

FORM B – BUILDING

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

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

03-025-00011

Worcester
North

C

WOR.1791

NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 1 Oxford Place

Historic Name: Charles B. & Abbie B. Knight House

Uses: Present: Multiple Family Residential

Original: One Family Residential

Date of Construction: ca. 1885

Source: historic maps, directories, date stone

Style/Form: Classical Revival

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.1094 acres

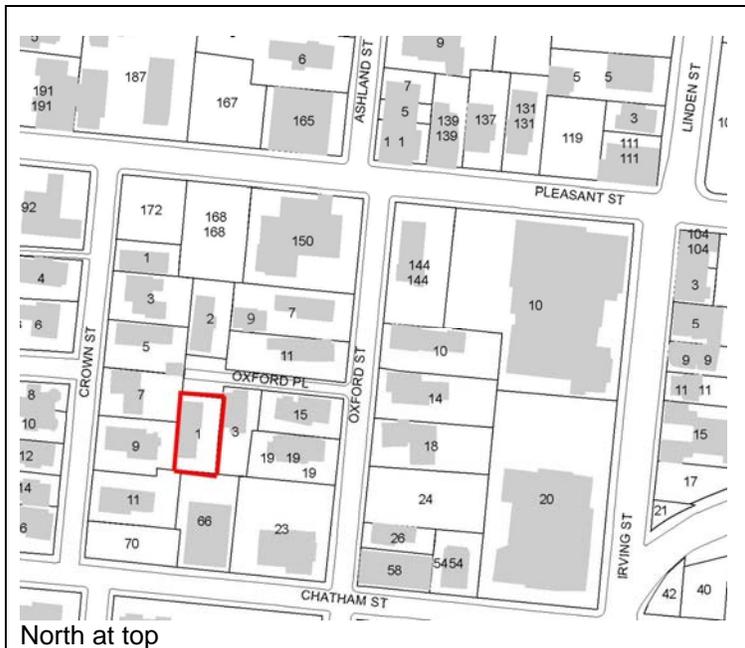
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

1 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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C	WOR.1791
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NRDIS 5/6/1976 & 3/5/1980

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 Charles B. & Abbie B. Knight House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.1094-acre lot on the south side of Oxford Place west of Oxford Street. The lot is bordered on all sides by houses of similar scale and age; it fronts on a small square laid out in 1840s when Isaac Davis had the land designated as a park in the 1836 Park Hill plan subdivided into house lots. The existing house appears to be the second house on the lot, the first one having been built by carpenter Samuel Bacon; Charles B. Knight bought the single-family house in 1866 and built a new two-family house about 20 years later. The house is situated with its long west side aligned close to the property line. The east and south (rear) sides of the lot are paced for driveway and parking, as the house recently has been renovated into a number of apartment dwellings. A low retaining wall runs along the front and a part of the east side of the house. There are no outbuildings.

The original house may still be represented in the existing building, but a more detailed physical investigation is necessary to verify it. The house has a brick basement, which is a later feature, but the front façade retains elements suggestive of an earlier building date, such as paneled corner pilasters and label molds over the windows. Yet the exterior was extensively reworked in the recent renovation and may be simply reproductions. The front façade has a two-story stair tower engaged to its west side, which would have been a means to create a second-story entrance on an existing house. There are two doorways with windows in this addition, as well as square windows with colored pane borders; both are typical of the ca. 1885 date of the two-family conversion. The remaining two windows on the first story of the front façade are contained within a porch with turned posts and balustrade that appear to be recent reproductions as well. A pair of windows in the attic and a shed dormer on the indicate the existence of living space on the third story, but it is unclear when these were added. A three-story rear ell was also potentially enlarged in the apartment conversion. Window sash have been replaced.

The Charles B. & Abbie B. Knight House is an example of the constant intensification of property use in Worcester during the late 19th-century. An earlier single-family dwelling previously occupied the site, and parts of it seem to have been incorporated in the enlarged two- now multi-le-family house.

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

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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.

In 1866 Charles B. Knight purchased a lot with buildings thereupon at 1 Oxford place from Catherine B. Bacon, executrix of her father Samuel Bacon's last will and testament. Samuel Bacon, a carpenter, probably built a house there after he purchased the lot from Joseph A. Gilbert in 1849. He was living there at the time of his death in 1856. Charles B. Knight was working as a shoe finisher when he and his wife, Abbie, moved into the Bacon house along with his mother, 71-year-old Hannah B. Knight, and Abbie Sprague, age six, apparently Abbie Knight's daughter from a previous marriage. In 1870 Charles B. Knight was employed as a clerk at a lumber yard; two years later he listed his occupation as a lumber dealer. The 1880 census recorded him as a grain merchant, and by 1890 he was superintendent for a loan agent.

The design of the existing two-family house suggests that it replaced the original dwelling around 1885 when two distinct households appear in the building record. It was also at this time that the title was placed in Abbie B. Knight's name. Remarkably, the house remained in the ownership of the Knight family until 1994. When Charles B. Knight died around 1902, his widow continued as owner and head of household. By 1910 the other household in the house was headed by industrial belt manufacturer H. Joseph Knight, presumably Charles B. Knight's nephew. At a later point the house was jointly owned by the widows Abbie Cather, Charles B. and Abbie B. Knight's daughter, and Elouise Knight, wife of H. Joseph Knight. This arrangement continued into the 1960s, until these women passed away, at which point a third generation, in the name of Kenneth H. Knight, assumed control of the property. It was following his death in 1994 that the house was conveyed out of the family.

SELECTED RESEARCH DATA

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

- 1847 Deed, [no book:page cited], 5 May 1847, Isaac Davis to Sewell Holbrook, "being the last described lot in deed 1848CD Holbrook Sewell, carpenter, h. Crown
- 1849 Deed, 435:646, 2 June 1849, Sewell Holbrook to Joseph A. Gilbert, land for \$530
1848CD Gilbert Joseph A, machinist, h. 13 Green
- Deed, 452:539, 24 Sept 1849, Joseph A. Gilbert to Samuel Bacon, land for \$600
1848CD Bacon Samuel, carpenter, h. 44 Salem
- 1850C Samuel Bacon, 26, carpenter, \$1,700, b. CT
Catherine B, Bacon, 31, b. MA
Samuel E Bacon, 3, b. MA
Joseph M Bacon 7/12. B. MA
- 1856 Deed, 559:609, 12 April 1856, Catherine Bacon, Grafton, executrix last will & testament of Samuel Bacon, to Joshua C. Stoddard, tract \$3,350
1854CD Stoddard Joshua C., painter, h. Leicester Rd
1859CD Stoddard Joshua C. inventor, h. 20 Wellington
- 1866 Deed, 718:575, 22 Jan 1866, Catherine Bacon, Detroit MA, to Charles B. Knight, tract w/ buildings thereon, \$3,500
- 1867CD Knight Chas. B. shoe finisher, h 1 Oxford place FIRST INSTANCE
- 1870M Knight

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- 1870C Knight Charles P, 34, clerk in lumber yard, b. MA
Abbie, 38, keeping house
Hannah B, 71, no occupation, \$3,000 / \$2,200, b. MA
Sprague Abbie M, 6, at school, b. MA
- 1872SD 1, ho., Charles B. Knight (C.B. Knight & Co.) lumber dealer, 22 Madison
- 1880C Knight Chas, 44, grain merchant, b. MA
Abby, 48, wife, keeping house, b. MA
Sprague Abby, 16, daughter, at home, b. MA
Horace, 8, son, at home, b. MA
Knight Hannah, 81, mother, at home, b. MA
- 1890HD Knight Chas. B. supt. loan agent
Bryant F.J. machinist, b.
Lee Mary E. book agent 2
Lee Persis E. widow, b.
Abbie B. Knight, bld. \$600; 4766 ft. \$2100
- 1896M Mrs. A,B. Knight
- 1900HD Murray P.F. Mr & Mrs 1 p. Freeman Murray, state district police, 476 Main
Knight Chas. B. Mr & Mrs
Cather Geo. A. wheelwright, b.
Warren Ellen E. Miss, b.
Knight, Abbie B. bld. \$3500; 4766 ft. \$2400
- 1900C *1 Oxford Pl, Dwelling #141 Household #260*
Murray P Freeman, 62, head, rents, married 33 years, state detective, b. Nova Scotia
Mary P, 54, wife, 1 of 1 child living, b. MA
- 1 Oxford Pl, Dwelling #141 Household #261*
Knight Charles B, 63, head, owns, married 33 years, b. MA
Abby, 69, wife, 2 of 4 children living, b. MA
Cather Abby S, 36, daughter, married 17 years, 1 of 2 children living, b. MA
George A, 40, son-in-law, carpenter, b. MA
Mildred, 16, granddaughter, at school, b. MA
Warren Ellen, 66, boarder, b. MA
- 1910HD Knight H Joseph Mr & Mrs 1 auditor 102 Bloomingdale Rd Graton & Knight Mfg Co (Jos A Knight pres), belt mfrs
Ongley Helen A Mrs b wid Edward S
Cather George A Mrs 2 George A woodworker
Cather Mildred Miss b stenographer 80 Austin Warren Leather Goods Co
Warren Ellen E Miss b
Knight Abbie B Mrs b
Johnson Nettie Miss b
Knight, Abbie B. bld. \$3500; 4766 ft. \$2100
- 1911M A. Knight
- 1922M A. Knight
- 1922HD Knight Elouise S Mrs

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- Cather Geo A Mr & Mrs
Cather Mildred L b
Knight Kenneth H b helper 356 Franklin Graton & Knight Mfr Co
Sargent Harriet B b
Mathieu Alfred F Mr & Mrs barber 340 Main rm 629 State Mutual Bldg
Knight Elouise S. & Abbie S. Cather, bld \$5700; 4766 ft. \$2100
- 1930HD Knight Eloise S Mrs
Knight Kenneth H r
1A Comee Susan M r bookkeeper 4 Walnut rm 249 Day Building 306 Main Day Trust real est off
Cather Abbie S Mrs widow George
Cather Mildred L r
Mathieu Alfred F
Knight Elouise S. & Abbie S. Cather, bld \$6200; 4766 ft. \$2100
- 1940HD Knight Eloise S Mrs
Knight Kenneth H r
Cather Abbie S Mrs
Cather Mildred L r
Freeman Mabel dressmkr h
Champigny Mary r
1a Harrington Ruth D
Knight Elouise S. & Abbie S. Cather, bld \$5100; 4766 ft. \$1300
- 1950HD Knight Eloise S Mrs
Knight Kenneth H r
Cather Abbie S Mrs
Cather Mildred L r
Publicover Dora Mrs r wid Jas A
Champigny Mary
Aldrich Annie M
1a Harrington Ruth D
Knight Elouise S. & Abbie S. Cather, bld \$5600; 4766 ft. \$1200
- 1960HD Knight Kenneth H J
Cather Mildred L
1a Harrington Ruth H
Knight Elouise S. & Abbie S. Cather, bld \$5500; 4766 ft. \$1200
- 1970HD Knight Kenneth H
Vacant
Keyes Arnold
Knight Kenneth H. & Abbie S. & Abbie S. Cather, bld \$5500; 4766 ft. \$1200
- 1984HD Knight Kenneth H
Riopel Doris E Mrs
1a vacant
Knight Kenneth H
- 1994 Deed, 16416:76, 7 June 1994, Shawmut Bank, exr. Last will & testament of Kenneth H. Knight, to Cecil M. Daggett, Shrewsbury

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- 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.

