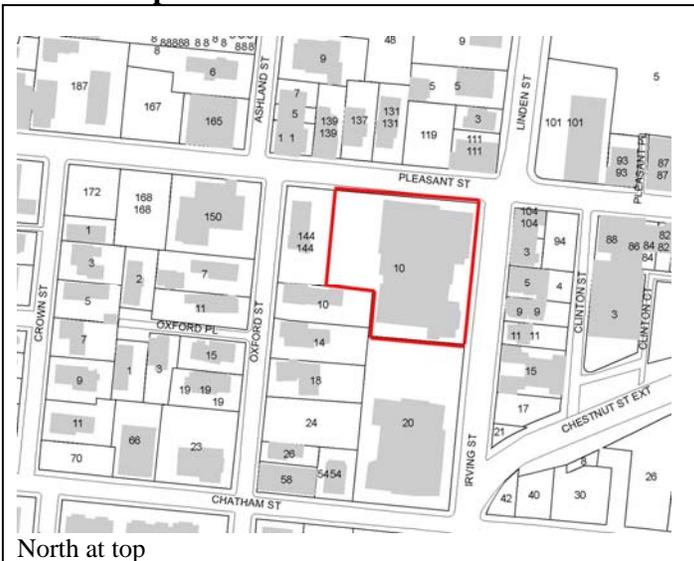
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Photograph



View from SE

Locus Map



Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1008

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

All Saints Church fronts on Irving Street on the southwest corner of Pleasant. The building occupies a principal portion of the large parcel combining two Pleasant Street house lots when the first church was erected in 1877 and adding an adjoining lot on the west later, which is now a paved parking lot. A second parking lot on the south is associated with the neighboring Classical High school, now a Worcester School Department administration building, at the corner of Irving and Chatham streets. The church site is fairly level being at the eastern extremity of Crown Hill and has been minimally terraced.

The lower portions of the front façade were preserved after the 1932 fire that all but destroyed the 1877 stone edifice. The remaining rough-faced randomly coursed brownstone ashlar contains two doorways within finished stone recesses with pointed arches. One entrance is positioned at the base of the stone tower and steeple surviving from 1877; the other is centrally placed in the tall gabled façade, it contains "Memorial Doors" added after the fire. Above the entrance on the east wall are three lancets with stained glass windows designed and assembled by Wilbur Herbert Burnham and installed in the post-fire reconstruction. The assemblage, full of imagery symbolic of heaven and earth, is known as the "Te Deum Window." Born in Boston in 1887 Burnham was an artist and master craftsman in stained glass. He opened a studio in Rowley, Massachusetts in 1922. Recognized as an outstanding authority on his subject, he was commissioned to design windows for churches and cathedrals in the United States and in Europe. Among his most notable works are windows in the Cathedral of Sts. Peter and Paul, Washington DC, the Cathedral of St. John the Divine and Riverside Church in New York City, Princeton University Chapel, and the American Church in Paris. Since Burnham's death in 1974, his grandson, Wilbur C. Burnham, has continued in the business.¹

Wilbur Herbert Burnham also designed the eight windows lighting the chancel, four on the north wall and four on south. Each commemorates an Anglican saint or bishop who made significant contributions to the spread of Christianity in Britain. The north transept contains another window group with Old Testament scenes designed by Burnham, dedicated to Robert Conroy, an All Saints choirboy killed in Italy in World War II. The triple window in the south transept, known as the "Life of Christ Window," was designed by New York City glass artist, G. Owen Bonawit in 1939. Bonawit's studio created thousands of pieces of stained glass for Yale, Duke, and Northwestern universities; Connecticut College; and private homes. Over 850 pieces were created for Yale's Sterling Memorial Library alone. Bonawit worked often and closely with the architect James Gamble Rogers. His career peaked around 1930; his last major commission was in 1940.² Story has it that a member of the Worcester parish saw the window in Bonawit's studio, and it was purchased and installed in the church after the artist retired. With the exception of the Te Deum window on the Irving Street façade, the other major windows were installed in new brick walls erected on the other three sides in 1934.

Other significant interior features were installed in the reconstruction, notable a monumental reredos filling the apse in the west wall. Constructed of limestone, it measures 42 feet wide and 68 feet tall. More than 35 carved figures have been identified in the structure, which has been attributed to a Boston sculptor named Lualli, for whom no biographical information has been found. A small chapel to the right of the chancel is fronted by iron gates made by Samuel Yellin. A Polish immigrant, Yellin arrived in Philadelphia in 1906, becoming America's most renowned metalworker. By 1920 he employed 200 laborers at 60 forges at his studio and shops on North Allison Street producing countless pieces for residences, banks, churches and universities. Among his clients was Frohman, Robb & Little, who commissioned his work for the National Cathedral.

The architectural firm responsible for the reconstruction, Frohman, Robb & Little, designed an annex containing a large chapel to be appended to the south side of the church, in place of the chapel and parish house wings destroyed in the fire. It was completed early in the job (November 1932) so that religious services could be restored to the site. Once work on the church

¹ <http://www.pinestreet.org/windowRestoration/artists.html>.

² http://en.wikipedia.org/wiki/G._Owen_Bonawit

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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was completed, the annex became the parish house and named for Rev. W.R. Huntington, the rector who served during the rebuilding. It is faced with a rough-faced brownstone ashlar matching the front façade of the church. An education wing was constructed on the south side of the Huntington House in 1954. The more Modern English Revival building was designed by Worcester architect G. Adolph Johnson, about whose work history little more is known. The two-story wing contained two kindergarten rooms measuring 26 feet square, a 24x26 ft. nursery, a robbing room for the girls' choir, and a guild room and youth and recreation room, both 29x 56 ft. in dimension. This building is now used as a Charter School.

All Saints Church is one of Worcester's most significant historic and architectural landmarks. The church was formed in 1835 and was the first Episcopal church organized in Worcester. It moved to its current site on the southwest corner of Irving and Pleasant streets in 1977 after its Richard-Upjohn-designed Gothic church was destroyed by fire in 1874. An early master work of Worcester's renowned architect, Stephen Carpenter Earle, the 1877 stone edifice was all but destroyed by an arsonist's fire in 1932, leaving only its distinctive brownstone tower and spire and sections of the front brownstone wall intact. Notable church architects, Frohman, Robb & Little, architects for the National Cathedral in Washington, D.C., were commissioned to design the rebuilding of the edifice in 1932. The result both preserved the remaining historic stone fabric and created significant new interior features, such as windows, gates and a reredos crafted by some of the nation's leading artisans. An education wing added in 1954 is noteworthy in its own period interpretation of historic English design and for its association with another Worcester architect, G. Adolph Johnson.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

All Saint's Church was organized in Worcester in 1835, holding its first religious service in the Town Hall on December 23 with missionary Thomas Vail officiating. Eleven years later, their first church was dedicated. The wood frame church, designed by New York church architect Richard Upjohn, was located on the south side of Pearl Street a half-block west of Main Street. This church burned in April 1874 and determined to be beyond repair, a new larger location was sought for the growing congregation. A site was selected on the southwest corner of Pleasant and Irving streets; it contained two lots, one vacant and one with a house (52 Pleasant St.) that was owned by John B. Goodell, partner in Calvin Foster & Co., hardware merchants at 222 Main Street. (The identity of the owner of the vacant corner lot is noted only as "J.W." on the 1870 map of the city.) Goodell's house was leveled, and a new stone church completed in 1877. Worcester architect Stephen C. Earle designed the monumental edifice, and it was considered one of his most significant commissions.

Stephen Carpenter Earle (1839-1913) was born and educated in Leicester and studied architecture at the Massachusetts Institute of Technology. He opened an office in Worcester and soon after formed a partnership with James E. Fuller (1836-1901), who had come to Worcester from New Hampshire at age 20 years. Together, they are credited with the design of a

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

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number of buildings in the city, notably Clark Hall on the Clark University campus 1887, WOR.1272). When the arrangement ended in 1872, Earle relocated to Boston for a few years. It was after his return to Worcester in 1875 that he accepted the commission to design the new All Saints Church. It perhaps was his largest commission to date, and he would later design a number of other churches in the city, many in partnership with Clellan W. Fisher, such as Central Congregational Church (1884, WOR.371), Pilgrim Congregational Church, 909 Main Street (1887, WOR.1318), St. Mark's Episcopal Church, Freeland Street (1888, WOR.1385), South Unitarian Church, 888 Main Street (1894, WOR.1312), Chestnut Street Congregational Church (1895), Union Congregational Church (1896, WOR.761), and St. Matthew's Episcopal Church, Southbridge Street. Earle & Fisher also designed the Worcester Public Library, the Worcester Art Museum (1897, WOR.375) and buildings at Worcester Polytechnic Institute. The firm also designed other public and church buildings in other New England towns.

Earle's All Saints Church was constructed of rough-faced brownstone exterior constructed in an irregular ashlar pattern. The gabled front façade faced Irving Street with a four-story tower and steeple constructed of the same stone material engaged to the north or Pleasant Street corner. There was an entrance in the tower and a large rose window in the gable. A chapel was attached to the south side of the building, and a parish house was added by 1918, five years after Earle had died. On a January night in 1932, Henry A. Gardner, an alcoholic looking for "excitement" after an evening of heavy drinking began setting fires in basement-ways and under porches of homes and churches on his way home; he damaged several automobiles, as well. Fires were started at the Pleasant Street Baptist Church and its neighboring parsonage (neither caused substantial damage) before Gardner moved on to All Saints. There he found an unlocked door and set fire to a pew cushion, which led to a conflagration. The church was all but destroyed, with only the tower, steeple and portions of the exterior stone walls surviving. The Boston architectural firm of Frohman, Robb & Little was hired to design a new building for the site. Specialists in church design, they were best known for their long association with the design and construction the National Cathedral in Washington, D.C. (The firm was officially designated Cathedral Architect in 1921.)

Philip H. Frohman (1887-1972) was born in the Chelsea Hotel in New York City, which his grandfather, Phillipe Genegembre Hubert had designed. He grew up in California, however, and entered the California Institute of Technology for his architectural training. He then opened an office in Pasadena, where he began designing churches. World War I brought Frohman to Washington, D.C. where he served in the architectural division at the Aberdeen Proving Grounds in Maryland, and he opened an office in the city after being released by the military. The Washington Cathedral was part of Pierre L'Enfant's plan for the capital city, but its design did not get underway until 1906 when John Henry Bodley and Henry Vaughn were selected as architects. Frohman's involvement with the ongoing construction program began after Henry Vaughn died in 1917 (Bodley had died within months of his appointment.) E. Donald Robb (1880-1942) was born in Baltimore and educated in Philadelphia where, following supplemental study in Europe, he entered the firm of noted church architect Theophilus P. Chandler. In 1903 Robb joined the firm of Cram, Goodhue & Ferguson, leaving them to form a partnership with Frohman and Little. Harry B. Little (1883-1944) was born in Hingham, Massachusetts and graduated from Harvard in the class of 1904, where he later received his training in architecture. After a period of study in Paris at Atelier Duquesne, he joined the Boston office of Cram & Ferguson. Little opened his own office in 1916, which he closed once he became partner with Frohman and Robb in 1920. In addition to the National Cathedral, the better-known projects of the firm of Frohman, Robb & Little are the Cathedral of the Incarnation and Church of our Saviour in Baltimore and Trinity College Chapel, Hartford, Connecticut.

The design of All Saints Church preserved the stone Irving Street façade, yet added a new entrance at the base of the wall with a large triple lancet window above it. The tower and steeple from the Earle church was saved as well. New walls were built of brick, which help to distinguish the surviving 1877 elements from those added. It was also an economy measure allowing for most of the funds to be dedicated to the interior. Mrs. Charles G. Washburn pledged up to \$100,000 for the reconstruction of the chancel and sanctuary including a new altar, reredos, and windows. The Rice family donated funds for a new pipe organ; they had paid for the previous one to be built and installed. Other dedicated members contributed towards other features, such as the chapel, stained glass windows, the chancel door, chancel furniture, and made needlepoint covers for kneelers.

The parish house adjoining the south side of the church was also severely damaged in the fire. Frohman, Robb & Little's plan included a larger replacement, to be named Huntington Hall, after the rector leading the rebuilding. Although it was intended to contain assemble rooms and church offices, it was made large enough so that, completed first, it could support religious services while the church was under construction. A large education wing was added to the south side of Huntington Hall in 1954. It was designed by local architect G. Adolph Johnson, about whom little is known.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1008

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1870M Church located on Pearl Street; present site comprised three lots on corner of Pleasant and Irving streets: 50 Pleasant (vacant, J.W.), 52 Pleasant (J. Goodell), 6 Irving (P.D. Towne)
- 1877 First church built on site, designed by Worcester architect Stephen C. Earle
- 1878M church pictured
- 1886M All Saints Episcopal Church pictured, house at 10 Irving (Preston D. Towne) still extant
- 1890HD 00 All Saints' Church
All Saints' Soc. Bld. \$120000; 20295 ft. \$25400
10 Towne Preston D. perforated sheet metals
- 1896M All Saints Episcopal Church & Chapel pictured, house at 10 Irving (P.D. Towne) extant
- 1900HD 00 All Saints Church
10 Towne Preston D. Mr. & Mrs.
Towne Preston D., blds. \$1700; 12498 ft. \$12500
- 1910HD 00 All Saints' Church
10 Towne Mary G Mrs
Thompson Isabella J Miss b
Towne Preston D., dev. blds. \$1500; 12498 ft. \$10600
- 1911M All Saints' Church & Chapel pictured, house at 10 Irving (P.D. Towne) extant
- 1918HD 00 All Saints' Church
10 All Saints' Parish House FIRST INSTANCE
- 1922M All Saints Episcopal Church & Chapel pictured with Parish House addition on site of 10 Irving
- 1930HD 10 All Saints Church
All Saints Parish House
- 1932 Church destroyed by fire leaving portions of exterior walls, tower and spire
- 1934 Present church dedicated, Frohman, Robb & Little architectects
- 1940HD 10 All Saints Church
Preston Richd G Rev
- 1950HD 10 All Saints Church
- 1960HD 10 All Saints Church
- 1970HD 10 All Saints Church

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.1008

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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PHOTOGRAPHS (Neil Larson, 2009)



View from SW, Huntington Hall on left.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
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View from NE

INVENTORY FORM B CONTINUATION SHEET

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View from NW

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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View from SW, education wing (1954) on left



Detail of Irving Street entrance

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.

All Saints Church is one of Worcester's most significant historic and architectural landmarks. The church was formed in 1835 and was the first Episcopal church organized in Worcester. It moved to its current site on the southwest corner of Irving and Pleasant streets in 1977 after its Richard-Upjohn-designed Gothic church was destroyed by fire in 1874. An early master work of Worcester's renowned architect, Stephen Carpenter Earle, the 1877 stone edifice was all but destroyed by an arsonist's fire in 1932, leaving only its distinctive brownstone tower and spire and sections of the front brownstone wall intact. Notable church architects, Frohman, Robb & Little, architects for the National Cathedral in Washington, D.C., were commissioned to design the rebuilding of the edifice in 1932. The result both preserved the remaining historic stone fabric and created significant new interior features, such as windows, gates and a reredos crafted by some of the nation's leading artisans. An education wing added in 1954 is noteworthy in its own period interpretation of historic English design and for its association with another Worcester architect, G. Adolph Johnson.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

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

03-022-11+33	Worcester North		WOR.1010
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Photograph



Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 11 Irving Street

Historic Name: Edward F. & Anna E. Bisco House

Uses: Present: Mixed Use

Original: Single Family Residential

Date of Construction: ca. 1888

Source: historic maps & directories

Style/Form: Romanesque

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: brick

Roof: asphalt

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

none

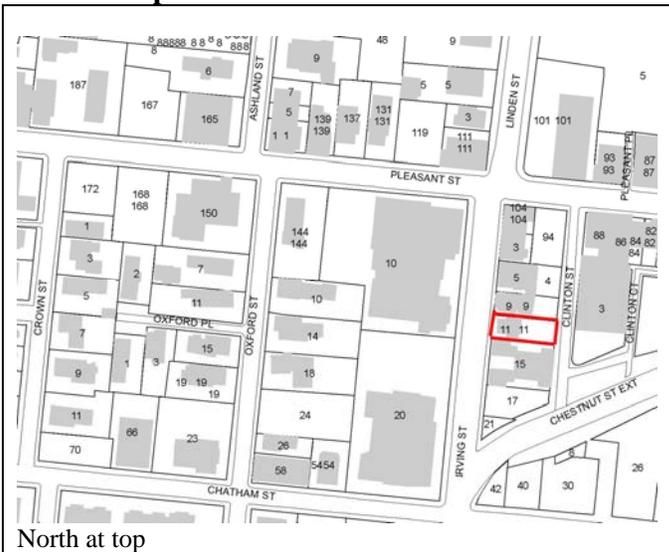
Condition: good

Moved: no yes **Date:**

Acreage: 0.0833 acres

Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Locus Map



Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

11 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1010

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Edward F. & Anna E. Bisco House is a three-story brick single-family dwelling (now mixed use) with a flat roof. It is situated on a 0.0833-acre lot on the east side of Irving Street south of Pleasant Street. The lot is now bordered on the north by a brick and wood frame house of similar period and on the south by an apartment house. All Saint's Church is a dominant form across Irving Street. There are paved walkways between the buildings on the north and south sides of the house leading to a large paved parking lot at the rear of the property. There is no yard or outbuildings.

The fashionable house was clearly designed by an architect, the identity of whom remains a mystery. The front façade is distinguished by distinctive brick work, stone trim and a bowed two-story bay window popularized by house design in Boston's Back Bay during the period. The entrance is offset to the north side of the bowed bay and recessed within an archway springing from squat stone posts set in the brick wall and decorated with a tall keystone surmounted by a corbelled cornice doubling as a balconette for the second story window. The façade is elevated on a stone basement with stone steps leading up to the entrance from the sidewalk. Windows are set within arched openings in the brick wall, with the exception of the upper story of the bowed bay, which abut the feature's brown-stone entablature. Four arched windows span the top story divided by raised pilasters with stone capitals. The roof-line is detailed with a corbelled brick frieze and stone cornice flanked by pilasters and stone capitals at the corners and surmounted by a brick parapet.

Side walls are plainer with sporadic fenestration along the narrow alleyways between neighboring buildings. The north wall is finished as finely as the façade to where the wall steps out about half-way along its length. The four-story rear façade (the basement level is at grade) was designed as a principal source of light and ventilation and contains pairs of windows on all four stories flanking a central three-story bowed bay with staggered windows indicating a staircase within.

The Edward F. & Anna E. Bisco House is distinctive example of a Romanesque-style townhouse of the type built in Boston's Back Bay during the post-Civil War period. It displays distinctive masonry craftsmanship, notably arched entrance and window openings characterizing Romanesque design and the incorporation of stone trim and highlights on the front façade.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

11 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

Edward F. Bisco first appears in Worcester city directories in 1875. He was employed as secretary of the Worcester Safe Deposit and Trust Company and lived in a wood frame house at 11 Irving Street. He was born in Leicester in 1844 to Dwight Bisco, a cardmaker, and his wife, Ruth. Just prior to his arrival in Worcester he was living in Manhattan and working as a bank clerk. He and his wife, Anna, were then living in the household of real estate agent John Bisco, evidently a relative. By 1888 the Biscos were successful enough to built a stylish brick house on their Irving Street lot. Shortly thereafter, Edward F. Bisco is recorded as the president of the Worcester Safe Deposit and Trust Company, and by 1905 he was president of the Washington Trust Company in Boston. Throughout this period, the family household included Edward, his wife, Anna, their only daughter Adeline, brother-in-law William C. Sprague, a janitor at the bank, and, briefly, a niece, Catherine Sprague, possibly William's daughter. In each census year, a live-in domestic servant was also enumerated. Edward F. Bisco died by 1920, and his widow, daughter and brother-in-law continued to occupy the house; the household diminished with each subsequent decade until only daughter Adeline is recorded in the 1940 house directory.

By 1950 physician Nicholas Scarcello and his wife, Edith, owned the house, with Dr. Scarcello having an office on the first floor. As many as four apartments were created on the upper floors. The Scarcellos sold the property to Dominic A. Shippole in 1978.

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1870M 5 Irving, south side
- 1872SD 11, ho., Young S. Clifford, carpenter
- 1875CD Bisco Edward F. sec'y Worcester Safe Deposit and Trust Co. 448 Main, house 11 Irving FIRST LISTING
- 1886M no number or name, wood frame house
- 1888HD Bisco Edward F. sec. Wor. Safe deposit and Trust Co. FIRST INSTANCE OF BRICK
Edward F. Bisco, bld. \$6500; 1917 ft. \$2700 (1890)
- 1896M 11 Irving: E.F. Bisco, brick house
- 1900HD Bisco Edward F. Mr. & Mrs.
Bisco Adeline M. Miss, b.
Sprague Annie, Miss, b.
Bisco, Edward F. bld. \$6500; 1917 ft. \$3100; also owns 8 Clinton and 311 Park av.
- 1900C Bisco Edward F, 56, head, married 34 years, bank president, b. MA
Anne E, 54, wife, 1 of 1 children surviving, b. MA
Adeline M, 28, daughter, b. MA
Sprague Annie E, 32, niece, b. MA
Walsh Catherine, 29, servant, b. Ireland
- 1910HD Bisco Edward F Mr & Mrs
Bisco Adeline M Miss b
Sprague William C watchman b
Bisco, Edward F. bld. \$6500; 1917 ft. \$2900; also owns 8 Clinton and 311 Park av.
- 1911M Bisco

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- 1920HD Bisco Edward F Mr & Mrs
Bisco Adeline M Miss b
Sprague William C b
Bisco, Edward F. heirs, bld. \$6500; 1917 ft. \$2900; also own 8 Clinton
- 1922M Bisco
- 1930HD Bisco Anna E Mrs
Bisco Adeline M r
Bisco, Edward F. heirs, bld. \$13000; 1917 ft. \$2900; also own 8 Clinton
- 1940HD Bisco Adeline M
Bisco, Edward F. heirs, bld. \$10000; 1917 ft. \$2900; also own 8 Clinton
- 1950HD Kiniry B. John phys
Scarcello Nicholas S phys (CD: h 1 Selden)
Cobill Geo W (CD: (Mildred H) pntr, Fuller Regalia & Costume Co)
Fitzgerald Robt
Scarcello Nicholas S & Edith E, bldg \$7500; 3848 ft. \$2800
- 1960HD VanderPyl Ellis E (1962CD: (Barbara) eng Rayetheon Corp Sudbury)
Scarcello Nicholas S physician
Kiniry B John surgeon
Dolan Jas
Paulwan Fauizi A phys
Scarcello Nicholas S & Edith E
- 1970HD Scarcello Nicholas S phys
Vacant
Crafts Esther M Mrs
Edwards Ralph
Parent Beatrice M Mrs
Scarcello Nicholas S & Edith E

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PHOTOGRAPHS (Neil Larson, 2009)



View from NW

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View from SW



View from NE

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 Edward F. & Anna E. Bisco House is distinctive example of a Romanesque-style townhouse of the type built in Boston's Back Bay during the post-Civil War period. It displays distinctive masonry craftsmanship, notably arched entrance and window openings characterizing Romanesque design and the incorporation of stone trim and highlights on the front façade.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

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

03-022-00017	Worcester North		WOR.2305
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Photograph



View from SW

Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 15 Irving Street

Historic Name: Irving Street Apartments

Uses: Present: Apartment house

Original: Apartment house

Date of Construction: ca. 1915

Source: historic maps & directories

Style/Form: English Revival

Architect/Builder: Edward P. Fitzgerald, architect
Jeremiah J. Higgins, builder

Exterior Material:

Foundation: brick

Wall/Trim: brick / stone

Roof: asphalt membrane

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

none

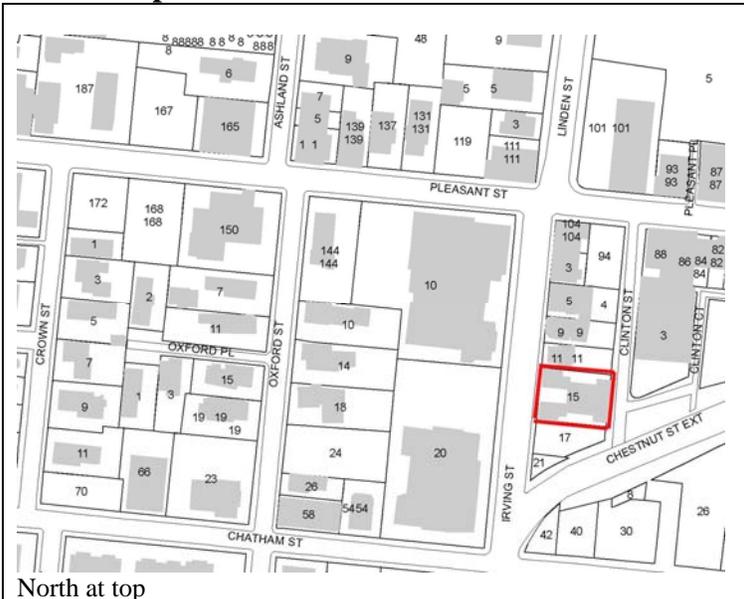
Condition: good

Moved: no yes **Date:**

Acreage: 0.1739 acres

Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Locus Map



North at top

Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

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WOR.2305

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

Irving Street Apartments is a four-story brick masonry apartment block with a courtyard plan and a flat roof with parapets. It is situated on a 0.1739-acre lot on the east side of Irving Street north of Chestnut Street Extension. The lot is bordered on the north by a three-story brick single dwelling and on the south by a vacant lot created by demolition when the Chestnut Street Extension was constructed. All Saint's Church and the Classical High School are dominant forms across Irving Street. A paved walkway runs in a narrow space between the building and its northerly neighbor. The rear wall of the building extends to the east lot line where an alley known as Clinton Street exists. There is no yard or outbuildings.