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1 OXFORD PLACE

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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

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

03-025-00006

Worcester
North

C

WOR.1790

NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 2 Oxford Place

Historic Name: Samuel N. & Elvina H. Whitney House
Joseph H. & Martha B. Dodd House

Uses: Present: Single Family Residential

Original: Two Family Residential

Date of Construction: 1850

Source: historic maps, directories, date stone

Style/Form: Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: slate shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Mansard door added ca. 1870

Condition: good

Moved: no yes **Date:**

Acreage: 0.1131 acres

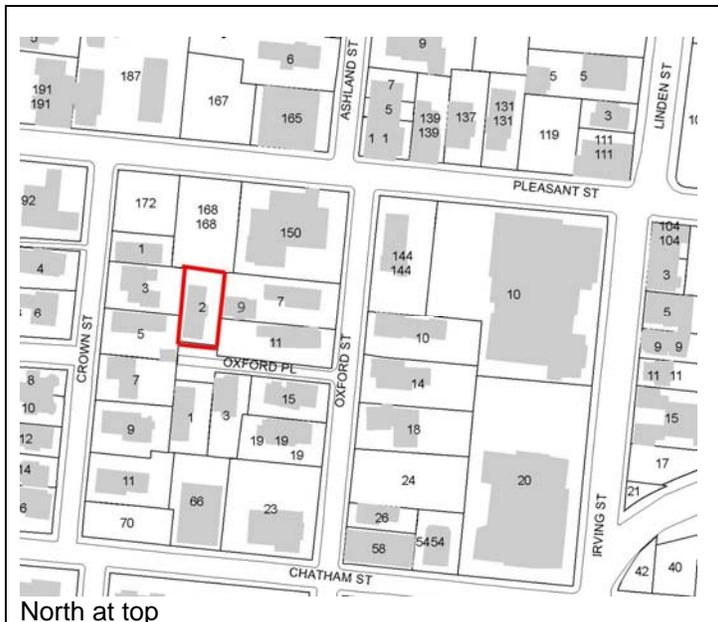
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SE

Locus Map



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

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2 OXFORD PLACE

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NRDIS 5/6/1976 & 3/5/1980

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 Samuel N. & Elvina H. Whitney House (Joseph H. & Martha B. Dodd House) is a two-story wood frame two-family dwelling (now single) with a mansard roof. It is situated on a 0.1131-acre lot on the north side of Oxford Place west of Oxford Street. The lot is bordered on the east by houses facing Oxford Street and on the west by houses facing Crown Street. It abuts a parking lot on the rear (north) side and the Oxford Place cul-de-sac on the south. This street was originally known as Dove Nest Place and the cul-de-sac as Dove Nest Square; the latter is depicted as a park on the 1870 map. Dove Nest Place was platted in the 1840s by Crown Hill developer Isaac Davis on the area designated a park on the 1836 Park Hill subdivision plan. The west side of the house is aligned close to the west lot line. The wide part of the yard is on the east side of the house where there is a paved driveway and parking area; a detached garage in the northeast corner of the lot recently has been removed. A low stone wall runs along the front of the lot at the edge of the "square."

The house has a three bay front façade that remains essentially intact from its 1850 construction date with paneled corner pilasters, trabeated entrance, and piazza on the front and east sides with Doric columns. Windows on the first story extend down to floor level; the center window on the second story has been in-filled with clapboards. The tall frieze had been preserved from the original front gable roof and was not embellished with brackets when the mansard was added around 1870. The steep slate mansard is distinguished by dormers with elaborate pedimented architraves consistent with the Second Empire taste. The piazza terminates at a two-story mansard pavilion at the rear of the east side. A blank section at the front of the west wall indicates the location of the staircase inside the entry hall. A two-story ell is attached to the rear; it retains its original gable roof. Window sash from both stages of the house's development appear to be intact.

The Samuel N. & Elvina H. Whitney House (Joseph H. & Martha B. Dodd House) is distinctive example of a Greek Revival townhouse with a Second Empire-style mansard roof added. It represents both the first phase of domestic architecture in Crown Hill and its later reflection to changing design tastes. It is distinguished by an intact first period Doric front porch and a slate mansard with pedimented dormers.

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

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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.

Samuel N. Whitney, a sash and blind maker, purchased the lot at 2 Oxford Place from Isaac Davis in 1847, and he is first recorded as living at the address in the 1850 city directory. Davis had Oxford Place platted on the park area designated in the 1836 Park Hill plan; early deeds refer to it as Dove Nest Court with its extreme west end, a cul-de-sac noted a park on the 1870 map, known as Dove Nest Square. The house, built without the existing mansard roof, accommodated two households, one comprised of Whitney's family, Samuel, his wife, Elvina, and their young daughter, Emma, and the other consisting of D.N. and Sophia Harris, whose identities are not yet known. By 1861 the Whitney's had moved to 9 Crown Street, selling the house to metalsmith Joseph H. Dodd. He would have been 37 years of age, and the partner (with Preston D. Towne) of Towne & Co., manufacturers of Perforated board and metals for industry. In 1870, Dodd and his wife, Martha, were parents to three sons, Charles H, age 14 years, Edwin M, age 12, and George age 8 years; the household also included an Irish female domestic servant and 59-year-old George Burr, apparently Martha Dodd's father. It would have been around this time (1870) that the mansard roof was added to the house.

By 1900 only Martha Dodd and her sister, Catherine Burr, were living in the house, helped by an Irish servant. Both women were in their seventies. Ten years later only Catherine Burr was left; she was enumerated with an Irish servant and a Scottish nurse. The three Dodd sons were listed as owners in the 1910 house directory. The following year, the sons sold the huse to dentist Maurice W. Quinn, who lived here for a short time before moving next door to 11 Oxford Street. At this point, he rented the Dodd house, and it entered a long period where it functioned as a rooming house. After Quinn died in 1923 his heirs held onto the property for another decade or more. After that it passed through another owner or two before being bought by Don H. and Frances E. Fullington, who continued operating a boarding house there into the 1970s.

SELECTED RESEARCH DATA

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

- 1847 Deed 442:261 4/6/1847 in consideration of \$1200, Isaac Davis to Samuel N. Whitney, yeoman, 3 lots: 2 comprise present #11 (one on street 50x100 ft. and one behind 50x50 ft.) the other comprises 2 Oxford Place. Deed references Dovenest Court (20 ft. wide) and Dovenest Square (50x50 ft.) "to be forever kept open," which are the dimensions of Oxford Place.
1847CD Whitney Samuel N. carpenter, 36 Mechanic
- 1850CD Whitney Sam'l N. sash & blind maker, h Oxford ct FIRST INSTANCE
- 1850C *Dwelling #144 Household #158*
S.N. Whitney, 44, sash maker, \$3,000, b. VT
Elvina H. Whitney, 32, b. NY
Emma F, 7, b. MA
- Dwelling #144 Household #159*
D N Harris, 32, manufacturer, \$2,000, b. RI
Sophia Harris, 26, b. MA
- 1861CD Dodd Joseph H (Towne & Co, mfr's perf. board & metals, Union.) h 2 Oxford place FIRST INSTANCE
Whitney Samuel N. sash maker, h 9 Crown
1847 CD Dodd Joseph, machinist, bds Williams' 13 Hanover
- 1870M J.H. Dodd

INVENTORY FORM B CONTINUATION SHEET

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2 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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- 1870C Dodd, Joseph, 46, machinist, \$6.000 / \$6.500, b. MA
Martha 45, keeping house, b. MA
Charles H, 14, at school, b. MA
Edwin M, 12, at school, b. MA
George L, 8, at school, b. MA
Monahan Julia, 20, domestic servant, b. Ireland
- 1872SD 2, ho., Joseph H. Dodd (Towne & Co.) mfr. of perforated paper and sheet metals, 81 Mechanic
- 1878M house with mansard roof pictured
- 1880C Dodd, Joseph, 56, metal worker, b. MA
Mattie, 55, wife, house keeper, b. MA
Charles, 23, son, drafter, b. MA
Edwin, 22, son, at college, b. MA
George, 18, son, at school, b. MA
Curran Mary, 35, servant, b. Ireland
Burr George, 59, boarder, b. MA
- 1886M J.W. Dodd
- 1890HD Dodd Joseph H. perforated sheet metal Towne & Co 81 Mechanic
Joseph H. Dodd, blds. \$3100; 7427 ft. \$3700
- 1896M J.H. Dodd
- 1900HD Dodd Martha E. Mrs.
Burr Catherine T. Miss, b.
Dodd Martha E. blds. \$3100; 7427 ft. \$4100
- 1900C Dodd Martha, 75, head, widow, none, b. MA
Burr Catherine B, 79, sister, b. MA
Currier Mary, 60, servant, b. Ireland
- 1910HD Burr Catherine T Miss
Dodd Charles H., Edwin M. & Geo T. blds. \$2100; 7427 ft. \$3700
- 1910C Burr Catherine C, 88, single, head, none, b. MA (parents b. ME)
Donahue Ellen M, 44, servant, b. Ireland
Jamieson Annie J, 33, nurse, b. Scotland
- 1911M M.A. Quinn
- 1911CD Quinn Maurice W dentist h 2 Oxford pl
- 1920CD Quinn Maurice W dentist h 11 Oxford St
- 1922M M.A. Quinn
- 1922HD Barker Otis Mr & Mrs Barker Chamber 168 Front
McKeon Catherine E b
Ruhmpohl Ethel Mrs b envelope maker
Sargent Emma S Mrs b

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

2 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1790
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NRDIS 5/6/1976 & 3/5/1980

Whitney Etta Mrs b
White Arthur Mr & Mrs b Arthur B ins 340 Main rm 820 Equitable Life Assurance Soc State Mutual Bldg
Green I L b
Wetherbee Sarah Mrs b
Bancroft Abbie L Mrs b
Quinn Maurice W. trus. blds. \$4100; 7427 ft. \$3700; also owns 11 Oxford St

1923CD Maurice W Quinn died Dec 28 1923

1930HD Leggett Nellie R Mrs
Bullard Herbert E r auctioneer 200 Pleasant
Fowler Olive Z Mrs r housekeeper
Golden John F r (Florence E) dentist 34 Front rm 10
Harriman Annie Mrs r widow Albert
Mathews Edward r
Averill Mary E r
Quinn Mary E. & Mary T. (Long Island NY) bld. \$5600; 7427 ft. \$3700; also owns 11 Oxford St

1937 Deed 2691:591 4/8/1937 Isador Katz, trustee New Deal Realty Trust, to Don & Frances Fullington

1940HD Fullington Don H (Frances E) slsmn 244 Main Coglin's Inc elec contrs
Gilman Langdon r slsmn Perkins & Butler Inc wholesale & retail paper & stationery
Gilman Victoria Mrs r domestic
Hart Frank r
Hayes Catherine r sewer
Jordan Mildred r
Kiernan Catherine r
McConnell Eliza Mrs r
Medhurst Ronald r clk Worcester Market
Sou chop Evelyn r
Fullington Don H & Frances E. bldg \$3500; 4927 ft. \$1300

1950HD Fullington Don H
Chronis Delima Mrs r
Dubois Louise Mrs r
Hayes Cath r
Keating Lillian r
Kiernan Cath r
Normandin Mildred Mrs r
Ottway Violet Mrs r
Paul Emily Mrs r
Wyman Jennie r
Fullington Don H & Frances E. bldg \$5300; 4927 ft. \$1200

1960HD Fullington Don H
Boucher Ethel r
Donahue Alice r
Kelly Anna I r
Coffin Bertha F r
Davis Lottie M r
Lyden Margt J r
Parker Hildegard C r
Webster Maude G r

INVENTORY FORM B CONTINUATION SHEET

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2 OXFORD PLACE

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Wheelock Margt A r
 Fullington Don H & Frances E. garage \$300, house \$5000; 4927 ft. \$1200

1970HD Fullington Frances E furn rms
 Fullington Frances E. garage \$300, house \$5000; 4927 ft. \$1200

1984HD Carlson Suzanne O
 Loomer Emily
 Carlson Suzanne O

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- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

2 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1790
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from W

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

2 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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NRDIS 5/6/1976 & 3/5/1980



View from SW

FORM B – BUILDING

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

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

03-025-00017	Worcester North	C	WOR.1792
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NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 3 Oxford Place

Historic Name: James J. & Sarah T. Russ House

Uses: Present: Two family Residential

Original: Single Family Residential

Date of Construction: 1868

Source: historic maps, directories, date stone

Style/Form: Gothic Revival

Architect/Builder: James J. Russ, possible builder

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
none

Condition: good

Moved: no yes **Date:**

Acreage: 0.1103 acres

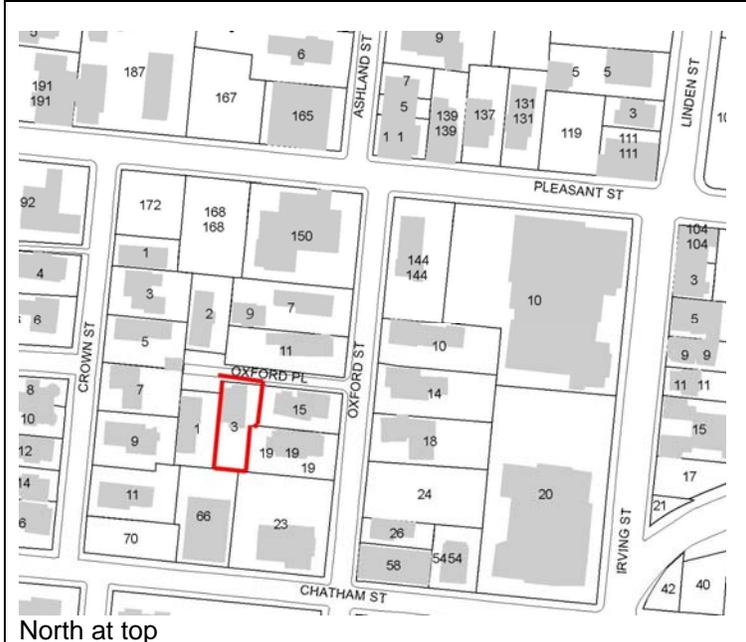
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from NW

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

3 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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NRDIS 5/6/1976 & 3/5/1980

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 James J. & Sarah T. Russ House is a two-story wood frame single-family dwelling (now two-family) with a gable roof. It is situated on a 0.1103-acre lot on the south side of Oxford Place west of Oxford Street. The lot is bordered on the east by houses facing Oxford Street and on the west by the three-story house at 1 Oxford Place. It abuts the parking lot of a large multi-family dwelling on the rear (south) side and Oxford Place on the north. This street was originally known as Dove Nest Place and the cul-de-sac at the west end as Dove Nest Square; the latter is depicted as a park on the 1870 map. Dove Nest Place was platted in the 1840s by Crown Hill developer Isaac Davis on the area designated a park on the 1836 Park Hill subdivision plan. The west side of the house is aligned close to the west lot line. The wide part of the yard is on the east side of the house where there is a paved driveway and parking area. A large yard is located in the rear.