The large building is decorated in an English Revival style with limestone corner, door and window trim enlivening all four facades. The front façade is stepped back in the center to create a courtyard that both dignifies the entrance and breaks up what otherwise would be a monolithic façade. The principal entrance is centered on the back wall of the courtyard and is embellished with a stone Gibbs surround (alternating large and small blocks). It is surmounted by a second story window with a similar architrave, a third-story window in an arched opening and a fourth-story window with a fluted stone header with prominent key block. Stone belts run along the tops of the first, third and fourth stories breaking up the verticality of the façade, and a simple cornice band spans the top of a brick frieze with stone ornaments. The wall culminates at a brick parapet with arched pediments decorated with stone lozenges. The side walls of the courtyard contain secondary exits in arched Gibbs surrounds with arched tops. Arched windows positioned between the second and third stories light stair landings. The rest of the windows have flared stone headers with key blocks. Wide chimneys project from the side walls near the front; they contain large stoen panels on the first story. The courtyard is enclosed by a low brick wall topped by an iron fence, with brick posts framing the central gateway. The front facades of the flanking wing contain two tripartite windows with flared stone headers at each level, and stone belts, stone cornice and pedimented brick parapets corresponding with the courtyard walls. Stone quoins distinguish the first-story corners.

The long side walls are essentially the same indicating a symmetrical plan of apartments (probably four per floor, two each oriented front and back). Narrow pavilions, each with chimneys, flank a broad center section with two bays of wide arched openings, glazed with three windows, representing recessed porches. These are divided by a central bay of single windows and flanked by bays of double windows. The six-story rear façade (includes an additional level of apartments below grade on the front and a basement at grade on the rear) is symmetrically arranged with alternating single, double and tripartite window units. Window openings on the sides and rear are set within brick arch openings; however, fourth-story windows on the rear and side pavilions have flared stone headers. The top story on the rear also is outlined bottom and top by stone belts that wrap, as they also do on the front, across the end pavilions on the side walls. Two service doors are located on the basement level.

Irving Street Apartments is distinctive example of a stylish early 20th-century brick apartment house designed in the English Revival taste. Its varied fenestration, stone trim and courtyard plan are significant features. Designed by an undocumented Worcester architect, Edward P. Fitzgerald, the building helps define his opus, including other apartment houses, school and institutional buildings, and a movie theater. He often collaborated with Jeremiah J. Higgins, an active building contractor in the period.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for

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the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

William Piper was one of the first owners of the property on which the existing apartment house at 15 Irving Street is located. He was living with his family in a wood frame there by at least 1851, having moved there from West Street. His occupation is not recorded in city directories or censuses of the period, although he had \$10,000 invested in real estate in 1859 and \$40,000 in 1860, both significant amounts for the period. In 1860 the Piper household consisted of George, age 55 years, wife Sarah, age 50 years, sons William H., a clerk, age 24, and George M, age 16, daughter Caroline, age 19, and Bridget Doran, 6, a domestic servant born in Ireland. By 1870 it appears that William Piper had died and his widow was living at 21 Chatham Street with her youngest son George. The family continued to own the dwelling, which was run as a boarding house, until around 1896 when Phoebe C. Meek is recorded as the owner. Meeks herself was a lodger at the large Hotel Newton on High Street; in 1900 she was enumerated as a widow, 56 years of age, with no occupation. More details of her life are not yet known. The 1900 house directory also identifies her as the owner of a house at 5 Piedmont Street, although she did not live there either. The Irving Street address continued to function as a boarding house.

In 1911 the property was owned by real estate agent George Hatch. He evidently bought the old house with the ambition of redeveloping it in line with the intensification of commercial and residential apartment house occurring west of Main Street, which was only two block away. Hatch does not seem to have been in a position to do more than speculate on the value of the lot, because within only a few years he had sold it to a real estate trust comprised of general contractor Jeremiah J. Higgins, Frank P. Knowles, vice president of Crompton & Knowles Loom Works, and architect Edward P. Fitzgerald. The trustees erected the four-story English Revival-style brick courtyard apartment house in time for it to be nearly fully rented and recorded in the 1916 house directory. In that year, the building was valued at \$60,000; the trust also owned a smaller apartment house at 58-60 Chatham Street (WOR.2855), 95 and 375 Pleasant Street, 40 William Street. It is likely that in each of these cases, including the 15 Irving Street building, that Edward P. Fitzgerald was the architect and Jeremiah J. Higgins's construction company was the builder. Fitzgerald also designed schools in the city, such as Lamartine Street Schoolhouse #3 (1911, WOR.650), Columbus Park-Lovell Street Grammar School (1913, WOR.2282) and Granite Street Grade School (1926, WOR.2290) as well as St. Joseph's Home for Working Girls at 52 High Street (1924, WOR.2042) and the Rialto Theater Block at 39 Millbury Street (1917, WOR.2081). Fitzgerald resided at 137 Pleasant Street in 1910, and moved to an apartment in the new building with his wife, Marion, and young daughter, Paula. He was gone from the city by 1930; further details regarding his career have yet to be found.

Other tenants comprised middle-class households, with heads with skilled, white collar jobs such as architect (Fitzgerald), physician (Mary A. Charteris, who had her office as well as her home at 15 Irving), teacher, office manager, advertising manager, lawyer, merchant, automobile dealer, salesman, as well as a few widows. The 18 apartments probably were not large—one bedroom units were the norm in the period—and the 1920 census enumerates relatively small households. Two households consisted of only one person, eleven (more than half) contained two, three had three persons, one had four (parents, child and father-in-law). In the final instance, teacher Mary M. Bradley boarded her sister, Eve, as well as three teenage cousins. Turn-over was frequent. Small families grew in size and moved to larger houses or flats, single women married or moved on, aged people passed away. Five years later, in 1920, only five of the original 18 tenants were still in the building. After that, the roster of tenants changed from one decade to the next.

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By 1930 the buildings was sold to Alexander Hiatt and others, by then the value of the building had increased 50% to \$90,000. Hiatt owned the Royal Shoe and Rubber Company on 88 Water Street and lived at 16 Nevada. His partners were Maurice L Shaer, president of the Shaer Shoe & Rubber Co., Inc. on 55 Grafton Street (home: 401 Lowell), David Fisher president of Lion Distributors, Inc. (home: 54 South Lenox), and Abraham Sadowsky, a liquor dealer (home:127 Providence). They were all Jewish businessmen and four of many who began investing in real estate and managing rental properties in the early 20th century.

By 1940 property values had decreased and the apartment building was assessed at \$55,000. Around 1950 Arthur J. and Mary E. Lariviere, husband and wife, added the 15 Irving Street property to the 16 other properties they owned individually or jointly. They were rental property managers on a large scale. By 1970 the business name Riviera Enterprises was substituted as the owner.

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1851CD Piper Wm, h. 9 Irving
Piper Wm H. bds 9 Irving
- 1870M 7-9 Irving: W. Piper (houses)
- 1870CD Piper Mrs. William, h. 21 Chatham
Piper George M. (Fairbanks & P.) apothecaries, 10 Front, bds 21 Chatham
- 1872SD 15, bds., Horace F. Ball, carpenter, 163 Union
15, bds., John S. Cox, foreman 147 Front
15, bds., Henry A. Crocker, organ maker, 17 Hermon
15, ho., Edwin T. Davis
15, bds., George H. Dean, boot finisher, 26 Pleasant
15, bds., Horace B. Dewey, clerk, 10 Pleasant
15, bds., Edwin C. Dockhan, boot cutter, 152 Southbridge
15, bds., William F. Donovan, bookkeeper
15, bds., Louis B. Warner, salesman, 306 Main
- 1886M no number, Wm Piper, wood frame house
- 1890HD Hammond A.G. boarding-house (CD: Amanda G. Hammond)
Piper George M
Dodge L.G. bookkeeper, b.
Snow Maggie, stitcher, b.
Lesure Herbert S. b. (CD: boot treer 10 Mulberry, Whitcomb & Miles shoe mfrs)
Wm. Piper, hrs. bld. \$2,500; 7574 ft. \$7,600
- 1896M 15 Irving: P.C. Meek (house)
- 1900HD Bryson Robert S. janitor
Tallman Geo. W. foreman, b.
Anderson John W. machinist, b.
Lamb George, clerk b.
White Alice, teacher, b.
Allison Emma, teacher, b.
Meeks Phoebe C. bld. \$2500; 7500 ft. \$8700; also owns 5 Piedmont (lives at neither)
- 1910HD vonSotta Gudiva Mrs hairdresser
Lindblom Olaf W clerk b
Meeks Phoebe C. bld. \$2500; 7500 ft. \$7500; also owns 5 Piedmont (lives at neither)

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- 1911M G. Hatch (house)
- 1916HD Charteris Mary A physician 1 (CD: physician, 15 Irving, h. do)
 Lane Joseph H Mr & Mrs 2 (CD: traffic mgr, Worc Chamber of Commerce, 11 Foster)
 Chandler Frederick G Mr & Mrs 3 (CD: salesman, 731 Main, H.J. Murch, automobiles)
 Fitzgerald Edward P Mr & Mrs 4 (CD: architect, 406 State Mutual Bldg, bds. 137 Pleasant)
 Morse Ellen C S Mrs 1 (CD: widow William L)
 Morse Pauline H Miss b
 Streeter George A Mr & Mrs (CD: office mgr, 221 Commercial, Brewer & Co. wholesale druggists)
 Jones Richard E Mr & Mrs 2 (CD: Jones Richard E. & Co, tailors, 12 Pleasant)
 Adams Herbert Lincoln Mr & Mrs
 Pettegrew Mary L Mrs 3 (CD: widow David)
 Manning Julia M Miss b (CD: milliner, 11 High, Manning J M millinery)
 Meagher James M Mr & Mrs (CD: D.W. Meagher & Co, saloon, 17 Exchange)
 Libby Royal B Mr & Mrs 4 (CD: salesman, 673 Main, Henley-Kimball Co. automobiles)
 Sibley Melton L Mr & Mrs (CD: foreman, 1030 Slater bldg, Hassam Paving Co., bds 11 Berkshire)
 Gordon Rose B clerk 0
 Brown Wendell A clerk (CD: clerk 94 Grove, American Steel & Wire Co., bds 136 Elm)
 Frye W Philip Mr & Mrs (CD: adv mgr, 30 Wyman, Royal Worcester Corset Co.)
 Girls Friendly Society 1
 Hunt Anna nurse
 O'Leary John R Mr & Mrs 2 (CD: investigator, at Cincinnati, Ohio)
 Ackley Albert W Mr & Mrs 3
 O'Connell Charles J lawyer 4 (CD: 623 State Mutual bldg.)
 O'Connell Eleanor G Miss (CD: stenographer)
Higgins Jeremiah J., Frank P. Knowles & Edward P. Fitzgerald, trus, bld. \$60000; 7574 ft. \$7500; also own 58-60 Chatham, 95 Pleasant, 40 William & 375 Pleasant
CD: Higgins Jeremiah J, general contractor, 1 Fay, and Colonial Real Rstate Trust, 406 State Mutual Bldg, h 1 Ashland and 1143 Pleasant
Knowles Frank P, h. 838 Main
Fitzgerald Edward P, architect, 406 State Mutual Bldg, bds 137 Pleasant
- 1922M J. Higgins et al Tr. (apt bldg)
- 1930HD 18 households
Hiatt Alexander et al, bld. \$90000; 7574 ft. \$7500
CD: Hiatt Alexander (Dorothy) Royal Shoe & Rubber Co., 88 Water, h. 16 Nevada
- 1940HD 14 households
Hiatt Alexander, Maurice L. Shaer, David Fisher & Abraham Sadowsky, bld. \$55000; 7574 ft. \$6500
CD: Shaer Maurice L (Katherine S) pres-treas Shaer Shoe & Rubber Co., Inc. 55 Grafton, h 401 Lowell
Fisher David (Pauline) pres-treas Lion Distributors Inc h 54 S Lenox
Sadowsky Abr (Sarah) liquor h 127 Providence
- 1950HD 16 households
Lariviere Arth J & Mary E., bld. \$50000; 7574 ft. \$5600; also own 4 other properties together; Arthur J Lariviere owns 12 other properties individually
(CD: Lariviere Arth J (Mary E), real estate, 7 Woodbine, h do
- 1960HD 17 households
Lariviere Arth J & Mary E.
- 1970HD 17 households
Riviera Enterprises et al

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15 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2305
--	----------

PHOTOGRAPHS (Neil Larson, 2009)



View from SW

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2305
--	----------



View from W

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2305
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View from NE



View from E

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2305
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View from SW

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.