The house has a three bay front façade that remains essentially intact from its 1868 construction date and the emergence of the Gothic Revival style. There are no corner pilasters or Greek entablatures; the entrance is framed by sidelights and a transom but is trimmed within simple moldings, which probably were fabricated in James J. Dodd's shop. The modesty of decoration is consistent with the small lot on which it was situated (the north half of the current parcel); as such it has been speculated that it was a converted barn associated with a larger house on Oxford Street, but this is not borne out in the property's documentary history. The central gable wall dormer is a distinguishing Gothic Revival feature, and it probably is original, although the scroll-sawn verge boards and brace work were added later. The one-story porch also is a more recent restoration. The east wall contains window pairs with four-over-four sash in the more modern taste. A blank section at the front of the west wall indicates the location of the staircase inside the entry hall. A two-story ell is attached to the rear; it was likely enlarged when the house became a two-family dwelling in about 1916. Historic wood window sash are intact.

The James J. & Sarah T. Russ House is modest example of a small dwelling designed in the mid-19th-century Gothic Revival style. It is distinguished by an intact form, although the house has been extensively restored.

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

3 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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NRDIS 5/6/1976 & 3/5/1980

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.

The house at 3 Oxford Place appears to have been built for James J. Russ and his family around 1868. Originally it was situated on a lot half its size fronting on what had been known as Dove Nest Place. Russ was partner with Lorin Eddy manufacturing wood moldings in a shop at 3 Manchester Street. Before this, Russ worked as a carpenter, and he may have been the builder of this modest two-story dwelling. In 1870 the Russ household consisted of James, his wife, Sarah, five-year-old daughter, Florence, and Johanna Mahoney a young Irish-born domestic servant. Two years later, Charles A. Gardner, who owned a stationery store on Pleasant Street, was boarding with the family. In 1880 the Russ family moved to East Cambridge, and after a number of apparent transactions, it was conveyed to Caroline E. Manning in 1880, who in the process enlarged the lot by acquiring land from her neighbor, Charles G. Livermore (19 Oxford St.) in 1882.

Caroline Manning was the wife of boot and shoe manufacturer, Theodore Manning. In 1880 they lived with Theodore's father—and founder of the firm—Charles Manning at 5 Ashland Street (WOR.2946). In 1891 they returned to the 5 Ashland house, selling 3 Oxford Place to Henrietta P. Gregson of Wilkinsonville, Worcester County, the wife of clergyman John Gregson, who evidently answered the call for a minister in the city. By 1900 they had relocated to Wiscasset, Maine and rented the house to various tenants, including bookbinder John Weatherbee who operated his shop in the huse, until 1916 when it was sold to sisters Sarah and Alice Burke. Although the property was recorded in their name, the sisters' mother, Margaret was head of the household consisting of three unmarried daughters, the third named Isabelle. They shared the house with another widow, Catherine Glynn, and her four children. The two widows were probably sisters as well. The two families, and ultimately the two Burke sisters, lived in the house into the 1960s. Alice M. Burke conveyed her half-interest in the property to her sister by will in 1967. Sarah A. Burke's estate conveyed the property to Theresa McBride in 1980.

SELECTED RESEARCH DATAo

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

- 1868CD Russ (James J.) & Eddy, (Lorin) moulding manufacturers, 3 Manchester, h 3 Oxford pl FIRST INSTANCE
 1860CD Russ James J. carpenter at Dennis & Lee's, h 20 Vine
 1865CD Russ (James J.) & Eddy (Lorin) moulding manufacturers, 4 Cypress, h 16 Park
- 1870M L. Buss [sic]
- 1870CD Russ (James J.) & Eddy, (Lorin) moulding manufacturers, Manchester cor. Bridge, h 3 Oxford pl
- 1870C Russ James J, 44, manufacturer of moldings, \$5,000 / \$10,000, b. VT
 Sarah T, 39, keeping house, b. VT
 Florence E, 5, at home, b. MA
 Mahoney Johanna, 24, domestic servant, b. Ireland
- 1872SD 3, ho. James J. Russ (Russ & Eddy), moulding mfr., 26 Manchester
 3, bds., Charles A. Gardner, (C.A. Gardner & Co.), stationery, paintings, &c, 3 Pleasant
- 1879CD Russ James J. supt. Worc. Moulding Works, 21 Cypress, h. 3 Oxford pl
- 1880 Deed 1079:135 7/6/1880 in consideration of \$3000 Peoples Savings Bank to Caroline E. Manning northern part of parcel containing house, same as Frederic Kimball to PSB 6/18/1880, "a portion of Widow Earle estate"
- 1881CD Manning Theodore (Manning Bros.), 156 Front, house 3 Oxford place
 Manning Bros. (George G., Theo, and J.A. Manning), boots and shoes, 156 Front

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

3 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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NRDIS 5/6/1976 & 3/5/1980

- 1882 Deed 1126:72 7/8/1882 in consideration of \$1040 Charles G. Livermore to Caroline E. Manning, southern part of parcel
- 1886M house pictured, no name
- 1890HD Manning Theo. Boots & shoes Manning Bros 94 Front
Caroline Manning, bld. \$2200; 4804 ft. \$2400
- 1891 Deed 1351:24 4/16/1891 Caroline E. Manning, wife of Theodore Manning to Henrietta P. Gregson, wife of John Gregson, Wilkinsonville, Worcester Co., 2 parcels
- 1896M H.P. Gregson
- 1900HD Booth Charles A. laborer
Booth Florence H. Miss, b.
Gregson Henrietta P. (Wiscasset Me) bld. \$2200; 4804 ft. \$2600
- 1910HD Wetherbee & Co bookbinders
Wetherbee John Mr & Mrs h
Gregson Henrietta P. (Millbury) bld. \$1800; 4804 ft. \$2400
- 1911M H. Gregson
- 1916 Deed ref unknown 8/8/1916 Henrietta P. Gregson to Daniel P. Callahan 2 parcels (mortgage 2041:274)
- 1916 Deed 2111:73 8/10/1916 Daniel P. Callahan to Sara A & Alice M Burke, 2 parcels
- 1922M S. & A. Burke
- 1922HD Glynn John J Mr & Mrs John died 11/28/1922
Burke Alice M b clerk
Burke Isabelle M b clerk 20 Franklin Worcester Telegram Pub Co
Burke Margaret M b widow Michael J
Burke Sarah A b
Burke Sarah A. & Alice M. bld. \$3500; 4804 ft. \$2400
- 1930HD Glynn Catherine A Mrs widow John J;
Catherine A clerk 462 Main MacInnes Co dept store
Glynn Mary A r steno 20 Franklin Worcester Telegram Pub Co
Burke Margaret M Mrs
Burke Alice M r clerk
Burke Isabell M r teacher
Burke Sadie A r (Sarah) bookkeeper 39 Waldo Central Supply Co plumbing supplies
Burke Sarah A. & Alice M. bld. \$5500; 4804 ft. \$2400
- 1930C *3 Oxford Pl, Dwelling #135 Household #300*
Burke Maryette M, 66, head, widow, owns, \$4,500, none, b. Ireland
Sarah A, 39, daughter, bookkeeper, store, b. MA
Alice M, 36, daughter, bookkeeper, mill
Isabella M, 27, daughter, teacher, public school, b. MA
3 Oxford Pl, Dwelling #135 Household #301
Glynn Catherine A, 52, head, widow, rents, none, b. MA
Mary A, 23, daughter, secretary, office, b. MA

INVENTORY FORM B CONTINUATION SHEET

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3 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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Catherine A, 21, daughter, clerk, store, b. MA
 John J, 17, son, none, b. MA
 James F, 15, son, none, b. MA

- 1940HD Burke Alice M
 Burke Isabelle M r
 Burke Sara A r
 Glynn John J r
 Galvin Mary V tchr Chandler St School
Burke Sarah A. & Alice M. bld. \$4500; 4804 ft. \$1200
- 1950HD Burke Alice M
 Burke Isabelle M r
 Burke Sara A r
 Chapman Leonard J (Ethel) opr
Burke Sarah A. & Alice M. bld. \$4700; 4804 ft. \$1200
- 1960HD Burke Sarah A
 Burke Alice M r
 Chapman Leonard r
Burke Sarah A. & Alice M. house \$4700; 4804 ft. \$1200
- 1967 Deed 4763:599 6/16/1967 in consideration of \$6250 estate of Alice M. Burke to Sara A. Burke undivided half interest in 2 parcels
- 1970HD Burke Sarah A
 McCarthy Julia
Burke Sarah A. house \$4700; 4804 ft. \$1200
- 1980 Deed 7003:347 7/1/1980 in consideration of \$35,000 John H. Burke & John J. Glynn exrs LW&T Sara A. Burke to Theresa M. McBride 2 parcels
- 1984HD McBride Theresa M
 No return
 5 Herron & Carlson AIA, architect
McBride Theresa M

INVENTORY FORM B CONTINUATION SHEET

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3 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

3 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

3 OXFORD PLACE

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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NRDIS 5/6/1976 & 3/5/1980



View from SW

FORM B – BUILDING

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

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

03-025-00004 Worcester North C WOR.1789 WOR.2993

NRDIS 5/6/1976 & 3/5/1980

Photograph



View from SE (#7 on right, #9 on left)

Town/City: Worcester

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

Address: 7 & 9 Oxford Street

Historic Name: Henry P. & Martha F. Howe House (7)
Salem & L. Maria Griggs Tenant House (9)

Uses: Present: Single Family Residential (7)
Three-Family Residential (9)

Original: Single Family Residential (7 & 9)

Date of Construction: ca. 1846 (7)
1891 (9)

Source: historic maps & directories

Style/Form: Greek Revival (7)
Queen Anne (9)

Architect/Builder: unknown

Exterior Material:

Foundation: Stone (7)
Brick (9)

Wall/Trim: Wood clapboard (7)
Wood clapboard & wood shingle (9)

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
Dormer added to roof (7)

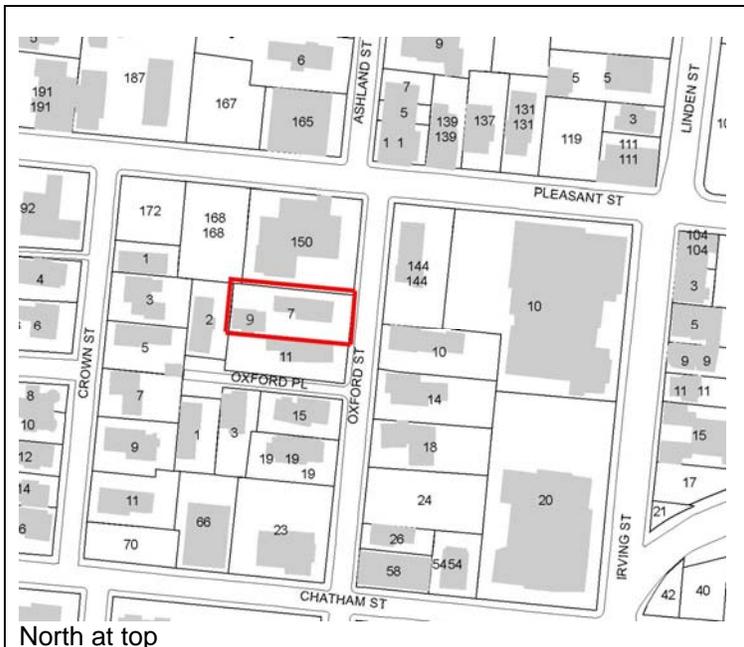
Condition: good

Moved: no yes **Date:**

Acreage: 0.2120 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 & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 & 9 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1789 WOR.2993
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NRDIS 5/6/1976 & 3/5/1980

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 Mrs. H.P. (Martha F) Howe House and Salem & L. Maria Griggs Tenant House are located on a single lot on the west side of Oxford Street south of Pleasant Street. The parcel was laid out as part of the Park Hill subdivision in 1836. It is bounded on the south by a house of similar period, on the north by the Oxford Street School and on the west by a house on the north side of Oxford Place, a cul-de-sac laid out on the site of the park planned in the original subdivision. The main and oldest house of the two is a two-story wood frame single dwelling with a front gable roof built in the Greek Revival style around 1845. It is set back from the street (deed restrictions required a minimum 12-foot set-back) and positioned near the north lot line leaving more yard space on the south side of the house, which was where the rental cottage was added at the rear of the lot in 1891. A granite curb edges the front lawn along the side walk with stone steps at the ends connecting to walkways leading to both houses. A paved driveway runs between the house and the north lot line terminating at a parking area in the rear of the lot.

The two-story wood clapboard main house presents a pedimented three-bay façade to the street embellished with a one-story porch supported by large, fluted Doric columns. The porch and pediment, as well as the tops of the side walls are detailed with tall Greek entablatures supported by wide paneled pilasters at the corners. The entrance is located on the right side of the front façade with a pedimented architrave containing sidelights. Windows have simple surrounds and contain what appear to be original six-over-six sash. Long side walls reflect a large two-room-deep side-hall plan with a stair along the window-less front of the north wall. A shed dormer was erected in the roof on the south side of the house in the 20th century. A long, narrow, two-story kitchen wing is appended to the rear of the house. Its north wall is aligned with the north wall of the house, with the south wall is thus recessed.

The story-and-a-half wood frame cottage had wood clapboard siding with wood shingles in the front and side gables. The front façade contains a side entrance and two windows on the first story tucked under a one-story porch with shed roof, turned posts, scroll-sawn braces and a balustrade in a geometric pattern. The upper story contains two windows, above which the gable is decorated with scalloped shingles. A cross gable pavilion is centered on the south side, and a small kitchen ell is attached to the rear. Original two-over-two wood sash and doors appear to be intact.

The Mrs. H.P. (Martha F) Howe House is a distinctive example of mid-19th-century domestic architecture in the city of Worcester and a significant component of the Oxford-Crown Historic District. The Greek Revival-style wood frame house was constructed in ca. 1845 on a lot laid out for the original Park Hill development. The Salem & L. Maria Griggs Tenant House is an intact example of late 19th-century domestic design in the Queen Anne taste. It is rare instance in the historic district of a second dwelling added to a property, as well as a rare example of the style.

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 & 9 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

Mrs. Henry P. Howe was the owner of the house at 7 Oxford Street in 1848. The identity of her husband is still unknown, except that he and his family were residents of Worcester in 1840. Further deed research in the Worcester Registry is needed to determine a more precise construction date and personal history. In 1850 Martha F. Howe's household consisted of her six children: William Henry, 23 years of age and a lawyer, Charles E., 19 years and a machinist, George A., 16 years and also a machinist, Laura F., age 14, Alfred F., age 9, and David J., age 6, all born in Massachusetts. Mary J Snow, 42 years of age, Sarah Aiken, 17 years and born in Ireland, and Julia A. Shippey age 9 also resided with the Howes. The last time any of the Howes appear in the Worcester directories is 1859; their subsequent histories are not known.

Tanner Salem Griggs was the next owner of the house; he first appears as a resident in the 1860 city directory. Salem was born in Sutton about 1815, the son of farmer and blacksmith John Griggs and his wife Mary. He married his wife Lydia Maria A. Cleveland Griggs of Grafton by 1845, and they were living in Holliston when their eldest child Emma Louisa was born. In the late 1840s the Griggses lived in Grafton, where their children George Cleveland and Delia Marian Griggs were born; for some reason the 1850 census shows Salem Griggs in his parents' Sutton household. By 1859 Griggs and his family had moved to Worcester, where he began a tanning business. The 1860 house directory shows him living at 7 Oxford, then numbered 1 Oxford street, and the census of that year shows Griggs and his wife in the house with five children—Emma, George, Delia, Alice, and Carrie, then two years old and the first child born in Worcester—and an Irish-born domestic servant.

By 1860 Salem Griggs was affluent—the census that year showed him owning \$20,000 in real estate and \$5,000 in personal property, and he and his wife had had three more children—M. Gertrude, John Salem, and Margaret N. Griggs. By 1890 Salem Griggs had retired from the tanning business and had gone to work as a shoe cutter at Bay State Shoe and Leather Company. He, his wife, and their adult children George, Emma, M. Gertrude, and Margaret all lived at 7 Oxford in 1892. In 1891 the Griggses built a second house at the rear of their lot, 9 Oxford, and rented it to Walter H. Davis, co-owner of wholesale fancy goods firm David and Wheeler. By 1900 bookbinder Charles G. Millken, born in Maine in 1839, lived at 9 Oxford with his wife Ella and his daughter Clara, a music teacher. Turnover was frequent at 9 Oxford: no tenant listed in any given census or directory remained there ten years later.

In 1908 Salem Griggs died at the age of ninety-three, and his family continued to own and occupy the house through at least 1940. By 1920 L. Maria A. Griggs had died, and the house passed to children as heirs. The 1920 census shows M. Gertrude Griggs, then fifty-nine years old, as owner, and by then her two widowed sisters—Alice, then sixty-seven, who had married insurance agent Lucius E. Eldred of Fairhaven in 1877, and Delia, who had married Worcester farmer Henry Harrington in 1872—shared the house with her and three single male roomers—Allen F. Smith, advertising manager for a wrench factory; Wilbur Partridge, a clerk at a car factory, and Ralph Skinner, a Maine-born hotel clerk. M. Gertrude Griggs died or moved by 1922, when Delia M. Griggs Harrington and Alice E. Griggs Eldred lived there with Smith, Partridge, and the family of clothing company bookkeeper Arthur Doane. Harrington and Eldred continued to live at 7 Oxford street at least through 1940, and by 1950 they sold the 7-9 Oxford property to Louis A. and Ethel Levine. Levine owned and operated Levine Sign Company and occupied one of three or four units in the house. The Levines owned 7-9 Oxford Street through at least 1970. By 1984 the house was the property of William P. Gingras Jr. and his wife Elizabeth, who occupied 7 Oxford Street and rented out three units at 9 Oxford.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

7 & 9 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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NRDIS 5/6/1976 & 3/5/1980

SELECTED RESEARCH DATA

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

- 1848CD Howe Mrs H.P. h. Oxford
- 1850C Martha F Howe 45, real estate \$2500 b MA; children Wm Henry 23 lawyer, Charles E 19 machinist, George A 16 machinist, Laura F 14, Alfred F 9, David J 6, all b MA; Mary J Snow 42 b MA; Sarah Aiken 17 b Ire; Julia A Shippey 9 b MA
- 1860CD Griggs Salem tanner h 1 Oxford FIRST INSTANCE
1859 Griggs Salem tanner 59 Pleasant
- 1860C Salem Griggs ae 44 tanner, wife Lydia MAC 37 [b Grafton 1862 brec son John Salem], children Emma L 14, Geo C 12, Delia M 10, Alice E 7, Carrie L 2, domestic Bridget Hagen 17 b Ire
- 1870CD Griggs Salem tanner h 1 Oxford
- 1870M 1 Oxford St S. Griggs [no #9]
- 1870C Griggs Salem ae 55 tanner \$20,000/5000 b MA, wife L. Maria 47, children Emma L 24 at home, Geo C 22 bookkeeper, Delia M 20 at home, Alice E 17, Carrie E 11, M Gertrude 9, John S 7 all at school, Margaret N 2
- 1872SD 7, ho., Salem Griggs, tanner [no #9]
- 1875 Deed 989:382 Thos Griggs to L. Maria A. Griggs 8/9/1875 \$9000; same as Salem Griggs to Thos Griggs 6/24/1875
- 1890HD 7 Oxford St [no 9]
Griggs Salem, cutter Bay State Shoe & Leather Co 68 High
Griggs George C. b.
L. Maria A. Griggs, blds \$2400; 9235 ft. \$6500
- 1891CD Davis Walter H (Davis & Wheeler), 88 Front, house 9 Oxford FIRST INSTANCE
- 1892HD 7 Oxford
Griggs Salem Mr & Mrs
Griggs George C. b.
Griggs Emma L. Miss, b.
Griggs M. Gertrude Miss, b.
Griggs Margaret H. Miss, b.
- 9 Oxford
Davis Walter H. Mr & Mrs Davis & Wheeler, wholesale fancy goods, 88 Front
Griggs L. Maria A. blds. \$4000; 9235 ft. \$6500
- 1896M L. Maria Griggs [7 & 9 on map]
- 1900HD 7 Oxford
Griggs Salem Mr & Mrs
Griggs M Gertrude Miss, b.

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- 9 Oxford
Milliken Chas G Mr & Mrs Milliken & Newton, book binders and blank book mfrs, 368 ½ Main adv 751
Milliken C.M. music tchr. b. Clara M
Griggs L. Maria A. blds. \$4000; 9235 ft. \$6500; also land on Mill and Oakham
- 1900C 7 Oxford: Griggs Salem b Feb 1815 MA, wife Marie b May 1823 MA, dau M Gertrude b June 1860 MA
- 1908VR died 27 July Salem Griggs, res 7 Oxford St, ae 93 yrs b Sutton father John b Sutton mother Mary b Oxford retired tanner informant widow
- 1910HD 7 Oxford
Griggs Salem Mrs
Griggs M Gertrude Miss
- 9 Oxford
Houle J Henry Mr & Mrs advertising agent
Griggs L. Maria A. blds. \$4000; 9235 ft. \$5500; also land on Mill and Oakham
- 1911M L.M.A. Griggs
- 1920C 7 Oxford: Griggs M Gertrude owns free ae 59 b MA no occup, sister Alice E Eldred ae 67 widow b MA, sister Delia M Harrington ae 69 widow b MA, 3 roomers—Allen F Smith ae 42 b MA adv manager wrench factory, Wilbur Partridge ae 21 b MA clerk auto factory, Ralph Skinner ae 40 b ME clerk hotel
- 1922M L.M.A. Griggs
- 1922HD 7 Oxford
Harrington D Maria Mrs wid H Augustus farmer Harrington Way
Eldred Alice E Mrs b wid Lucius E, Edwin Eldred & Co ins agency 34 front h 40 Lake in 1900
Smith Allen F b student
Partridge Wilbur b clerk 351 Mountain N
Doane Arthur b bookkeeper 401 Main Kenney-Kennedy Co clothing
- 9 Oxford
Walker Geo B Mr & Mrs collector
Griggs L. Maria A. heirs blds. \$7500; 9235 ft. \$5500; also land on Mill
- 1930 7 Oxford
Harrington Della Mrs
Smith Allen F r
Eldred Alice E Mrs
- 9 Oxford
Babcock Robert H (Irene) salesman 52 Front C T Sherer dept store
Nourie Mary E Mrs widow C J
Griggs L. Maria A. heirs blds. \$10000; 9235 ft. \$5500
- 1940 7 Oxford
Harrington Delia M Mrs
Eldred Alice E Mrs
Kerr Hannah r maid
- 9 Oxford
Wennerberg Agnes Mrs wid C Hjalmer

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Wennerberg Gunhild A r off sec Seder & Seder lawyers 390 Main
 Wennerberg Roland C r
 Blomstrom Allan F r General Machine & Tool Co (owner)
Griggs L. Maria A. heirs blds. \$7000; 9235 ft. \$2500

1950HD 7 Oxford
 Levine Louis (Ethel A) Levine Sign Co show cards 9 Kelley Sq
 Barton Wilfred r bartender
 Fontaine Edith r opr
 Fontaine Romeo r erector Harwood & Quincy Mach Co
 Pace Chas r grocer 195 Pleasant
 Roberts Frances r chkr

9 Oxford
 Gallant Paul R (Helen E) chauf Marrone Petroleum Co
 Gonyeau Geneva C Mrs dept mgr Clayton Inc women's apparel
Levine Louis & Ethel A. bldgs \$9000; 9235 ft. \$2800

1960HD 7 Oxford
 Levine Louis
 Marcotte Lorraine r
 Bergstrom Bertel r
 Pace Chas r
 Storin Ida Mrs r

9 Oxford
 Gallant paul R
 Riggs Olive F Mrs
 Marsh Vinnie J r
Levine Louis & Ethel A. house \$4000, house \$5000; 9235 ft. \$2800

1970HD 7 Oxford
 Levine Louis

9 Oxford
 Levine Sonia
 Jitkin Norman
Levine Louis, David & Ruth, house \$4000, house \$5500; 9235 ft. \$2800

1984HD 7 Oxford
 Gingras Wm P Jr

9 Oxford Apartments
 1 Winroth Helen C
 2 Thakore Nayan
 3 vacant
Gingras William P. Jr. & Elizabeth E.

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- 1851 Walling, Henry F. *Map of the City of Worcester*. [Boston?]: Warren Lazell.
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- 1870 *Atlas of the City of Worcester, Massachusetts*. New York: F.W. Beers & Co.
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- 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.