Irving Street Apartments is distinctive example of a stylish early 20th-century brick apartment house designed in the English Revival taste. Its varied fenestration, stone trim and courtyard plan are significant features. Designed by an undocumented Worcester architect, Edward P. Fitzgerald, the building helps define his opus, including other apartment houses, school and institutional buildings, and a movie theater. He often collaborated with Jeremiah J. Higgins, an active building contractor in the period.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.1011
Historic Name:	English High School Building
Common Name:	Worcester Public Schools Administration Building
Address:	20 Irving St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	130-I
Year Constructed:	R 1891
Architect(s):	Barker and Nourse
Architectural Style(s):	Romanesque Revival
Use(s):	Business Office; Public School
Significance:	Architecture; Education
Area(s):	wor.cr: Worcester Multiple Resource Area
Designation(s):	Nat'l Register Individual Property (3/5/1980); Nat'l Register MRA (3/5/1980)



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

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Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

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

This file was accessed on:

Wednesday, July 11, 2012 at 12:13 PM

FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

NR 3/5/80

MRA 1ND

In Area no. CR	Form no. 130-T 1011
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SOUTH AND EAST ELEVATIONS

1. Town Worcester
 Address 20 Irving Street
 Name English High School
 Present use school department offices

Present owner City of Worcester

3. Description:

Date 1891-1892

Source City Documents

Style Romanesque Revival

Architect Barker & Nourse

Exterior wall fabric brick

Outbuildings (describe) none

Other features brown sandstone trim,
corner tower with high hip roof,
arched entry, stone columns with
carved capitals

Altered minor Date _____

Moved no Date _____

5. Lot size: Assessors' Book 3, p.22
Lot 20 39,376 sq.ft.

One acre or less Over one acre _____

Approximate frontage 250'

Approximate distance of building from street
15'

6. Recorded by B.R. Pfeiffer

Organization Worc. Heritage Pres. Soc.

Date February 1978

(over)

7. Original owner (if known) City of Worcester

Original use high school

Subsequent uses (if any) and dates school department offices (present)

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	<u> X </u>	Religion	_____
Architectural	<u> X </u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	_____	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	<u> X </u>				

9. Historical significance (include explanation of themes checked above)

Built in 1891-1892, the English High School Building is a superb example of Romanesque Revival style architecture, in an excellent state of preservation. The main body of the building is three and one-half stories high, rising from a base of rock-faced granite to a dormered hip roof. Windows of the third storey and of interior stair wells have arched heads of rock-faced sandstone voussoirs. Dormers are gabled, containing windows with arched transoms and decorative brickwork in the gable. Major entries exist on the building's Irving Street (east) and Chatham Street (south) walls. The Irving Street entry consists of a sandstone and granite porch with a wide entry arch on squat columns and a sandstone railing (above) with carved corner posts. Slightly simpler in its decoration, the Chatham Street entry is set in a rectangular surround with squat columns, foliate carvings and a keystone with a carved lamp. Above this entry is a shallow projecting window sill with elaborate foliate carvings. At the school's southeast corner is a five and one-half storey tower (130' high) with a high hip roof and cast-iron cresting. The exterior of English High School is unaltered, retaining original oak-panelled doors and low granite walls at the property's boundaries.

English High School was designed by the locally prominent firm of Barker & Nourse, which published an illustration of the school building on the introductory page of Illustrations of a Few Buildings (1898), a trade catalogue for the firm.

(cont.)

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

City Document #47 for the year ending 11/30/1892
 Barker & Nourse. Illustrations of a Few Buildings (1898), pages unnumbered.
 Nutt, C. History of Worcester, vol. II, pp.712 (photo), 713-719 (history of Classical High), 721 (history of English High)

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

WOR 1011

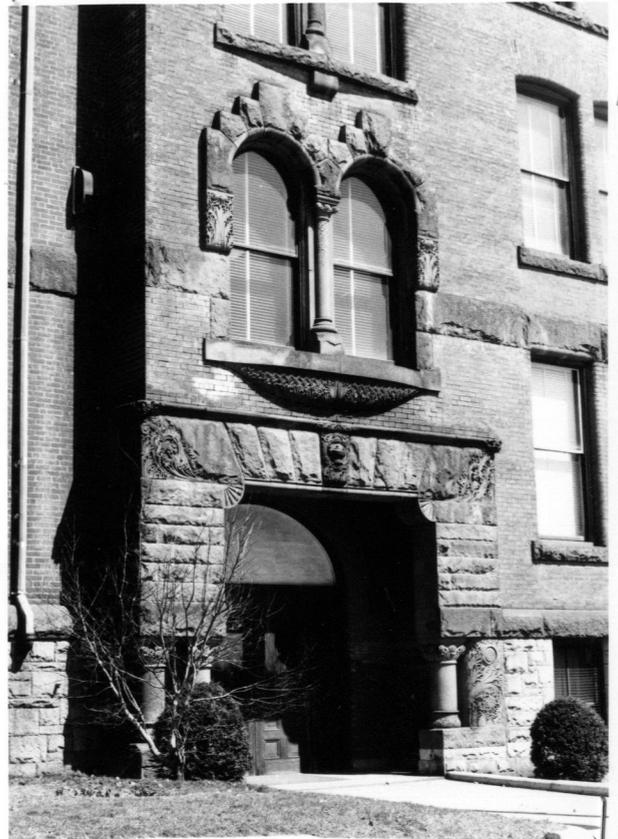
Community: Worcester	Form No: 130-I
Property Name: English High School	

Indicate each item on inventory form which is being continued below.

9. Opened in September of 1892, this building served as the English High School (the city's second high school) until 1914, when the English High School was re-organized as the High School of Commerce. At this time the Classical High School which had been located at the corner of Maple and Walnut Streets (in a building designed by Henry Hobson Richardson, now demolished), moved into this building. The new High School of Commerce then occupied the former Classical High School building. After 1966 this building ceased to be used as a high school; it has since been used as office space.



EAST ELEVATION



SOUTH ENTRY

Staple to Inventory form at bottom

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

03-017-00033

Worcester
North

WOR.2965

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

Photograph



View from SE

Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 30 Irving Street

Historic Name: John C. & Mary L. White House

Uses: Present: Two Family Residential

Original: Single Family Residential

Date of Construction: 1870

Source: historic maps & directories

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: brick

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Dormer added to front facade

Painted exterior stripped

Full porch removed from front facade and existing
entrance porch added

Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.0848 acres

Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Locus Map



North at top

Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2965

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The John C. & Mary L. White House is a two-story brick single-family dwelling with a hipped roof. It is situated on a 0.0848-acre lot on the west side of Irving Street south of Chatham Street. The lot is now bordered on the north and west by paved parking lots where dwellings of the same period have been demolished; parking lots on cleared land also characterizes the east side of Irving Street. A row of distinctive mid-19th-century houses survives south of the house on the west side of the street. A narrow driveway follows the west property lot terminating at the rear of the short lot. A small front yard extends from the set-back house to a low mortared stone wall with granite cap at the sidewalk. Stone steps lead up to the porch at the entrance.

The three-bay front façade is distinguished by raised-brick corner pilasters and a frieze composed of a course of angled vertical bricks surmounted by a deep wood cornice with paired scroll-sawn brackets. Historic exterior paint has been stripped. Window openings on both stories have arched heads, as does the entrance, which contains original paired doors. Panels with raised decoration fill the arched space above the window sash, which have been recently replaced. There is visible evidence of the original full one-story front porch, which has been replaced by a simple porch over the entrance supporting a bevel-sided oriel with a slate mansard that appears to be a historic feature. A hipped-roof dormer was added later in the center of the roof. Brick and wood corner and cornice features carry over on the side façade. A two-story brick bay window is positioned on the west side of the house where a rear ell is recessed and fronted by a two-story porch. The rear ell bumps out a few feet on the east wall behind a blank section of wall in the front where a staircase is located within; a small second-story window lights a landing. There are no outbuildings.

The John C. & Mary L. White House is an altered but still-distinctive Italianate brick townhouse of the post Civil War period representing the changing domestic tastes of Worcester's middle class. Added on a small lot among houses of an earlier period, its ornate brick work contrasts with the wood frame residential architecture more typical in the Crown Hill neighborhood.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2965

The brick dwelling was built at 30 Irving Street for John C. White and his family appears on the 1870 map of the city; however, they did not move in until personal data was collected for the 1871 city directory, which records White at his former address. The Whites had been living at 24 (now 38) Irving Street in the years before the house was built; prior to that they rented on Chatham Street. They clearly moved into the 30 Irving house after the 1870 census was taken since the Whites were recorded in a two-family house and their new house was a single dwelling. The 1870 census lists John C. White as a 38-year-old owner of an oil and paint store with his wife, Mary, age 33 years and 11-year-old daughter Sarah. (This same household was enumerated in the 1860 census.) According to the city directory, for a brief period in the mid-1870s Walter S. White, a reedmaker and probably a relative was boarding with them. By 1880 the Whites had added a second daughter, Grace, to the family. John C. White died in 1889 and his widow moved the family to 130 Lincoln Street, renting the 30 Irving Street to various tenants, including photographer Arthur E. Davis in 1890, boot and shoe manufacturer George A. Goddard in 1900 (the Goddard factory had operated for years at 86 Austin Street (WOR.1519 & 1520); by 1910 Goddard was divorced and living with his mother in an apartment across the street at 41 Chatham Street (WOR.2958)), and Frederick A. McClure, a city engineer, in 1910.

Physician Willard M. Lindsey and his wife, Minnie, bought the house by 1920 and lived there with their daughter, Edith, and a Swedish domestic servant for a few years until selling it to Edwin M. and Florence G. Collins. Edwin worked for the Worcester Electric Light Company, and it would appear that they began to take boarders into the house. By 1950 Mittades G. Lazaris (aka Milton Lazarus) and his wife, Urania, owned the house. Mittades was partner with his brother, Frank, in Lazaris Bros grocery at 76 Irving Street. The family was native to Greece, their son, Alex M. Lazaris, was a member of the household. By 1960 they had created a second living unit in the house, which they rented for many years to Anne E. Scofield.

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1858M House not depicted
- 1870M [16] Irving: J.C. White
- 1861CD White John C. & Co. (S.M. Kendall) paints & colors, 6 Front, h. 13 Chatham
- 1862CD White John C. & Co. (S.M. Kendall) paints & colors, 6 Front, h. 24 High [probably means 24 Irving, only instance]
- 1863CD White John C. & Co. (S.M. Kendall) paints & colors, 6 Front, h. 24 Irving
- 1871CD White John C. & Co. (S.M. Kendall) (S.M. Kendall) paints & colors, 6 Front, h. 24 Irving
- 1872SD 30, ho., John C. White (J.C. White & Co.), paints & colors, 8 Front
30, bds., Walter S. White, reed maker, 9 May
- 1880C White John C., 48, dealer in paints and oil, b. MA
Mary L, 43, wife, b. MA
Sarah L, 21, daughter, at school, B. MA
Grace M, 7, son [sic], at school, b. MA
Clark Susan R, 77, b. MA
- 1886M 30 Irving: J.C. White, brick
- 1890CD White John C. died Oct. 4, 1889, age 57
White John C. (C.C. Lowell), paints, oils, artists' materials, 12 Pearl
White Mary L. widow of John C. house 30 Irving
1892CD White Mary L. widow of John C. h. 130 Lincoln
- 1890HD Davis A.E. photographer
John C. White, bld. \$4500; 3965 ft. \$3800

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2965

- 1896M 30 Irving: J.C. White
- 1900HD Goddard Geo. A. Mr. & Mrs. (CD: C.S. Goddard & Sons, boot & shoe manuf., 80 Austin)
White John C. heirs, bld. \$4500; 3965 ft. \$4000
- 1900C Goddard Geo A, 37, head, rents, married 12 years, shoe manuf, b. MA
Cara R, 29, wife, 1 of 1 children living, b. MA
Mildred W, 9, daughter, at school, b. MA
- 1910HD McClure Frederick A Mr & Mrs (CD: city engineer, 33 City Hall)
White John C. heirs, bld. \$4500; 3965 ft. \$3200
- 1910C McClure Frederick A, 57, head, married 27 years, civil engineer, construction, b. NH
Ida E, 49, 1 of 1 children living, none, b. MA (parents b. NH)
- 1911M J.C. White Est
- 1920HD Lindsey Willard M Dr & Mrs
Lindsey Minnie E. bld. \$3000; 3965 ft. \$3200; also owns lots at Marlboro & Northboro and Coburn av
- 1920C Lindsey Willard M, 52, head, owns, physician, b. MA
Minnie E, 50, wife, none, b. MA
Edith, 20, daughter, none, b. MA
Olsen Christine, 65, servant, b. Sweden
- 1922M Lindsey
- 1930HD Collins Edwin M (1931CD: (Florence G) clerk, 11 Foster, Worcester Elec Light Co), h 30 Irving)
Burgwinkle Joan K Mrs r
DuBois Arthur r (1931CD: clerk, 427 Main, L K Liggett Co, drugs)
Poulan Mabel Mrs r (1931CD: nurse)
Skipper Jennie r (1931CD: steno, 164 Fremont, M S Wright Co vacuum cleaners)
Steele Gladys r (1929CD: not lister; 1931CD: rem to Boston)
Ware Marion r (1931CD: finisher)
Collins Edwin M & Florence G. bld. \$6500; 3696 ft. \$3000
- 1940HD Collins Edwin M
Fleming Catherine W r (CD: sten Board of Public Welfare)
Jones Doris E r (CD: cook Mem Hosp)
Jones Mabel A r
Rogers Nellie Mrs r
Ware Marion W r
Dyer Eliza r
Collins Edwin M & Florence G. bld. \$4800; 3696 ft. \$2000
- 1950HD Lazaris Milton G (CD: Lazaris Mittades (Urania) Lazaris Bros grocery w/ Frank, 76 Irving, h 30 Irving)
Lazaris Alex M r (CD: studt)
Lazaris Frank r (CD: Lazaris Bros., r 30 Irving)
Lazarus [sic] Mittades G & Uranie, blds \$6800; 3696 ft. \$2000
- 1960HD Scofield Anna E
Lazarus Milton G
Lazarus Alex M r
Lazarus Mittades G & Uranie