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7 & 9 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
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PHOTOGRAPHS (Neil Larson, 2009)



View of 7 Oxford St (right) & 9 Oxford (left) from SE



View of 7 Oxford St from NE

INVENTORY FORM B CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WORCESTER 7 & 9 OXFORD STREET

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View of 9 Oxford St from E



View of 9 Oxford St from SW

FORM B – BUILDING

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

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

03-022-00013

Worcester
North

C

WOR.1764

NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 10 Oxford Street

Historic Name: Charles C. & Susan M. Coleman House

Uses: Present: Single Family Residential

Original: Single Family Residential

Date of Construction: 1849

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:

Barn (attached)

Major Alterations (*with dates*):

Front porch removed

Condition: good

Moved: no yes **Date:**

Acreage: 0.2062 acres

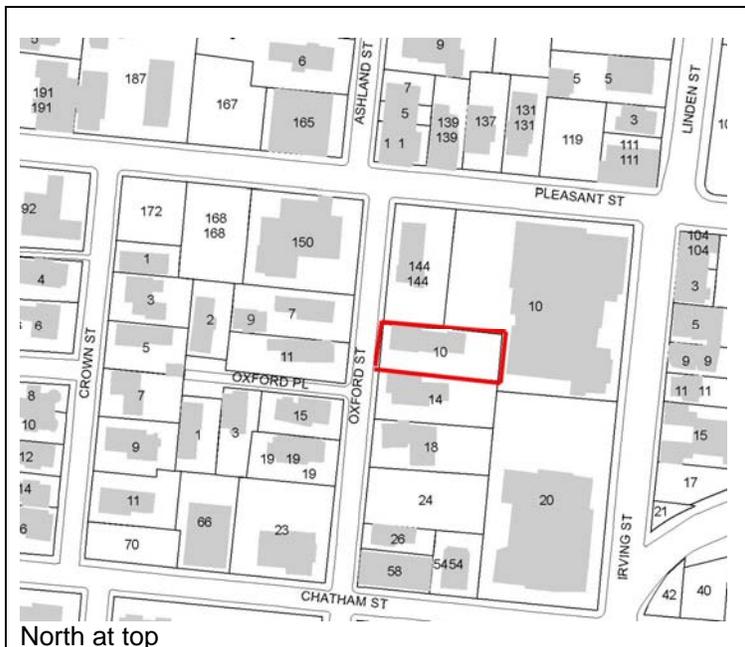
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SW

Locus Map



North at top

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

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NRDIS 5/6/1976 & 3/5/1980

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 Charles C. & Susan M. Coleman House is located on a 0.2062-acre lot on the east side of Oxford Street south of Pleasant Street. The parcel was laid out as part of the Park Hill subdivision in 1836. It is bounded on the south by a house of similar period and on the north by the rear of a lot fronting on Pleasant Street. The property adjoins the large parcel containing All Saints Church on the north and east. The two-story wood frame single dwelling with a front gable roof was built in the Greek Revival style around 1849. It is sited close to the street, evidently conforming with deed restrictions requiring a minimum 12-foot set-back and positioned near the north lot line leaving more yard space on the south side of the house, which is where a driveway enters the lot. Originally it was routed back to the barn that is still attached to the rear of the house; currently, it terminates at a paved parking area in front of the lot. A granite curb edges the front lawn along the side walk with an opening for a walkway leading to the house entrance. A sizeable yard is contained in the rear of the lot.

The two-story wood clapboard main house presents a pedimented three-bay façade to the street. The pediment, as well as the tops of the side walls, is detailed with tall Greek entablatures supported by wide pilasters at the corners. The entrance is located on the right side of the front façade with a trabeated architrave containing a transom and sidelights. Windows have simple surrounds with pointed headers and contain what appear to be original wood sash. First-story windows extend down to what had been floor level of a porch since removed. Side walls reflect a two-room-deep side-hall plan with a stair along the windowless front of the south wall. A long, narrow, two-story kitchen wing is appended to the rear of the house. Its south wall is aligned with the south wall of the house, with the north wall is thus recessed. A third story-and-a-half section attached to end of the ell originally functioned as a barn but has been converted to domestic use. The rear (east) and north sides still are painted red.

The Charles C. & Susan M. Coleman House is a distinctive example of mid-19th-century domestic architecture in the city of Worcester and a significant component of the Oxford-Crown Historic District. The Greek Revival-style wood frame house was constructed in 1849 on a lot laid out for the original Park Hill development.

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

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MASSACHUSETTS HISTORICAL COMMISSION

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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.

The house at 10 Oxford Street was built about 1849 for the jeweler, silversmith, and watchmaker Charles C. Coleman, whose family owned the property through the turn of the century. Born about 1819 in Worcester, Charles C. Coleman grew up on Mechanic Street; little is known about his parents, Aaron Carter Coleman and Zurilla Coleman, both supposed to have been Worcester natives. By 1844 Charles Coleman was working as a jeweler with a shop on Main Street, and when he moved to his new home at 10 Oxford Street he lived in a neighborhood of watchmakers and jewelers. In 1850 Benjamin Goddard and Simeon Story, who also had Main Street jewelry and watch shops, were neighbors on Oxford Street; Story boarded the apprentice watchmakers George L. Howe and Jabese A. Bishop, while Coleman boarded apprentices Henry Harrington and Henry R. Holman. Also living in Coleman's household that year was his wife, Susan Maynard Coleman, from nearby Shrewsbury. In 1853 the Colemans had a daughter, Mary Zurilla, and in 1860 the three Colemans shared the 10 Oxford Street house with sixteen-year-old apprentice jeweler Walter Lathrop.

In 1863 Charles C. Coleman died of heart disease, and his widow and daughter remained in the house, then numbered 2 Oxford Street. In 1872 she rented part of the house to Julius E. Tucker, editor and business manager of the Worcester *Paladium*. In 1873 Mary Z. Coleman married the flour merchant Stedman Clark of Worcester, and by 1880 the couple lived at 10 Oxford Street with her mother Susan, their one-year-old son Burton, and a domestic servant. In 1899 Susan Maynard Coleman died after having accidentally asphyxiated on illuminating gas, but her daughter's family remained in the house at last through the following year. By 1910 Stedman and Mary Coleman Clark sold 10 Oxford Street to Helen B. Gilman, the wife of physician Warren R. Gilman. The Gilmans, who lived at 10 Oxford with their children Charlotte (born about 1901) and Bradley (born about 1905) and a domestic servant, owned the property until at least 1922. It then changed hands twice before being acquired by John J. and Delia A. McGrath, probably about 1940. John McGrath was an undertaker, and the family owned the house until at least 1984; Delia McGrath's heirs sold 10 Oxford in 1994.

SELECTED RESEARCH DATA

(CD = city directory, DS = street directory, HD = house directory, M = map, C = census)

- 1849CD Coleman Charles C jeweller, 219 Main h Oxford FIRST INSTANCE
 1844 Colman Charles C, jeweller, Main, h. Mechanic
 1845 Coleman Charles C. jeweller 187 Main, h 5 Charles
 1848 Coleman Charles C. jeweller 187 Main, h 264 Main
- 1850C Charles C. Coleman ae 30 watchmaker \$2500 b MA, wife Susan M ae 27, boarders Henry Harrington ae 21 watchmaker, Henry R Holman 17 watchmaker [four watchmakers enumerated in two households just before his, Benjamin Goddard, Simeon H Story, Jabese A Bishop, Geo L Howe]
- 1852CD Coleman Charles C jeweler, 209 Main, h Oxford
- 1859CD Coleman Charles C jeweller, Am, house b'k, h 2 Oxford
- 1860C Charles Coleman 41 jeweler \$7000/4000 b MA, wife Susan M 36, Mary Z 7, Walter Lathrop 16 apprentice jeweler, Zureller? Coleman 33 (male) [Simeon Story and Benj Goddard next to him as in 1850 and both jewelers]
- 1863VR died 8 Oct Charles C Coleman ae 44 heart disease & dropsy b/res Worcester pars Aaron C and Zurilla both of Worcester
- 1864CD Coleman Mrs Charles C. h 2 Oxford
- 1870CD Coleman Mrs Charles C. h 2 Oxford
- 1870M 2 Oxford St. C.C. Coleman

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1764
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NRDIS 5/6/1976 & 3/5/1980

- 1872SD 10, ho., Mrs. Charles C. Coleman
10, ho., Julius E. Tucker, editor & business manager of Paladium, 9 Central Exchange, 311 Main
- 1873VR married 2 July Stedman Clark ae 26 merchant b/res Worcester pars John S & Eliza Ann Clark to Mary Z Coleman ae 20
b/res Worcester pars Charles C & Susan M Coleman
- 1880C 10 Oxford: Coleman Susan ae 56 b MA, boarder Clark Steadman [sic] ae 33 grain store b MA, Clark Mary C 27 b MA,
Clark Burton S ae 1, servant Marion Gunn? Ae 30 b Nova Scotia
- 1890HD 10 Oxford St
Coleman Susan M. widow died 4/17/1899, age 75
Clark Stedman, flour & grain
Mrs. C.C. Coleman, blds. \$2400; 9009 ft. \$6800
- 1896M Mrs. C.C. Coleman
- 1899VR died 17 Apr Susan Maynard Coleman widow of Chas C Coleman ae 75 "accidental asphyxiation by illuminating gas
(found dead)" b Shrewsbury pars Daniel Maynard Shrewsbury and Zelinda Allen Northboro
- 1900HD Clark Stedman Mr & Mrs bookkeeper 238 Main H.E. Smith & Co boots & shoes
Clark Burton S. student, b.
Coleman, C.C. Mrs. blds. \$2500; 9009 ft. \$6800
- 1910HD Gilman Warren R Dr & Mrs physician 10 Oxford h do
Gilman Helen B. blds. \$2400; 9009 ft. \$5400
- 1911M H.B. Gilman
- 1920C 10 Oxford: Gilman Warren R owns ae 58 b MA pars b NH doctor at home, wife Helen B ae 47 b CT, dau Charlotte W
ae 19 b MA, son Bradley B ae 15 b MA, servant Mary A Ward ae 27 b Ire emig 1910
- 1922M H.B. Gilman
- 1922HD Colvin Percy J Mr & Mrs clerk 52 Jackson Jackson Street Foundry iron foundry
Gilman Helen B. blds. \$3700; 9009 ft. \$5400
- 1930HD Cahill J T & Sons plumbers
Cahill John J
Cahill Katherine M r
Cahill Isabel F. blds. \$4800; 9009 ft. \$5400
- 1940HD Goulding Marion F Mrs
Goulding Richd r student WPI
Home Owners Loan Corp
- 1950HD Collins Wm A (Ruth F) student
McGrath John J care taker
Verrier Arth A (Helen J) weaver
Fitch John C clk
Anderson Gustav heat treater Greenman Steel Treating Co
McGrath John J & Delia A. bldg \$4500; 9009 ft. \$2300; also own 47 West