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2965

1970HD Scofield Anna E
Lazarus Milton G
Lazarus Mittades G & Uranie

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

- 1828 "Map of Worcester." From the *Worcester Village Register*.
- 1833 Stebbins, H. *Map of Worcester, Shire Town of the County of Worcester*. Boston: C. Harris.
- 1844 "Plan of the Village of Worcester, 1844." *The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844.
- 1851 Walling, Henry F. *Map of the City of Worcester*. [Boston?]: Warren Lazell.
- 1857 Walling, Henry F. *Map of Worcester County, Massachusetts*. Boston: Wm E. Baker & Co.
- c1860 Ball, P. *Map of the City of Worcester, Massachusetts*. [Worcester?]: Smith & McKinney
- 1870 *Atlas of the City of Worcester, Massachusetts*. New York: F.W. Beers & Co.
- 1877 Wall, Caleb & S. Triscott. "Map of Worcester, Massachusetts – Showing oldest roads and location of earliest settlers." In Caleb Wall's *Reminiscences of Worcester*. Worcester: Tyler & Seagrave.
- 1878 *Bird's-eye View of the City of Worcester*. Boston: G.H. Walker.
- 1886 *Atlas of the City of Worcester, Massachusetts*. Philadelphia: G.M. Hopkins.
- 1896 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1901 *Worcester Index for 1901*.
- 1911 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1922 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

Directories and Census

The Worcester Almanac, Directory and Business Advertiser. Worcester: H.J. Howland, 1844-1864. Published annually.

The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.

The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually

The Worcester Directory. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.

The Worcester Directory. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

The Worcester House Directory. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.

The Worcester House Directory. Worcester: Sampson & Murdock Co., 1920-1938. Published semi-annually.

The Worcester House Directory. Boston, then Malden: R.L. Polk & Co., 1939- . Published semi-annually.

The Worcester Society Blue Book; Elite Family Directory and Club Membership. New York: Dau Publishing Co., 1902-1924. Published annually.

Population Schedules of the Federal Decennial Census. Washington, D.C.: National Archives of the United States, 1790-1910. Microfilm.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2965
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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

30 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2965
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View from SW

	WOR.2965
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[Delete this page if no Criteria Statement is prepared]

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 John C. & Mary L. White House is an altered but still-distinctive Italianate brick townhouse of the post Civil War period representing the changing domestic tastes of Worcester's middle class. Added on a small lot among houses of an earlier period, its ornate brick work contrasts with the wood frame residential architecture more typical in the Crown Hill neighborhood.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

03-017-00006

Worcester North

WOR.1012

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

Photograph



Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 32 Irving Street

Historic Name: Joseph E. & Submit W. Fales House

Uses: Present: Rooming House

Original: Single Family Residential

Date of Construction: 1853

Source: historic maps & directories

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Porch & roof decoration added, c. 1870

Vinyl siding added

Window sashes replaced

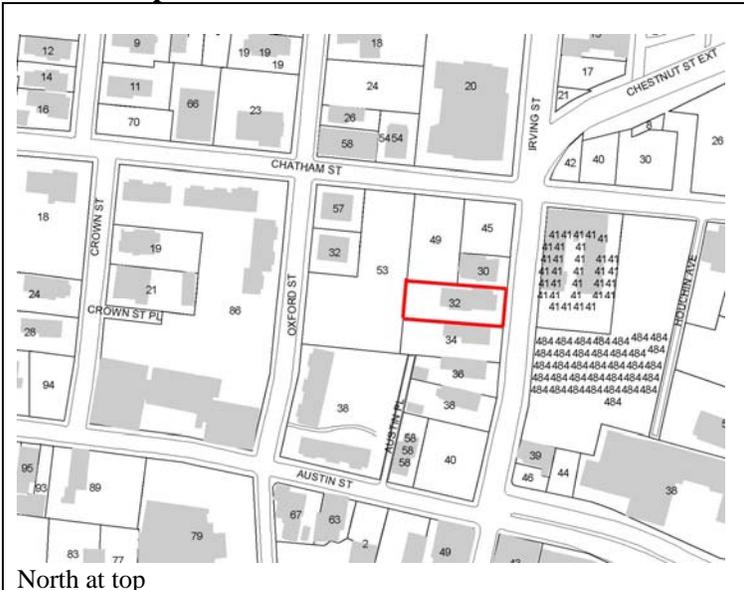
Condition: good

Moved: no yes **Date:**

Acreage: 0.2019 acres

Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Locus Map



Recorded by: Neil Larson, Larson Fisher Associates
Organization: City of Worcester Historical Commission
Date (month / year): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1012

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Joseph E. & Submit W. Fales House is a story-and-a-half wood frame single-family dwelling with a front-gable roof. It is situated on a 0.2019-acre lot on the west side of Irving Street south of Chatham Street. The lot is now bordered on the north and south by other detached houses and west by a large paved parking lots where dwellings of the same period have been demolished; parking lots on cleared land also characterizes the east side of Irving Street. An unpaved driveway follows the west property lot terminating at an unpaved parking in the rear of the lot. A small front yard extends from the set-back house to a cut granite slab retaining wall at the sidewalk; the wall returns on the east and west side where driveways cut into the sloping site. Stone steps lead up to the porch at the entrance.

The first story of the front façade contains an entrance on the north side and two windows. A one-story piazza spans the entire front with pillars supporting a heavy bracketed entablature. The decoration of the porch suggest it was added and Doric columns flanking the entrance indicate that the original porch just covered the doorway. (The railing is a recent replacement.) Similar decoration along the raking edges of the front gable was also added, along with incised bracework with in the top of the gable. The same massive entablatures distinguish the side walls, which have cross-gable dormers and pavilions with the same features as the front. A one-story wing at the front of the north side widened the front by a bay, and further additions were made to the rear. Even the rear façade is decorated. Vinyl siding has been added over the original wood clapboards. Window sash have been replaced. There are no outbuildings.

The Joseph E. & Submit W. Fales House is small Greek Revival-period house elaborated with distinctive Italianate decoration two decades later, reflecting the financial success of its owner. It is significant example of mid-19th-century domestic architecture in the crown Hill neighborhood.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1012

The house at 32 Irving Street was built in 1853 for patternmaker Joseph E. Fales and his family. In that year, Fales was 42 years of age, and his household was comprised of his wife, Submit, and daughter Abby. Both Joseph and Submit were born in New Hampshire, as was Andrew Fales, a machinist who occasionally boarded with the family; he likely was Joseph's father. By 1870 Joseph E. Fales occupation had changed significantly, from pattern maker to a manufacturer of paper machinery and the value of his real and personal estates increased substantially. Also, an Irish domestic was added to the household. It probably was at this time that the simple Greek Revival cottage was elaborated with bracketed entablatures, an ornate front piazza, and bracework in the gables of dormers and pavilions added to the sides of the house.

In 1884 Abbie Fales married Fayette S. Phetteplace, a factory clerk, and the couple joined the Fales household. By 1910 she apparently had lost not just Phetteplace, but a second husband named Briggs as well. In that year, Abbie Fales Briggs of Roxbury was listed as the owner of the 32 Irving house. (Attempts to locate her in the census that year have failed.) In 1920, she was back in Worcester and boarding in a house at 144 Elm Street. She had been renting the family home. The Berry family was the tenant in 1910. William Berry worked at the city stables; his wife, Jennie was music teacher, his daughter, Ruth, was a cellist. Sometime in the 1920s Abbie Fales Briggs (or her estate) sold the house to Margaret Richard, wife of shoe repairer John D. Richard. Two adult daughters lived with them. By 1940 they were taking in boarders. Blanche A. Dodge bought the property in 1946, who continued the rooming house use. Ten years later, she sold the house to Joseph F. and Mary B. Smith. The Chatham Street Realty Company bought the house from the Smiths in 1967. The house still functions as a rooming house.

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1853CD Fales Joseph E, pattern maker, h. 18 Irving FIRST INSTANCE
- 1851CD Fales Joseph E, machinist, h. 10 Green
Fales Andrew, Machinist, bds. 10 Green
- 1860C Fales Joseph E., 49, pattern maker, \$4,500 / \$1,500, b. NH
Submit W, 51, b. NH
Abby, 6, b. MA
Andrew, 78, boxmaker, b. MA [sic]
- 1870M 18 Irving: F. Lewis [?]
- 1870C Fales Joseph E., 60, mfr paper machinery, \$7,000 / \$8,000, b. NH
Submit W, 60, keeping house, b. NH
Abby S, 16, at school, b. MA
O'Connor Julia, 22, domestic servant, b. Ireland
- 1872SD 32, ho., Joseph E. Fales, manager, Rice, Barton & Fales, M. & I. Co., B. & A. R.R., cor. Union
- 1880C Fales Joseph E., 69, b. NH
Submit W C, 70, wife, b. NH
Abby S, 26, daughter, b. MA
Ludy Kate, 37, servant, b. Ireland
- 1886M 32 Irving: J.E. Fales
- 1890HD Fales Joseph E.
Phetteplace Fayette S. clerk, b.
Joseph E. Fales, bld. \$4500; 8794 ft. \$5500
- 1896M 32 Irving: J.E. Fales

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

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	WOR.1012
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- 1900HD Fales Joseph E
Phetteplace Abbie F. Mrs.
Phetteplace Fayette S. clerk, b.
Fales Joseph E., bld. \$4500; 8794 ft. \$5700
- 1900C Fales Joseph E., 89, capitalist, b. NH
Phetteplace, Abby F, 46, daughter, married 16 years, 0 of 2 children living, b. MA
Fayette S, 46, son-in-law, paymaster, b. MA
Steeves Emogine, 30, widow, nurse, b. Canada
Tomlinson Mary J, 28, nurse, b. b. Canada
Donahue Bridget, 29, servant, b. Ireland
- 1910HD Tomlinson V E Rev & Mrs (CD: pastor First Universalist church, 62 Pleasant St
Briggs Abbie Fales (Roxbury), bld. \$4500; 8794 ft. \$5300
- 1911M A.F. Briggs
- 1920HD Berry Wm N Mr & Mrs (CD: foreman, 155 Salem, City stables)
Berry Jennie Newcomb Mrs music teacher h
Berry Ruth Newcomb cellist b
Briggs Abbie Fales, bld. \$4500; 8794 ft. \$5300 (lives 144 Elm)
- 1920C Berry William, 63, head, rents, foreman, city stables, b. VT
Jennie H, 57, wife, musician, teacher, b. Canada
Ruth N, 21, daughter, musician, theatre, b. MA
Earl R, 19, son, none, b. MA
- 1922M A.F. Briggs
- 1930HD Richards [sic] John D (1931CD: (Margaret), shoe repairer
Richards Evelyn r (1931CD: saleswoman)
Richards Ruth R (1931CD: phone opr)
Richard Margaret, bld. \$5000; 8794 ft. \$5000
- 1940HD Richards [sic] D John [sic]
Knight Theo r (CD: (Jeanne W)
McGrath Thos J r (CD: (Grace C) rod drawer, G.F. Wright Steel & Wire Co)
Afremoff Abr (CD: chauf Stork Diaper Service Inc)
Howard Eliza M Mrs r (CD: wid Henry)
Howard Flora Mrs r (CD: nurse)
Richard Margaret, bld. \$3800; 8794 ft. \$3000
- 1946 Deed, 3022:297, 1 July 1946, Margaret Richard & Irene Gertrude St. John to Blanche A. Dodge
- 1950HD Dodge Blanche A Mrs (CD: wid Phil)
Ware J Milton (CD: (Medeline F) pkr Rockwood Sprinkler Co)
Ware Donald M r (CD: studt)
Comeau Wm r (CD: Laura)
Guillette Claire r (CD: seamstress Richard Healy Co)
Healy Alice M r (CD: clerk)
Rogers Nellie Mrs r
Shays E S r
Dodge Blanche A bld. \$5000; 8794 ft. \$3000

INVENTORY FORM B CONTINUATION SHEET

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32 IRVING STREET

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- 1956 Deed, 3768:94, 1 May 1956, Blanche A Dodge to Joseph F. & Mary B. Smith
- 1960HD Smith Jos F (1962CD: (Mary) h 32 Irving
Gallen Sarah r
Jenkins Laura r
Dodge Blanche A Mrs r
Healy Alice M r
Sullivan Mary r
Smith Jos F & Mary B
- 1967 Deed, 4780:199, 15 Aug 1967, Joseph F. & Mary B. Smith to Max J. Allen, Paul M. Thorner & Michael R. Cappiello, trs, Chatham Street Realty Trust
- 1970HD Giannino Alf
Chatham Street Realty Trust; also owns 45 Chatham

INVENTORY FORM B CONTINUATION SHEET

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32 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WOR.1012

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- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

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The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually

The Worcester Directory. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.

The Worcester Directory. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

The Worcester House Directory. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.

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The Worcester Society Blue Book; Elite Family Directory and Club Membership. New York: Dau Publishing Co., 1902-1924. Published annually.

Population Schedules of the Federal Decennial Census. Washington, D.C.: National Archives of the United States, 1790-1910. Microfilm.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

32 IRVING STREET

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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View from W

	WOR.1012
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[Delete this page if no Criteria Statement is prepared]

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 Joseph E. & Submit W. Fales House is small Greek Revival-period house elaborated with distinctive Italianate decoration two decades later, reflecting the financial success of its owner. It is significant example of mid-19th-century domestic architecture in the crown Hill neighborhood.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

03-017-00007

Worcester
North

WOR.2966

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

Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 34 Irving Street

Historic Name: Edward C.A. & Mary C. Becker House

Uses: Present: Residential

Original: Residential

Date of Construction: ca. 1870

Source: historic maps & directories

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: asbestos cement shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

- Dormers added
- Asbestos cement shingles added
- Exterior fire stair added
- Window sash replaced

Condition: fair

Moved: no yes **Date:**

Acreage: 0.2005 acres

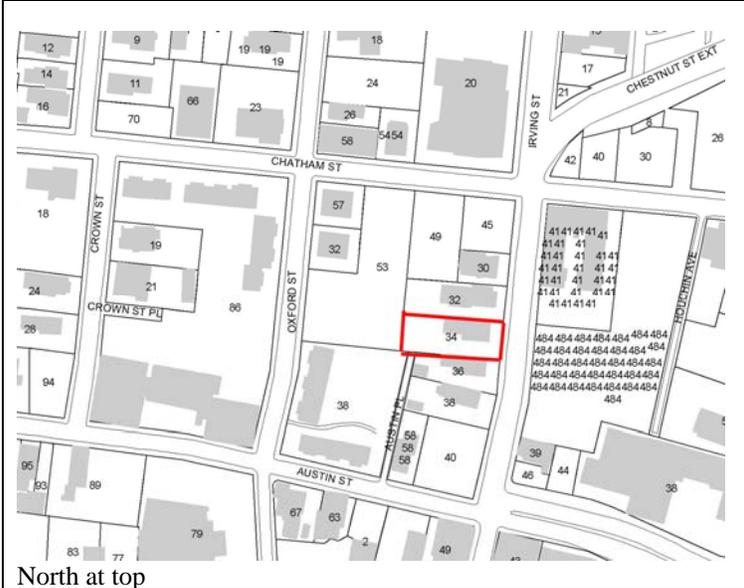
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Photograph



View from NE

Locus Map



North at top

Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2986

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Edward C.A. & Mary C. Becker House is a two-story wood frame two-family (now multiple) dwelling with a front gable roof. It is situated on a 0.2005-acre lot on the west side of Irving Street north of Austin Street. The house is elevated above the sloping street, which is at the eastern edge of Crown Hill. The height of a low granite slab retaining wall at the sidewalk has been raised by the addition of a mortared fieldstone wall on top to level the front yard. Lots with similar houses flank the property north and south, and a paved parking lot borders the rear (west) lot line. Stone steps lead up to the porch at the entrance. An unpaved driveway follows the west property line terminating at the rear of the short lot.

The three-bay front façade contains an entrance on the north side; the doorway has been replaced and the existing porch is a later addition. All decorative features have been removed for or covered by asbestos cement shingles added over original wood clapboards except the bracketed entablature distinguishing the raking roof edge. Returns at the eaves and remnant capitals indicate the prior existence of corner pilasters. The ornate entablature has been preserved on the side facades as well. Exterior wood stairs leading to the second and third stories have been added to the front and north sides. The south side has five bays of windows in a regular pattern typical of two-family dwellings. The north side has a narrow two-story pavilion that interrupts the roof-line entablature, indicating that it was added to create a second means of access to the second story; the exterior stairs connect to a second-story walkway leading to a doorway in this section. The blank wall in front of this pavilion corresponds with the location of a staircase within. Shed dormers were raised on both sides of the roof to create living space in the attic. There is a two-story kitchen ell attached to the rear; dormers have been also added to the roof of this section. Window sash have been replaced. There are no outbuildings.

The Edward C.A. & Mary C. Becker House is an altered example of a typical two-family dwelling constructed in the period following the Civil War. The building is historically significant for its long association with the founders of Becker College.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2986

The multi-family house at 34 Irving Street may have originated as a single-family dwelling, not unlike its neighbor at 32 Irving Street. This original house is pictured on the 1857 map, but further deed research is needed to determine its building history and occupants. The earliest record of residents so far found is for two families, one headed by grocer Charles E. Brooks (earlier Brooks worked for *The Spy*) and the other by the widow Chloe Clements. Both were tenants; neither stayed long. Clothier Daniel F. Estabrook lived in the house in 1862 and 1863 before buying a building lot on Pleasant Street (#131, WOR.2984) in 1864. Samuel F. Bond, a partner in Richardson Merriam & Company, manufacturers of wood working machines, was living in the house in 1867, and he is identified as the owner on the 1870 map of the area. He is likely the one that enlarged or replaced the single family house to create the existing two-family house, because in 1870 two non-related households are recorded as tenants. One was headed by Bond, the other by engineer Edwin H. Wood. Two years later, Bond had moved out and the households consisted of spokemaker Jeremiah Winn, who was 39 years of age, his wife, Mary A, 37 years, and their 10-year-old son, Willie. The other contained Sidney T. Howard, a 47-year-old livery stable owner, his wife, Kate, 36 years of age, son Albert, three years, and a domestic servant. The record becomes vague again until 1890 when machinist James S. Southgate briefly owned the property and lived there with tobacconist Henry E. Shaw renting the second unit. By 1892 Edward C.A. and Mary C. Becker owned the property and it remained in that family for the next 50 years.

Edward C.A. Becker founded his business school in Worcester in 1887. It was initially located at 424 Main Street and Becker and his family resided on Harvard Street. By 1892 the school had moved to 492 Main Street and the Beckers moved to the 34 Irving Street nearby. Edward C.A. Becker was born to German parents in Illinois; his wife, Mary, also had German parents, she was born in Ohio. Married in 1876, they lived in Pennsylvania before coming to Worcester. They brought two children with them, and three more were born in Massachusetts. In 1900 Edward C.A. Becker was described as head of a commercial school and a writing expert. His wife worked with him at the school and following Edward's death in 1900, she continued to run the school with her children's help. In the 1920s she continued to act as president of the college, but Edward P. Jenison was hired to act as superintendent. By 1930 she had conveyed control of the institution to Jenison and others, and by 1943 she had died having served longer as the administrator of the college than her husband. The two-family house at 34 Irving Street was sold and owned by absentee landlords ever after.

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1857M Appears to be pictured
- 1860C *Dwelling #1138, Household #1524*
 Charles E Brooks, 32, grocer, \$1,600 / \$2,100
 Elizabeth F Brooks, 30, b. CT
 Arthur Brooks, 4, b. MA
 Walter Brooks, 1, b. MA
- Dwelling #1138, Household #1525*
 Chloe Clements, 65, 0 / \$700, b. MA
 Sarah Clements, 38, teacher, b. MA
 Emily Clements, 37, b. MA
 Harriet Clements, 28, b. MA
 Caroline R Clements, 27, teacher, b. MA
 William A Clements, 25, clerk, b. MA
- 1862CD Brooks Chas. E., 8 Front, h 20 Irving
 1859CD Brooks Chas. E., grocer, 8 Front, h 18 Oxford
 1863CD Brooks Chas. E., 8 Front, h 37 Austin
 Estabrook Daniel F. (Freeland & Co.), h. 20 Irving **FIRST INSTANCE**
 1859CD Estabrook Daniel F. clerk at Freeland's, h. 5 Irving
- 1863CD Estabrook Daniel F. (Freeland & Co.), h. 20 Irving
 Estabrook Dennis F. bds. 20 Irving
- 1867CD Bond S.F. (Richardson Merriam & Co.) h. 20 Irving

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

WOR.2986

- 1870M 20 Irving: Bond
- 1870C *Dwelling #268, Household #454*
 Wood Edwin H, 41, stationary engineer, 0 / \$2,000, b. MA
 Caty M, 28, keeping house, b. MA
 Fred R C, 5/12, at home, b. MA
Dwelling #268, Household #455
 Bond Saml T, 35, mfr machine goods, \$8,000 / \$38,000, b. MA
 Janine M, 34, keeping house, b. MA
 Annie E, 8, at school, b. MA
 Janine P, 1, at home, b. MA
- 1872SD 34, ho., Sidney T. Howard, (S.T. Howard & Co.), livery stable, 40 Foster
 34, ho., Jeremiah Winn, (Fitch & Winn), spoke mfr., 29 Cyprus
- 1880C *34 Irving, Dwelling #178, Household #361*
 Winn Jeremiah, 47, Manuf Carriage Stock, b. MA
 Mary A, 45, wife, b. MA
 Willard A, 18, son, bookkeeper, b. MA
 May G, 7, daughter, at school, b. MA
 Parker Frederick W, 18, boarder, machinist's apprentice, b. MA

34 Irving, Dwelling #178, Household #362
 Roath Isaac, 37, bank clerk, b. NY
 Lizzie C, 35, wife, b. MA
- 1886M 34 Irving: no name
- 1890HD Southgate Jas. S. machinist 1
 Shaw Henry E. tobacconist 2
J.S. Southgate, blds. \$2800; 8732 ft. \$5200
- 1896M 34 Irving: Mary E. Becker
- 1900HD Becker E.C.A. Mr. & Mrs. 1 (CD: Edward C.A., commercial school & writing expert, 492 Main)
 Robinson W.F. Mr. & Mrs. 2 (CD: manager, 371 Main; R.J. Healey, boots & shoes
Becker, Mary C. blds. \$2800; 8732 ft. \$5400
- 1900C *34 Irving, Dwelling #128, Household #223*
 Becker Edward C A, 44, head, married 24 years, teacher, b. Illinois (parents b. Germany)
 Mary C, 41, wife, 5 of 7 children living, b. Ohio (parents b. Germany)
 Eva M, 19, daughter, at school, b. Illinois
 Laura C, 17, daughter, at school, b. PA
 Grace M, 10, daughter, at school, b. MA
 Edward C A Jr, 8, son, at school, b. MA
 Roland F, 4, son, b. MA
 Heller Elizabeth, 23, servant, b. Finland

34 Irving, Dwelling #128, Household #224
 Robinson Wm F, 33, head, married 3 years, mgr shoe store, b. MA
 Mabel E, 28, wife, no children, b. NY
- 1910HD Becker E C A Mr & Mrs 1 (CD: Becker's Business College, 98 Front)
 Becker Eva M Miss b (CD: teacher, 98 Front)

INVENTORY FORM B CONTINUATION SHEET

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34 IRVING STREET

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Area(s) Form No.