INVENTORY FORM B CONTINUATION SHEET

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10 OXFORD STREET

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NRDIS 5/6/1976 & 3/5/1980

- 1960HD Keevan Donald
Hiscoe Thos r
Duncan Jas
O'Connor Birdie
Anderson Gustav
McGrath Delia A. house \$4500; 9009 ft. \$2200; also owns 47 West
- 1970HD Donnellan Robt J (2nd husband of Delia A. McGrath)
Vacant
McSherry James
O'Connor Robt B
Benoit Robt A
McGrath Delia A. house \$4500; 9009 ft. \$2200; also owns 47 West
- 1984HD O'Connor Mary
Donnelan Robt J
Gabriel Foaad
McGrath Delia A
- 1994 Deed, 16327:109, Heirs of Delia A. Donnelan to Scot T & Mary S. Keefe, \$35,000



Historic view of 10 Oxford Street (Worcester Historical Museum)

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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C	WOR.1764
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NRDIS 5/6/1976 & 3/5/1980

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- 1870 *Atlas of the City of Worcester, Massachusetts*. New York: F.W. Beers & Co.
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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1764
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from NW

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

10 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1764
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NRDIS 5/6/1976 & 3/5/1980



View from NE

FORM B – BUILDING

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

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

03-025-00005	Worcester North	C	WOR.1788
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NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 11 Oxford Street

Historic Name: Samuel A. & Susan P. Goss House

Uses: Present: Single Family Residential

Original: Single Family Residential

Date of Construction: 1850

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: Samuel A. Goss, probable builder

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Dormers added both sides, ca. 1910

Condition: good

Moved: no yes **Date:**

Acreage: 0.1735 acres

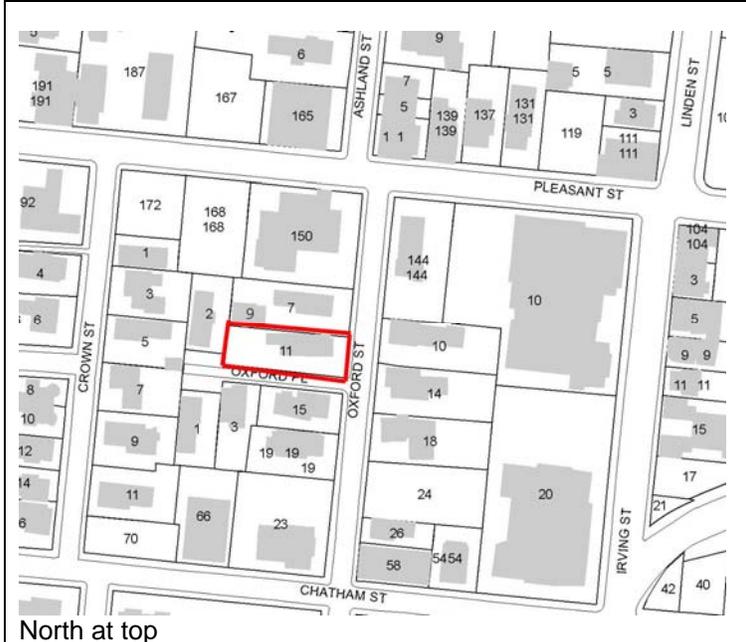
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SE

Locus Map



North at top

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

11 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR,1788
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NRDIS 5/6/1976 & 3/5/1980

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 Samuel A. & Susan P. Goss House is located on a 0.1735-acre lot on the west side of Oxford Street south of Pleasant Street and on the north side of Oxford Place. The parcel comprises two lots laid out when the park planned in 1836 was reconfigured into house lots on a cul-de-sac now represented by Oxford Place. It is bounded on the north by a house of similar period and on the south by Oxford Place. The property adjoins 2 Oxford Place on the rear (west). The story-and-a-half wood frame single dwelling with a front gable roof was built in the Greek Revival style around 1850. It is set back from the street, more than conforming with deed restrictions requiring a minimum 12-foot set-back, and positioned near the north lot line leaving more yard space on the south side of the house and along Oxford Place. A paved parking area in the rear of the lot connects to Oxford Place. A granite curb edges the front lawn along the side walk with an opening for stone steps leading up to the house, which is elevated on a terrace leveling the sloping terrain.

The house presents a front-gable three-bay façade to the street. The plain trim along the raking roof edge is seated on corner pilasters supporting the short frontal returns of the tall Greek entablatures running along the sides of the house. The entrance is located on the right side of the front façade with a trabeated architrave containing a transom and sidelights. Windows have simple surrounds and contain what appear to be original wood sash. A one-story hipped roof porch with Doric columns spans the front façade. First-story windows are larger than the two windows evenly spaced in the upper story. Side walls reflect a two-room-deep side-hall plan with a blind window at the front of the south wall indicating the location of an interior staircase. Dormers were added to the roof on both sides in the early 20th century and are finished with patterned wood shingle siding popular in that era. A long, narrow kitchen wing is appended to the rear of the house. Its north wall is aligned with the north wall of the house, with the south wall is thus recessed. This recess was filled with a one-story bump-out when dormers and a fireplace were added to that side. There are no outbuildings.

The Samuel A. & Susan P. Goss House is a distinctive example of mid-19th-century domestic architecture in the city of Worcester and a significant component of the Oxford-Crown Historic District. The Greek Revival-style wood frame house was constructed in 1850 on a lot laid out for the original Park Hill development.

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 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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NRDIS 5/6/1976 & 3/5/1980

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.

In 1847, Isaac Davis sold Vermont-born sashmaker Samuel N. Whitney three lots in the Crown Hill neighborhood, two of which became 11 Oxford Street and the third 2 Oxford Place. The deed stipulates that the twenty-foot-wide Dovenest (or Dove Nest) Court and the fifty-foot-square Dovenest Square "be kept forever open"; these spaces now compose Oxford Place. Whitney acquired the properties from Davis for \$1200 but did not develop them, and almost exactly two years later he sold the two lots constituting 11 Oxford for \$1000 to Samuel A. Goss. Born in Lancaster about 1816, Goss was a carpenter and was living in Worcester by 1843, when he married Susan F. Putnam of Worcester, his second wife. By 1850 Goss had constructed the house at 11 Oxford Street, and the census shows him in the household with his wife and two sons, Edward S. and William H. Goss.

Susan Putnam Goss died in 1853 two months after her son Franklin Bishop Goss was born. By 1860 Goss had married again, and he and his wife Mary lived at 11 Oxford Street with children Edward, William, and Franklin and the Irish-born domestic servant Bridget Mahan. By 1870 Samuel and Mary Goss lived in the house with only their daughter Annie T., born in 1865. In 1878 Samuel A. Goss died, and his widow and daughter remained in the house through at least 1900. By 1903 Mary S. Goss had moved to 3 Oxford Place and had sold the 11 Oxford property to hackman and saloon keeper John J. Quinn. Born about 1850, Quinn's parents were Irish immigrants. In 1873 he was working as a hackman and married Mary E. Devereaux of Worcester; their son, Maurice W. Quinn, was born in Worcester in 1874. By 1900 the family—John J., his wife Mary, Maurice, and brother John J. Jr.—were living at 8 Grand Street; John J. Quinn was then running a saloon, while Maurice was a dentist. In 1902, probably just before the family moved to 11 Oxford Street, Maurice Quinn married Worcester teacher Mary E. Donaher.

By 1920 the elder Quinns had died, and Maurice and Mary Quinn owned and occupied 11 Oxford Street. In late December 1923 Maurice Quinn died, and his widow and daughter Mary T. remained in the house through at least 1924; by 1926 they had probably moved to Long Island, where they were living in 1930; the Worcester house directory for that year shows mother and daughter as owners of 11 Oxford Street and 2 Oxford Place in 1930, when the house was rented to the families of chauffeur Edward J. Peloquin and Pratt Coal Company clerk Mildred F. Mason. By 1940 the Quinns had sold the house to automobile appraiser Ernest R. Stewart, a native of Connecticut, who owned it with his wife Laura. The Stewarts owned and occupied the house through at least 1960 and rented part of the house through those years to as many as three other families. By 1970 the Stewarts sold the property to William H. Marshall, who lived there until 1976 when he sold 11 Oxford Street to the Worcester Heritage Society. By 1984 the society had sold the property to Christopher B. Carlow, who lived in one of two units in the house, the other then vacant.

SELECTED RESEARCH DATA

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

- 1847 Deed 442:261 4/6/1847 in consideration of \$1200, Isaac Davis to Samuel N. Whitney, yeoman, 3 lots: 2 comprise present #11 (one on street 50x100 ft. and one behind 50x50 ft.) the other comprises 2 Oxford Place. Deed references Dovenest Court (20 ft. wide) and Dovenest Square (50x50 ft.) "to be forever kept open," which are the dimensions of Oxford Place.
- 1849 Deed 449:79 4/3/1849 in consideration of \$1000, Samuel N. Whitney to Samuel A. Goss, carpenter, lot on west side of Oxford St bounded north by land of Mrs. Howe and south by Dove Nest Court "being first described lot of land in deed from Isaac Davis to said grantor dated April 6th 1847" and recorded in 442:261
- 1850CD Goss Samuel A. carpenter h Oxford FIRST INSTANCE
1849CD Goss Samuel A. carpenter, [h] Mechanic
- 1850C Samuel A. Goss ae 34 carpenter \$4000 real prop b MA, Susan F Goss 32, Edward S 6, William H 1

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

11 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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NRDIS 5/6/1976 & 3/5/1980

- 1860C Samuel Goss ae 42 carpenter b MA, Mary S ae 26, Edward S 16, Wm H ae 11, Franklin F 6, domestic Bridget Mahan ae 26 b IRe
- 1870CD Goss Samuel A. carpenter, h 3 Oxford
- 1870C Goss Samuel A ae 56 carpenter \$6000/1400 b MA, Mary S ae 36, Anna T 5
- 1870M 3 Oxford St S. Cobb [sic]
- 1872SD 11, ho., Samuel A. Goss, carpenter
- 1878VR Samuel A Goss died 4/14/1878 ae 62 carpenter b Lancaster pars Jonas & Judith Andrews Goss both b MA
- 1890HD 11 Oxford St
Goss Mary S. widow [Samuel A. Goss]
Mrs. Mary S. Goss, bld \$3200; 5057 ft. \$4400
- 1896M Mrs. M.S. Goss
- 1900HD Goss Mary S. Mrs.
Goss, Mary S. hrs. bld \$1300; 5057 ft. \$4600
- 1910HD Quinn John J Mr & Mrs hotel 120 Front New Sherwood House J.J. Quinn & Co. props
Quinn M W Dr & Mrs b Maurice W dentist
Quinn John D b
Quinn Mary A. (Boston) bld. \$1500; 5057 ft. \$3800
- 1911M M.A. Quinn
- 1920C 11 Oxford: Quinn Maurice M owns ae 45 b MA dentist private practice wife Mary ae 44 b MA pars b Ireland
- 1922M M.A. Quinn
- 1922HD Quinn Maurice W Dr & Mrs
Quinn Maurice W. trus. bld. \$3500; 5057 ft. \$3800; also owns 2 Oxford Place
- 1930HD Peloquin Edward J (Irene) chauffeur
Mason Mildred F r clerk 35 Pleasant Pratt Coal Co
Quinn Mary E. & Mary T. (Long Island NY) bld. \$4500; 5057 ft. \$3800; also owns 2 Oxford Pl
- 1940HD Stewart Ernest R (Laura W) slsmn Day Bros Inc GM trucks Hudson & Terraplane autos 234 Park
Butterfield Alonzo M r dept mgr A&P store
Woodbury Eliz r steno WWS Co
Stewart Laura W bldg \$4000; 7557 ft. \$2300
- 1950HD Stewart Ernest R
Managhan Basil J r (Eliz) electrician
Stewart Laura W bldg \$4500; 7557 ft. \$1900
- 1960HD Stewart Ernest R
Lareau Wm r
Harper Mary F Mrs r
Wagner Ernest F r
Stewart Ernest R & Laura W house \$4500; 7557 ft. \$1900

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

11 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

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NRDIS 5/6/1976 & 3/5/1980

- 1970HD Marshall Wm H
Cummings Anna B Mrs
Vacant
Marshall William H. house \$5000; 7557 ft. \$1900
- 1976 Deed, 6061:41, 11/3/1976, Wm H Marshall Jr to Worcester Heritage Society, \$20,500
- 1984HD Carlaw Chris
Vacant
Carlaw Christopher B

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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

Directories and Census

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

11 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR,1788
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

11 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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NRDIS 5/6/1976 & 3/5/1980



View from E



View from S (Oxford Pl.)