WOR.2986

- Becker Grace M Miss b (CD: sec, 98 Front)
Smith Lucy B Mrs 2
Smith Hattie J bookkeeper b (CD: bookkeeper 822 Main; Richardson Chas M, provisions)
Smith Harry O telegrapher b (CD: telegrapher, 413 Main; Western Union Telegraph Co)
Becker, Mary C. blds. \$2800; 8732 ft. \$5200
- 1911M M.C. Becker
- 1920HD Becker Mary C Mrs
Becker Roland F b (CD: sec Beckers Business College, 98 Front
Shippen Eva Becker Mrs (CD: ins, 507 Main, Park Bldg, rm 812, Townsend & Crierie Insurance
Brown Henry L Mr & Mrs (CD: teacher, 98 Front)
Becker, Mary C. blds. \$2800; 8732 ft. \$5200
- 1920C *34 Irving, Dwelling #74, Household #210*
Becker Mary, 59, head, widow, owns, manager, business college, b. Ohio
Roland F, 24, son, secretary, business college, b. MA
Shippen Eva, 39, daughter, agent, insurance co., b. IL
Charlotte, 2 6/12, none, b. MA
Lundstrom Albertina, 51, widow, servant, b. Sweden
- 34 Irving, Dwelling #74, Household #211*
Brown Henry L, 30, head, rents, teacher, college, b. MA
Grace, 30, wife, none, b. MA
- 1922M M.C. Becker
- 1930HD Becker Edward C A Mrs
Brown Henry L
Becker, Mary C. blds. \$6500; 8732 ft. \$5200
- 1940HD Becker Mary C Mrs
Brown Grace B Mrs
Becker, Mary C. blds. \$4400; 8732 ft. \$3000
- 1950HD McCarty Lawrence H (CD: (Christine A) opr Worc St Ry Co)
O'Leary Michl r
Sherman Arth A (CD: (Ethel M) estimator, J F Bicknell Lumber Co)
Andrews Dorothy J (Rock Fall CT) blds. \$4400; 8732 ft. \$2500; also owns 2 other properties
- 1960HD Vaska Cath B
Delgrosso, Jos, barn \$200, house \$4200, 8732 ft. \$2500
(CD: (Rose V) cook Pespeni Restr Inc, h 9 Quincy)
- 1970HD Vacant
Hanslick Paul
Vigoro Dorothy
O'Coin Kathleen
LeBlanc Robert
Bernier Henry A
Toupin Realty Corp

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2986

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

34 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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View from SW

	WOR.2986
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[Delete this page if no Criteria Statement is prepared]

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 Edward C.A. & Mary C. Becker House is an altered example of a typical two-family dwelling constructed in the period following the Civil War. The building is historically significant for its long association with the founders of Becker College.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

03-017-00012

Worcester North

WOR.2967

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

Photograph



View from NE

Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 36 Irving Street

Historic Name: Leonard & Emily White House

Uses: Present: Three Family Residential

Original: Two Family Residential

Date of Construction: 1851

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):
Vinyl siding added
Window sash replaced

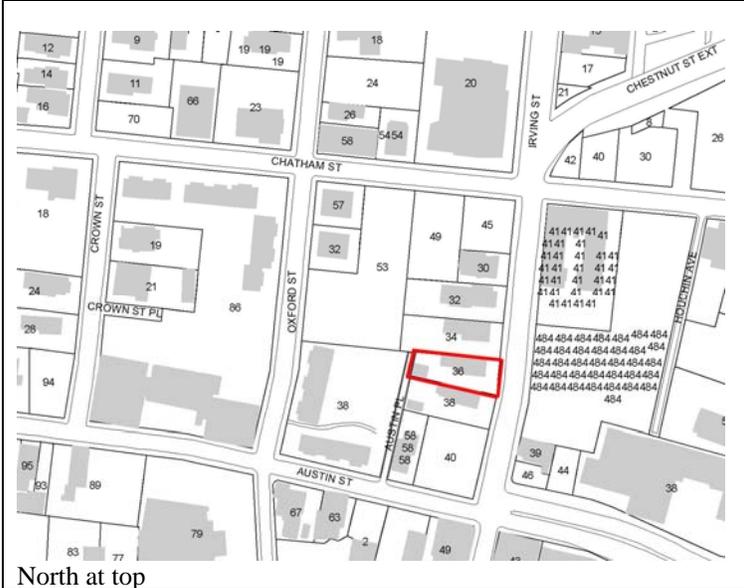
Condition: good

Moved: no yes **Date:**

Acreage: 0.1396 acres

Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Locus Map



North at top

Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2967

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The Leonard & Emily White House is a two-story wood frame two-family (now three-family) dwelling with a front gable roof. It is situated on a 0.1396-acre lot on the west side of Irving Street north of Austin Street. A small front yard extends from the house to a granite curb at the sidewalk. Lots with similar houses flank the property north and south, and a paved parking lot borders the rear (west) lot line. Stone steps lead up to the porch at the entrance. A paved driveway follows the west property line terminating at the rear of the short lot where a masonry two-car garage is located.

The three-bay front façade contains an entrance on the south side; the doorway has a transom and sidelights. First-story windows extend down to floor level. Most of the Greek Revival decorative features have been covered by vinyl materials, but the roof-line entablatures with tall friezes have been replicated. The gable is enclosed as a pediment and a one-story Doric porch survives with its fluted columns and granite steps intact (iron railings have been added). Windows are symmetrically arranged on the side walls, with a blank section of wall at the front of the south side corresponding to an interior staircase. A two-story kitchen wing is attached to the rear recessed back from the south wall of the house where a porch once existed. Window sash have been replaced. A one-story detached garage is constructed of concrete blocks and has a flat roof. A more recent overhead door covers the combined two-bay opening.

In spite of its vinyl siding, the Leonard & Emily White House is a recognizable example of Greek Revival-style domestic design in the neighborhood. The front pediment, front entrance and one-story Doric porch are distinctive features.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

According to city directories, 1851 was the first year that bookkeeper Leonard White and his family lived in the house at 36 Irving Street. The year before White had lived at 18 Winter Street with his wife, Emily and young sons, William and Charles. In the census taken that year his occupation was identified as butcher, but by 1859 Leonard White considered himself an accountant. In 1860, his household had increased with the addition of a new daughter, Alice, and dressmaker Olivet S. Smith constituted a

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2967

separate household. Smith may have had a direct relationship with the White family, but that is not exactly known. Leonard was enumerated as a bookkeeper owning \$8,000 in real estate and \$900 of personal property. Two years later, he was back working as a butcher, the proprietor of a market in the Sargent Building on Main Street. By 1870 his son, Charles, was working as a butcher, too. His elder son, William, , who was employed in the manufacture of woolen machinery, had married and was the father of a young son. His family was a second household in the Irving Street house. In 1880, Leonard White was 75 years of age, retired, and living with his wife and son in Clinton, where it appears that Charles A. White owned and/or worked in a market.

The next owner, railroad engineer Charles F. Moore, was living in the house by 1872 with two other households, one headed by Mary E. Moore, probably his mother, and another by Abbie F. Seamans. (The 1872 directory mistakenly has the name as Morse.) The Moores did not live in the house long, and rented two dwelling units in the house until around 1920, when it was sold to Mary Loughlin, an unmarried teacher at the Belmont Street school; she resided with her elderly parents at 42 Austin Street. Tenant households in 1920 were headed by plumber Daniel Sweeney and machinist George Watson. Each had a wife and two children and took in boarders. Sometime in the 1940s Mary Loughlin, who would have been around 70 years of age, conveyed the Irving Street house to Grace L. McNamara, perhaps by will. McNamara's identity remains a mystery and her relationship to Loughlin is unknown. In 1956 she sold the house to John J. Cross, who two months later resold it to Hermyle J. and Alice S. Desautels. Vartan and Tuderita Kazangian bought the property in 1971,

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1851CD White Leonard, h. Irving FIRST INSTANCE
- 1859CD White Leonard acct h 22 Irving
- 1860C *Dwelling #1139, Household #1522*
Leonard White, 55, bookkeeper, \$8,000 / \$900, b. MA
Emily A White, 43, b. MA
William H White, 16, b. MA
Charles A White, 14, b. MA
Alice M White, 2, b. MA
Dwelling #1139, Household #1523
Olivet S Smith, 44, dressmaker, b. MA
- 1862CD White Leonard, market, 3 Sarg. Blk, h 22 Irving
- 1867CD White Leonard, market 12 Pleasant, h. 22 Irving
- 1870M 22 Irving: L. White
- 1870C *Dwelling #269, Household #456*
White Leonard, 62, butcher, \$9,000 / \$1500, b. ME
Emmer, 60, keeping house, b. MA
Charles, 23, butcher, b. MA
Alice, 12, at school, b. MA
- Dwelling #269, Household #457*
White Wm, 25, woolen machinery, b. MA
Louise, 23, keeping house, b. MA
Leonard S, 3, at home, b. MA
- 1872SD 36, ho., Charles F. Morse [sic], engineer, W. & N. R.R.
36, ho., Mrs. Mary E. Morse
36, ho., Abbie F. Seamans

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

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- 1880C *36 Irving, Dwelling #179, Household #363*
 McFarland David, 72, disease of kidneys, b. MA
 Mary, 69, wife, b. MA

36 Irving, Dwelling #179, Household #364
 Sargent Joseph W, 51, carriage dealer, b. MA
 Mary W, 50, wife, b. MA
 William W, 19, son, clerk, b. MA
 Mary W, 9, at school, b. MA

- 1881CD McFarland David, machinist, house 36 Irving
 Sargent J. Warren, carriages, 15 Mechanic, h. 36 Irving

- 1886M 36 Irving: no name

- 1890HD Gates Walter, salesman 1
 Gates Leonard, clerk, b.
 Winn W.A. bookkeeper, b.
 Hartt Oramel H. glazier 2
 Jenks Ellen, widow, b.
 Sheriffs Joseph, clerk, b.
 Hartt O.H. Mrs. dressmaker, b.
Chas. F. Moore, blds. \$2400; 6080 ft. \$3600

- 1890CD Moore Charles F, butcher, house 75 Elm

- 1896M 36 Irving: C.F. Moore

- 1900HD Williams Frank B. Mr. & Mrs. (CD: foreman)
 Scott George E. provisions, b.
Moore Charles F. blds. \$2400; 6080 ft. \$3800; also owns 95 Elm (lives in neither)

- 1910HD Cahill Katherine K Mrs 1 (CD: widow James J)
 Keefe Richard P supt b (CD: carpenter)
 Giddings Isaac W Mr & Mrs 2 (CD: collector)
 Giddings Gladys Miss b
Moore Clara B. blds. \$2200; 6080 ft. \$3800; also owns lot on Circuit av

- 1911M C.B. Moore

- 1920HD Watson George A Mr & Mrs (CD: machinist, 59 Webster, Worcester Electric Light Co. power house)
 Watson John N Mrs b (CD: Tammie, widow)
 Kinney Clarence W b (CD: electrical engineer)
 Sweeney Daniel F Mr & Mrs (CD: plumber, 174 Main, Wm H. Toner & Co.)
Loughlin Mary E., bld. \$2000; 6080 ft. \$3800; also owns 308 Cambridge
(CD: Loughlin Mary E, teacher Belmont-st school, bds. 42 Austin; father: Patrick Laughlin? Same address)

- 1920C *36 Irving, Dwelling #35, Household #211*
 Sweeney Daniel, 55, head, rents, plumber, shop, b. Canada
 Catherine, 52, wife, none, b. MA
 Catherine, 13, daughter, none, b. MA
 Frank, 12, son, none, b. MA
 Kennedy John, 21, lodger, stenographer, wire mill, b. MA
 Mulcahy Francis J, 21, lodger, bookkeeper, shirt co., b. MA

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

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36 Irving, Dwelling #35, Household #212

Watson George, 43, head, rents, machinist, electric light co., b. ME

Sarah, 42, wife, none, b. MA

Stuart E, 19, son, none, b. MA

Jean, 8, daughter, none, b. MA

Kinney Clarence, 44, boarder, engineer, electrical co., b. MA

1922M M.E. Loughlin

1930HD Vacant

Loughlin Mary E., bld. \$5000; 6080 ft. \$3800; also owns 308 Cambridge

1932HD Granger John L

Kelly Rose E r (CD: widow Edward J)

Scanlon Margt C r

Loughlin Mary E., bld. \$4600; 6080 ft. \$3800; also owns 308 Cambridge

1940HD Marrone Peter E (CD: (Julia) attnt

Consolo Vincent P r (CD: hlpr)

Green Jas B (CD: (Lillian) mixed N[orton] Co)

Green Florence R r (CD: nurse Odd fellows Home, r 40 Randolph Rd)

Green Frank J r (CD: waiter)

Bowler Thos W r (CD: brakeman B & A)

Loughlin Mary E., bld. \$3700; 6080 ft. \$1800; also owns 308 Cambridge, 48 Barclay, and 46 Austin/39 Irving

1950HD Donahue Timothy F (CD: (Cath J) steel wkr)

Donahue Francis X r (CD: mach)

Donahue Madeline T r (CD: clk)

Donahue Mary E r (CD: laundry wkr)

Marrone Julia Mrs (CD: Chatham Spa, cnfr, 48 Chatham)

Consolo Jas P r (CD: hlpr)

McNamara Grace L et al, bld. \$4000; 6080 ft. \$1800

1956 Deed, 3805:383, 14 Sept 1956, Grace L. McNamara to John J. Cross

Deed, 3824:504, 21 Nov 1956 John J. Cross to Hermyle J. & Alice S. Desautels

1960HD Desautels Hermyle J

Cobb Danl

Desautels Hermyle J & Alice S

1970HD Desautels Hermyle J

Desautels Hermyle J & Alice S

1971 Deed, 5154:187, 15 Sept 1971, Hermyle J. & Alice S. Desautels to Vartan & Tuderita Kazangian

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2967

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- Population Schedules of the Federal Decennial Census*. Washington, D.C.: National Archives of the United States, 1790-1910. Microfilm.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2967
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PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

36 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2967
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View from W

	WOR.2967
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[Delete this page if no Criteria Statement is prepared]

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.