FORM B – BUILDING

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

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

03-022-00014	Worcester North	C	WOR.1765
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NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 14 Oxford Street

Historic Name: Simeon N. & Eunice Story House

Uses: Present: Single Family Residential

Original: Single Family Residential

Date of Construction: 1846

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

One-story office addition on north side ca. 1920 & c. 1960

Condition: good

Moved: no yes **Date:**

Acreage: 0.2085 acres

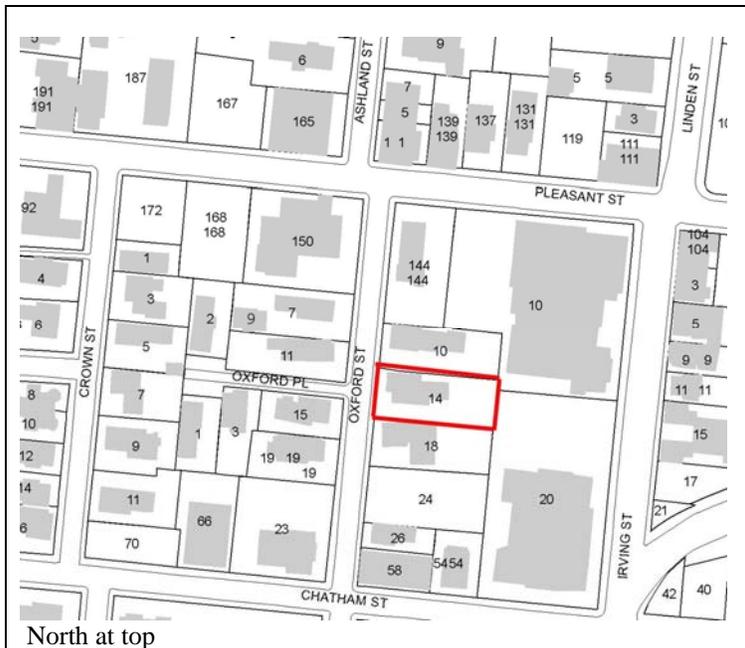
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SW

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

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1765
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NRDIS 5/6/1976 & 3/5/1980

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 Simeon N. & Eunice Story House is a distinctive example of mid-19th-century domestic architecture in the city of Worcester and a significant component of the Oxford-Crown Historic District, which was listed on the National Register in 1976. The Greek Revival-style wood frame house was constructed in 1846 on a lot laid out for the original Park Hill development. It is located on the east side of Oxford Street within streetscapes containing houses of similar scale and design on Congress and Crown streets.

The two-story wood clapboard house presents a pedimented three-bay façade to the street embellished with a one-story porch supported by large, fluted Doric columns. The porch and pediment, as well as the tops of the side walls are detailed with tall Greek entablatures supported by wide pilasters at the corners. The entrance is located on the left side of the front façade with a trabeated architrave containing sidelights. Windows have simple surrounds and contain what appear to be original six-over-six sash. Long side walls reflect a large two-room-deep side-hall plan with a stair along the window-less front of the north wall, the lower section of which has been concealed by a one-story flat-roof addition. One owner's account attests that the rear portion of the addition was constructed in the 1920s, and it was extended in the front in the 1940s. The addition was constructed to contain a physician's office used by each of the three physician's owning the house in the 20th century. A shed dormer was erected in the roof on the south side of the house in the 1920s.

A long, narrow, two-story kitchen wing is appended to the rear of the house. Its north wall is aligned with the north wall of the house, with the south wall is thus recessed and may have been fronted by a porch, which has been removed or altered. A one-story sun room now exists in the corner where the two sections intersect. The length of the ell suggests that the rearmost portion functioned in a work or stabling use. Historic maps do not indicate that a barn was connected to the rear of the ell; in 1886 a small appendage is depicted, which probably was the privy.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid-19th-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. 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 this 30-acre hillside tract was acquired by Benjamin Buttman who had lots surveyed along three new streets—Irving, Oxford and Crown—running between Pleasant and Chandler streets. A small park was laid out the middle of the block between Oxford and Crown giving a name to the area: Park Hill. Slow to develop, Buttman's land was acquired by Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company. He revised the plan, removing the park and intensifying the lot coverage, but would be until the 1850s that the neighborhood began to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, and this change is reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the 20th century and in the 1970s became the target area for an ambitious revitalization project, one of the first to utilize 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-19th-century architecture in Worcester.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

C	WOR.1765
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NRDIS 5/6/1976 & 3/5/1980

Watchmaker Simeon N. Story was partners in a Main Street jewelry store with Rufus Dunbar when he purchased the lot on the east side of a then-unnamed street from Isaac Davis in 1844. It was one of the lots laid out by Benjamin Buttman in his Park Hill subdivision; the only condition in the deed was that "no building ever to be erected within twelve & a half feet of said street." Two years later Simeon N. and Eunice Story, with their young daughter Emma, moved into their new house at 4 Oxford Street. He came from Norwich, Connecticut sometime before marrying Eunice Howe in Worcester in 1838. In 1850 the Story household contained the family, with the addition of a newborn daughter, Clara, plus two watchmakers and another employee as boarders. Simeon N. Story was recorded with a personal estate valued at \$25,000, which must have included his house and store building, as well as merchandise.

The Storys remained in the 14 Oxford Street house for 64 years, the address having changed by 1875. Though the years they continued to board store employees and apprentices, as well as a parade of young Irish servant girls. Eunice Story died sometime before the 1880 census was enumerated, as Simeon and Emma are the only family members living in the household along with Fred Cutter, a 22-year-old clerk in the jewelry store, and Florence Lovel, a boarder. In 1900 the 83-year-old Simeon and his daughter, 53 years of age, were listed with a female servant. A letter in the possession of the current owner of the house, the previous owner, Laura Haddad, recalled what she had heard about Simeon N. Story. "I have a few old silver spoons with his name on them – and I am told (by the late and beloved Bertha Hastings, who lived in Herron's house [15 Oxford St.] for all of her 92 years) that toward the end of his life Mr. Story closed up his store and repaired clocks at 14 Oxford Street – and in fact brought the large clock that was on the front of his store up to Oxford Street and hung it on the front porch."

In 1910 Simeon N. Story's executor sold the house to Clorinda I. Miller, who took over possession with her husband, Dr. Lester C. Miller that same year. Lester Colwell Miller (1867-1929) was born in Camden, Maine. He was the son of George and Martha Miller; his father was employed as a trader in 1870. After obtaining an undergraduate degree from Colby College in Waterville, Maine, he entered Harvard Medical School, graduating in 1895. He married Clorinda in Maine that year and by 1900 he was practicing medicine in Worcester. In that year they lived at 89 Pleasant Street, boarding three lodgers, one a nurse, and a domestic servant. They built an addition on the north side of the house to create an office for Dr. Miller. The year after her husband died, Clorinda I. Miller sold the house to Thelma G. Givan, the wife of another physician, Dr. James A. Givan. Born in 1899, he was the son of John H. and Eva M. Givan of Somerville; in 1900 his French Canadian father was a grocer renting a flat in a two-family house at 9 Crocker Street. In 1920 James A. Givan was still living at home in Somerville. Ten years later he was practicing medicine in Worcester, living with his wife (Thelma Gwendolyn Brown, born in Maine), his three-month-old son and namesake, and a live-in servant in a rented flat in two-family house at 65 Sagamore Road. In 1932 he had an office at 9 Ashland Street, but he likely relocated in to 14 Oxford Street.

It is not known what happened to the Givans after the house was sold to Lillie C.M. Johnson, the 22-year-old daughter of Claes and Hedwig Johnson. Although only in their thirties, no further record has been found. Claes A.V. Johnson was a machinist, who emigrated with his family from Sweden in 1903 when he was 10 years of age. They probably came directly to Worcester where in 1910 a household comprised of his mother and five brothers is recorded as living in a rented flat in a three-decker at 166 Belmont Street. By 1920 Claes is married and living with a wife (Hedwig) and five-year-old daughter (Lillie) in a two-family house at 621 Sunderland Avenue. The three were living in a house they owned at 513 Burncoat Street in 1930. When the Johnson's moved to 14 Oxford Street, they needed to take in boarders to help make ends meet. Most were Swedish machine shop workers, but one long-term tenant was Edward F. Tobin, assistant principal of the High School of Commerce. Also among them was Elsa Johnson, probably a relative, who in 1941 was employed as a clerk for the Grosvenor Shoe Company on Central Street.

The Johnsons sold the house to Dr. Arthur K. and Laura W. Haddad in 1946. Laura Haddad referred to them as an "old Swedish couple" who finally sold her the house after six months of indecision. Their daughter, and title holder, Lillie had married and moved to Detroit, Michigan; perhaps they followed her there. Arthur K. Haddad was the third physician to occupy the house.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1765
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NRDIS 5/6/1976 & 3/5/1980

His precise background is unknown, but he evidently was part of the large Syrian community and Haddad family in Worcester. Just back from the war, he opened up a practice in the office that had been added to the house, expanding it with a new waiting room on the front. When he entered a specialized practice in orthopedic surgery the 1950s, the Haddads rented the office to another physician, Dr. George Joseph for the next 20 years. The Haddads resided in the house for nearly 40 years before retiring. It was conveyed to a family trust in 1999, which sold it to the present owner, Janet Merrill in 2002.

SELECTED RESEARCH DATA

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

- 1844 Deed, 391:340, 15 July 1844, \$400
Isaac Davis to S. N. Story, watchmaker
"certain tract or parcel of land situated on the East side of a new street to be laid out... no building ever to be erected within twelve & a half feet of said street..."
- 1844CD Story S.N. (Dunbar, Rufus D & S, jewelers 142 Main) h. Park cor. Trumbull
- 1845CD Story S.N. jeweler 142 Main, h. Lincoln
- 1846CD Story S.N. jeweler 142 Main, h. Oxford FIRST INSTANCE
- 1850C Story Simeon N., 33, Watch Maker, \$25,000, b. CT
Eunice H., 30, b. MA
Emma, 11, b. MA
Clara, 3/12, b. MA
Bishop Jabez A., 16, Watch Maker, b. CT
Smith, C.D., 18, b. Ireland
Howe, Geo. L., 21, Watch Maker, b. Ireland
- 1860C Story Simeon L., 43, jeweler, \$6,000/\$4,000
Eunice H., 39
Emma, 20
Carrie, 10
Dearing, Charles S., 15, b. MA
Brophy, Ann, 19, domestic, b. Ireland
- 1861CD Story S.N. jeweler 142 Main, h. 4 Oxford
- 1870CD Story S.N. jeweler 142 Main, h. 4 Oxford
- 1870M #4 S.N. Story
- 1870C Story Simeon N., 53, jeweler ret., \$4,000/\$4,000, b. CT
Eunice N., 50, keeping house, b. MA
Emma N., 28, at home, b. MA
Carrie C., 18, at school, b. MA
Walker David D., 17, apprentice to jeweler, b. MA
Gallagher Mary, 22, domestic servant, b. Ireland
- 1875CD Story S.N. jeweler 263 Main, h. 14 Oxford

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION

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NRDIS 5/6/1976 & 3/5/1980

-
- 1880C 14 Oxford St.
 Story Simeon, 62, jewelry store, b. CT
 Emma, 38, daughter, at home, b. MA
 Cutter, Fred, 22, clerk in jewelry store, b. VT
 Lovel, Florence, 23, boarder, b. MA
- 1886M #14 S.N. Story
- 1890HD #14 Story Simeon N. jeweler
S.N. Story, bld. \$2000; 9066 ft. \$6800
- 1896M #14 S.N. Story
- 1900HD Story Simeon N. jeweler
 Story Emma Miss, b.
S.N. Story, bld. \$2300; 9066 ft. \$6800
- 1900C 14 Oxford St.
 Story Simeon N., 83
 Emma, 53, daughter
 Sullivan, Kate, 42, servant, b. MA, (both parents b. Ireland)
- 1910HD Miller Lester C Dr. & Mrs.
S.N. Story heirs, bld. \$1800; 9059 ft. \$5400
- 1910 Deed, 1923:180, 12 Jan 1910
 Richard F. Upham, exr. LW&T of Simeon Story. To Clorinda Miller
- 1910C 744 Main St. (8 dwelling units)
 Miller Lester, 43, physician, b. ME
 Clorinda, 43, wife, b. ME
 Leony Mary, 23, servant, b. Ireland
- 1870 & 1880C Camden ME
 Lester, son of George & Martha Miller, father was a trader
- 1900C 89 Pleasant St.
 Miller Lester, 33, physician, b. ME
 Della, 33, wife, b. ME, married 5 years, no children
 Gaylord Frank, 28, lodger, bookkeeper, b. MA,
 Kendall Robert, 25, lodger, traveler [salesman], leather goods, b. KY
 McCourt, Margaret, 30, lodger, nurse, b. Ireland
 Lappin, Nora, 24, servant, b. MA (both parents Canadian)
- Lester Colwell Miller (1867-1929), b. Camden ME, Colby College, Harvard Medical School, 1895, practiced Allopathy, Memorial Hospital, Worcester Isolation Hospital, died of heart disease (*Directory of Deceased American Physicians, 1804-1929, Ancestry.com*)
- 1911M #14 C.I. Miller
- 1920HD Miller Lester C Dr. & Mrs
 Kennedy Catherine b
Miller Clorinda I. bld. \$2000; 9059 ft. \$5400