In spite of its vinyl siding, the Leonard & Emily White House is a recognizable example of Greek Revival-style domestic design in the neighborhood. The front pediment, front entrance and one-story Doric porch are distinctive features.

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

03-017-00013

Worcester North

WOR.2968

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

Photograph



View from NE

Town/City: Worcester

Place: (*neighborhood or village*):
Crown Hill

Address: 38 Irving Street

Historic Name: John C. & Cordelia Davidson House

Uses: Present: Residential

Original: Residential

Date of Construction: 1850

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: John C. Davidson, probable builder

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
garage

Major Alterations (*with dates*):

Converted to tw-family house ca. 1870

Dormers added to roof ca. 1960

Vinyl siding added

Porch & window sash replaced

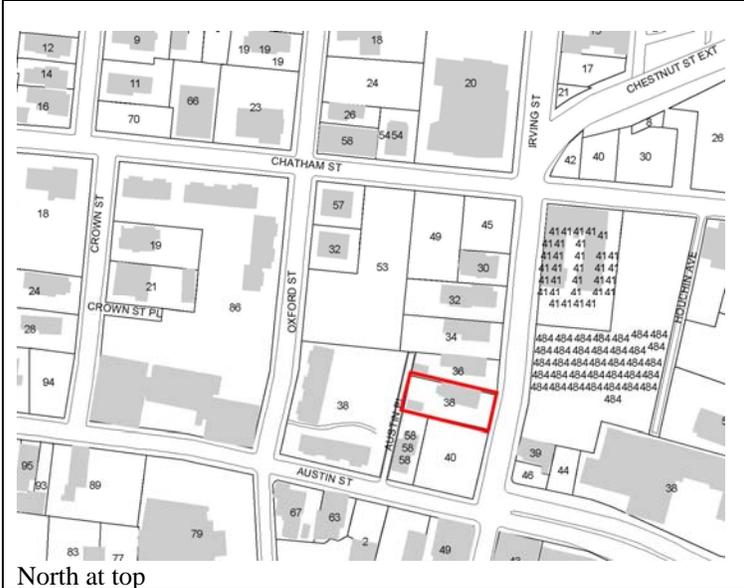
Condition: good

Moved: no yes **Date:**

Acreage: 0.1683 acres

Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

Locus Map



North at top

Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

38 IRVING STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2968

Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

ARCHITECTURAL DESCRIPTION:

The John C. & Cordelia Davidson House is a two-story wood frame three-family dwelling with a front gable roof. It is situated on a 0.1683 -acre lot on the west side of Irving Street north of Austin Street. The house is elevated above the sloping street, which is at the eastern edge of Crown Hill. The small front lawn slopes down to a granite curb at the edge of the sidewalk. Stone steps lead up to the porch at the entrance. The house is at the south end of a row of similar houses; another house was sited to the south, at the corner of Irving and Austin streets, but it was demolished and replaced with a parking lot. A paved parking lot borders the rear (west) lot line. An unpaved driveway follows the west property line terminating at a metal pre-fab garage in the southwest corner of the lot.

The three-bay front façade contains an entrance on the south side; the doorway has been replaced and the existing porch is a later addition. All decorative features have been removed for or covered by vinyl siding added over original wood clapboards. Shed dormers have been added to both sides of the roof; the ridge of the roof itself may have been raised in the process. The south side has three bays of windows in a regular pattern with a blank section of wall in the front corresponding with the interior staircase. The north side has four symmetrical window bays. A two-story kitchen ell attached to the rear is flush with the north wall and recessed on the south where a porch probably once existed. Window sash have been replaced. A prefabricated metal one-car garage has been added to the rear of the lot.

The John C. & Cordelia Davidson House is an example of a mid-19th-century single-family dwelling that was converted, first, to contain two families and, then, three families in a manner common as Worcester's population grew after the Civil War and land use the Crown Hill neighborhood intensified.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The Worcester Heritage Society (now Preservation Worcester) created a revolving loan fund to support rehabilitation work. The society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

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Carpenter John C. Davidson probably built the core of the house at 38 Irving Street around 1850 as a home for his family. Prior to this, they lived on Chatham Street. He and his wife, Cordelia, had their first (and only) child Madella in 1852. By 1870 they had begun to rent a portion of the house to a second family; the house likely was altered to its present form at that time. John C. White and his family were one of the first tenants; around 1870 White would move to the brick house built for him at 30 Irving (WOR.2965). John C. Davidson's household contained a boarder, dressmaker Carrie Rider, who probably was a relative. Ten years later, William H. Foss, a retail store clerk, lived in the second unit with his wife, Elizabeth, and a boarder. Ella Rider was recorded as boarding with the Davidson family in 1880; she was probably the same person as the Carrie Rider enumerated in 1870.

By 1900 John C. Davidson was living with his daughter and her husband, machinist William Pentacost, in a three decker on Shelby Street. Davidson was 81 years of age and a widow; however, he continued to own the Irving Street house, which in that year had one tenant, James J. Reagon, a cigar maker. By 1907 the property had been sold to sisters Hannah T. and Margaret T. Sullivan. Both born in Ireland, because of their common names, their family origin has yet to be discovered. They were probably sisters of John Sullivan, a blacksmith, who was renting a house at 40 Chandler Street for his large family. Hannah died in 1909, and by 1910 Delia Flynn had joined the household; she was a casemaker for J.R. Torrey & Co., manufacturers of razors & strops at nearby 128 Chandler Street. The dwelling's second household contained the widow Sarah Rooney and her daughter, Catherine, also a dressmaker. Peter F Joubert had moved his family into the rental unit at 38 Irving by 1920. He was French Canadian and worked as a weaver in a woolen mill. His household consisted of his wife, Catherine (born in Massachusetts), three grown children and an infant grandson. The family lived in the house into the 1930s, by which time Margaret T. Sullivan's sister, Annie, had moved in with her. Prior to this, Annie had lived with their brother John Sullivan's family on Chandler Street. In 1920, another, younger Hannah Sullivan also boarded with Margaret, as did Nellie Burns, a widow. Both women had jobs: Hannah Sullivan worked as a weaver, perhaps in the same woolen mill as Peter F. Joubert, and Nellie Burns was a machine operator in an underwear factory.

Ownership of the house had been conveyed to Harvey A. Santimaw by 1940. He was a real estate agent with a residence on 89 Forest Street, who evidently picked up the house following Margaret T. Sullivan's death as an income property; he also owned a house at 83 Russell Street. In 1940 Santimaw rented the two units to wireworker Adam P. Stoskus and plumber Dorman A. Spears. By 1960 the house had been enlarged with the addition of shed dormers to accommodate a third family. One of the tenants that year was James F. Remillard, a telephone installer, and by 1970 he had bought the house and moved elsewhere.

SELECTED RESEARCH DATA

(CD = city directory, SD= Street Directory, HD = house directory, M = map, C = census)

- 1850CD Davidson John, carpenter, h Irving FIRST INSTANCE
- 1850C Davidson John C, 31, carpenter, \$2,500, b. MA
Cordelia, 28, b. MA
- 1860C Davidson John C, 41, carpenter, \$11,000 / \$800, b. MA
Adelia E, 36, b. MA
Maella, 8, b. MA
Summer Edwin, 19, bookkeeper, b. MA
- 1862CD Davidson John C. carpenter, h 24 Irving
- 1870M 24 Irving: Davidson
- 1870C *Dwelling #270, Household #458*
White John C, 38, oil & paint store, \$3,000 / \$1,500, b. MA [later owned 30 Irving St.]
Mary L, 33, keeping house, b. MA
Sarah L, 11, at school, b. MA
- Dwelling #270, Household #459*
Davidson John C, 51, carpenter, \$8,500 / \$600, b. MA

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- Cordelia E, 48, keeping house, b. MA
 Madella, 18, at school, b. MA
 Rider Carrie, 20, dressmaker, b. MA
- 1872SD 38, ho., John C. Davidson, (C.B. Knight & Co.), lumber dealer, 22 Madison
- 1880C *38 Irving, Dwelling #180, Household #365*
 Foss William H, 50, head, clerk, b. MA
 Elizabeth E, 44, wife, b. MA
 Bannon, Margaret, 23, boarder, clerk, b. MA
- 38 Irving, Dwelling #180, Household #366*
 Davidson John C, 60, coal dealer, b. MA
 Cadelia E, 57, keeping house, b. MA
 Madella, 28, daughter, b. MA
 Rider Ella J, 29, boarder, dressmaker, b. MA
- 1886M 38 Irving: no name
- 1890HD Prentice Charles 1
 Davidson John C. carpenter 2
 Stickney A.L. retoucher
John C. Davidson, bld. \$2300; 7330 ft. \$4300
- 1896M 38 Irving: J.G. Davidson
- 1900HD Reagon Jas. J. cigar maker 1
 Hart Eliza, stitcher, b.
Davidson, John C. bld. \$2300; 7330 ft. \$4400
- 1907CD Sullivan Hannah T. Miss, 38 Irving
 Sullivan Margaret T., dressmaker, 38 Irving
 1903CD Sullivan Hannah Miss, bds 34 Jackson
 Sullivan Margaret T, dressmaker, bds. 34 Jackson
- 1910CD Sullivan Hannah T. died Oct. 29, 1909
 Sullivan Margaret T., dressmaker, 38 Irving
- 1910HD Rooney Sarah Mrs 1 (CD: widow, John)
 Rooney Catherine G dressmaker b
 Sullivan Margaret T Miss 2 (CD: dressmaker)
 Flynn Delia Miss b (CD: casemaker, 128 Chandler, J.R. Torrey & Co., razors & strops)
Sullivan Hannah T. & Margaret, bld. \$2100; 7330 ft. \$4400
- 1911M H.T. & M. Sullivan
- 1920HD Joubert Peter F Mr & Mrs (CD: weaver, 38 Bradley)
 Joubert Frank Mr & Mrs (CD: machinist)
 Joubert Albert b (CD: chauffeur, 151 Front, G.P. Cobb Co, fish)
 Sullivan Margaret T (CD: dressmaker)
 Sullivan Annie G b (CD: clerk 421 Main, Harrington bldg)
 (CD: Sullivan Hannah, weaver, bds 38 Irving)
 Burns Nellie Mrs b (CD: clerk)
Sullivan Hannah T. heirs & Margaret, bld. \$2100; 7330 ft. \$4400

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- 1920C *38 Irving, Dwelling #76, Household 213*
 Joubert Peter F, 49, head, rents, weaver, woolen mill, b. French Canada
 Catherine, 53, wife, none, b. MA
 Rose, 21, daughter, none, b. MA
 Frank, 26, son, chauffeur, taxi, b. MA
 Francis M, 1/12, grandson, none, b. MA
 Albert W, 19, son, chauffeur, fish co., b. MA
- 38 Irving, Dwelling #76, Household 214*
 Sullivan Margaret T, 65, head, owns, dressmaker, at home, b. MA
 Annie G, 60, sister, saleslady, clothing store, b. MA
 Burns Nellie, 50, widow, boarder, operator, underwear co., b. MA
 Sullivan Hannah, 39, lodger, weaver, woolen mill, b. MA
- 1922M H & M Sullivan
- 1930HD Joubert Peter F
 Joubert Albert r
 Joubert Frank R r
 Sullivan Margaret T
 Sullivan Annie G r
Sullivan Hannah T. heirs & Margaret, bld. \$4500; 7330 ft. \$4400
- 1940HD Stoskus Adam P (CD: (Petronella) wire worker)
 Stoskus Apolyna r (CD: vocalist (NY city))
 Stoskus Rita r (CD: stdt)
 Spears Dorman A (CD: (Irene) plumber)
Santimaw A Harvey bld. \$5000; 7330 ft. \$2200; also owns 89 Forest and 83 Russell with Alice L. Santimaw (CD: Santimaw A Harvey (Alice L) real est h 89 Forest)
- 1950HD Skeeane Earl A (CD: (Beatrice) ins agt Mutual Benefit Health & Accident Assn)
 Sulham Woodland J (CD: (Florence A) jr acct Worc Wire Works)
 Sulham Harry C (CD: (Lillian B) Harry's Restaurant, 285 Pleasant)
Santimaw A Harvey & Alice L. bld. \$4500; 7330 ft. \$2200; also own3 other properties
- 1960HD Remillard Jas F (CD: (Joyce) installer NET&T Co)
 Gagnon Alf J (CD: Gagnon Alfred J (Eva) auto mech)
 Bodwell Aubrey S (CD: (Gertrude) weaver Roxbury Carpet Co)
Santimaw A Harvey & Alice L.
- 1970HD Nugent James W
 Gagnon Eva Mrs
 Bodwell Aubrey S
Remillard James F & Joyce A

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PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

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View from SW

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[Delete this page if no Criteria Statement is prepared]

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 John C. & Cordelia Davidson House is an example of an mid-19th-century single-family dwelling that was converted, first, to contain two families and, then, three families in a manner common as Worcester's population grew after the Civil War and land use the Crown Hill neighborhood intensified.