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION

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NRDIS 5/6/1976 & 3/5/1980

- 1920C Miller Lester C., 53, physician, at house, b. ME
Clorinda I., 52, wife, b. ME
Kennedy, Katherine J., 24, servant, b. Ireland
- 1922M #14 C.I. Miller
- 1928HD Miller Lester C physician
Miller Clorinda I. bld. \$5500; 9059 ft. \$5400
- 1930HD Miller Delia B Mrs.
Miller Clorinda I. bld. \$5500; 9059 ft. \$5400
- 1930 Deed, 2528:583, 18 September 1930
T. Harvey Gage, exr. LW&T of Clorinda I. Miller to Thelma Gwendolyn Givan
- 1930C 65 Sagamore Rd., Worcester (2 family house)
Givan James A., 30, physician, surgeon, b. MA, rents
Thelma G., 27, wife, married 3 years, b. ME
James A. Jr., 3/12, son, b. MA
Keefe, Hazel M., 22, maid/servant, b. MA
- James A. Givan, b. 1899, son of John H. & Eva M. Givan, Somerville MA
1900C John H. Givan, age 33, was grocer renting flat in two-family house at 9 Crocker St., Somerville; immigrated to US from French Canada in 1888; Eva M. Givan, b. ME.
1920C James A. Givan still living at home in Somerville (287 Highland Ave., single dwelling father owned)
- 1932HD Givan Jas A Dr
Givan Thelma G. bld. \$5500; 9059 ft. \$5400
- 1932CD Givan Jas A (Thelma G) phys 9 Ashland h 14 Oxford
Johnson Claes A V (Hedwig) mach h 513 Burncoat
- 1937 Deed, 2687:1, 18 Jan 1937
Thelma Gwendolyn Givan to Lillie C.M. Johnson
- 1910C: 166 Belmont St., Worcester (three-decker, rents)
Johnson Emma C., 52, widow, 7 of 7 children survive, b. Sweden, imm. 1903
Oscar F., 31, son, machinist, machine shop, b. Sweden, imm. 1903, nat.
Edward B., 23, son, machinist, b. Sweden, imm. 1903, nat.
Karl J., 20, son, clerk, wire mill office, imm. 1903
Claes A.V., 17, son, machinist, machine shop, imm. 1903
Eric T., 16, son, none, imm. 1903
Theodore, Jr., 9, son, none, imm. 1903
- 1920C: 621 Sunderland Rd., Worcester (two family house)
Johnson Claes A., 27, machinist, electrical supply co., b. Sweden, imm. 1903, nat. 1919
Hedwig, 29, wife b. Sweden, imm. 1910, nat. 1916
Lilly M., 5, daughter, b. MA
- 1930C: 513 Burncoat St., Worcester (two family house, owns)
Johnson Claes A., 38, toolmaker, machine shop
Hedwig M., 39, wife, 22 years old when married
Lillie C., 15, daughter

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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NRDIS 5/6/1976 & 3/5/1980

-
- 1938HD Johnson Claes A V
Johnson Lillie C M r
Larsen Laurizt r
Tobin Edwd W r
Givan Jas A & Thelma G. bld. \$4500; 9059 ft. \$2700
- 1940HD Johnson Claes A V
Johnson Lillie C M r
Johnson Elsa r
Hoffman Theodoris r
Tobin Edwd W r
Johnson Lillie C M bldg. \$4500; 9059 ft. \$2700
- 1941CD Johnson Claes A V (Hedwig M) mach O S Walker Co Inc h 14 Oxford [machinery mfrs, magnetic chucks, demagnetizers and grinding machinery, Woburn corner Rockdale]
Johnson Elsa clk C A Grosvenor Shoe Shop [shoe mfrs, 70 Central] r 14 Oxford
Hoffman Theodoris sten N[orton] Co r 14 Oxford
Tobin Edwd F asst prin High School of Commerce r 14 Oxford
- 1946HD Johnson Claes A V
Grimes Beatrice E r
Tobin Edw F
Johnson Lillie C M bldg. \$4500; 9059 ft. \$2700
- 1946 Deed, 3028:529, 7 Aug 1946
Lillie C.M. Miller of Detroit MI, formerly Lillie C.M. Johnson of Worcester, to Arthur K. Haddad and Laura W. Haddad
- 1948HD Haddad Arth K phys h
Knowlton Geo W 4th
Haddad Arth K & Laura W bldg \$4500; 9084 ft \$2700
- 1948CD Haddad Arth K (Laura W) phys 14 Oxford h do
Knowlton Geo W (Priscilla B) floor mn Parker Mfg Co [Parker Metal Goods Co Inc, 18 Grafton] h 14 Oxford
- 1952HD Haddad Arthur K phys h
Pullan Mary H Mrs
[at 18 Oxford: Haddad Albert orthopedic surgeon h]
Haddad Arth K & Laura W bldg \$6000; 9084 ft \$2400
- 1960HD Haddad Arthur K phys
Jos[eph?] Geo M phys
[at 18 Oxford: Haddad Albert orthopedic surgeon h]
Haddad Arth K & Laura W house \$6000; 9084 ft \$2400
- 1970HD Haddad Arthur K phys 755-0646
Joseph Geo M phys 752-2394
[at 18 Oxford: Haddad Albert orthopedic surgeon h]
Haddad Arthur K & Laura W hse \$6000; 9084 ft \$2400
- 1982HD Haddad Arth K 755-0646
Haddad Arthur K & Laura W hse \$6000; 9084 ft \$2400
- 2002 Sold to present owner, Janet Merrill

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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NRDIS 5/6/1976 & 3/5/1980

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

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

14 OXFORD ST.

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1765
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from NW

FORM B – BUILDING

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

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

03-025-00012	Worcester North	C	WOR.1767
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NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 15 Oxford Street

Historic Name: Lemuel G. & Catherine J. Mason House

Uses: Present: Two Family Residential

Original: Single Family Residential

Date of Construction: 1850

Source: historic maps & directories

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: slate shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

none

Condition: good

Moved: no yes **Date:**

Acreage: 0.1182 acres

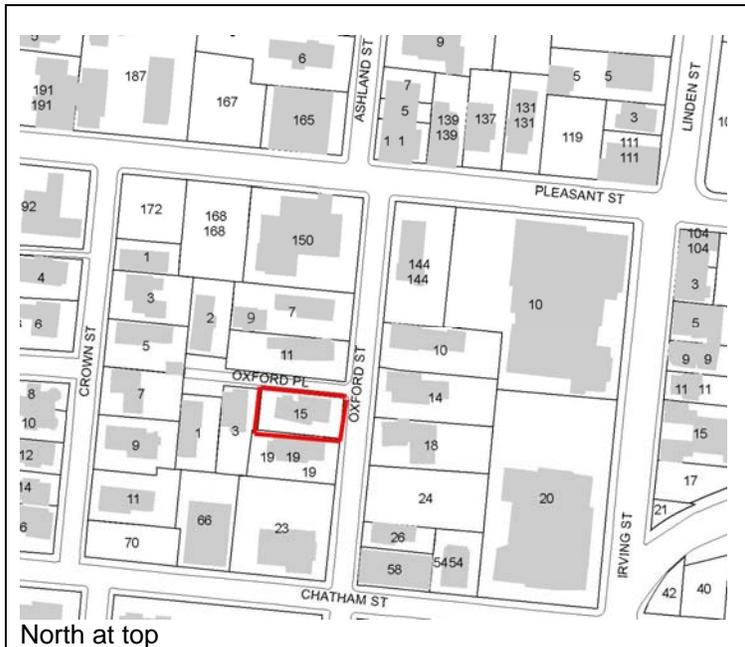
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from NE

Locus Map



North at top

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1767
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NRDIS 5/6/1976 & 3/5/1980

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 Lemuel G. & Catherine J. Mason House is located on a 0.1182-acre lot on the west side of Oxford Street north of Chatham Street and on the south side of Oxford Place. The parcel was laid out as part of the Park Hill subdivision in 1836. It is bounded on the south by a house of similar period and on the north by Oxford Place. On the west, the property adjoins a house lot fronting on Oxford Place. The two-story wood frame single dwelling with a cross gable roof was built in the Italianate style around 1850. It is set back from the street, conforming with deed restrictions requiring a minimum 12-foot set-back, and is elevated on a terrace leveling the eastern slope of Crown Hill. It is positioned near the north lot line leaving more yard space on the south side of the house. A driveway enters a paved parking area at the rear of the lot from Oxford Place. A granite curb edges the front lawn along the side walk with an opening for stone steps leading up to the house entrance.

The two-story wood clapboard Italianate house is an anomaly on the street, which is characterized by rectilinear house forms designed in the Greek Revival style. It has a cross-wing plan with a front section wrapped by an ornate one-story piazza on three sides. The front façade contains paired window units on both levels, each surmounted by decorated cornices. The piazza is distinguished by study chamfered posts with stylized capitals and braces supporting the entablature. Between the posts, a low railing caps panels sawn in a pattern of circular and six-pointed star shapes. The piazza terminates at cross wings on the side walls where doorways are located. Windows on the side walls and wings have the same cornices as those on the front, and the roof overhangs the walls with soffits decorated by over-sized modillions. Hexagonal attic windows are centered in the gable sections. A two-story kitchen ell is centered on the rear of the cross wings and is decorated in a similar manner. A one-story porch spans the north side with a corresponding one-story wing on the south side. Historic wood sash appear to be intact. There are no outbuildings.

The Lemuel G. & Catherine J. Mason House is a distinctive example of mid-19th-century domestic architecture in the city of Worcester and a significant component of the Oxford-Crown Historic District. The Italianate-style wood frame house was constructed in 1850 on a lot laid out for the original Park Hill development.

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

15 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1767
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NRDIS 5/6/1976 & 3/5/1980

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.

The house at 15 Oxford Street was built in 1850 for nail and brad manufacturer Lemuel G. Mason. Born in Worcester about 1820, Mason married Catherine J. Linnie of Prescott, Massachusetts in 1845 and had established his factory on Union Street by 1847. From that time to the publication of the 1850 city directory, Mason lived on Front Street, but by the time he was listed in the federal census in August of the latter year he was living in his new house on Oxford Street. By that time he and his wife had a son, George Lemuel, born in 1848, and the household included as well Mason's mother Betsey, then sixty years old, three unrelated young men working as nail and brad makers, no doubt for Mason, and an Irish-born female domestic servant. By 1852 Mason was a partner in the scale manufacturing firm of Groom, Mason and Company.

By 1860 the Masons had moved to Austin Street and machinist Ephraim C. Tainter took over the dwelling. By 1864 the Masons had left Worcester for Hammonton, New Jersey and the Tainters were living at 14 Crown Street. The Oxford Street property was occupied by the widow Louisa A. Rice. Rice's husband Rufus, an accountant born in Marlborough, died in 1851 at the age of fifty-eight. Louisa Rice then had four children—Louisa A. 2d, Edward A., Maria E., and Charles S., born between 1829 and 1842. Her son Edward was also an accountant and bookkeeper. In 1870 Louisa Rice is shown with three children—Louisa A., then thirty-nine years old, Edward A., then thirty-five, and Maria E., then twenty-nine—and the family of Boston and Albany Railroad ticket agent Justin E. Wood at 15 Oxford Street. The census shows neither Rice nor Wood as owning real property in 1870, which suggests either a recording error or that Mason or his heirs still owned the property. By 1877, in any event, Wood had acquired the property and sold it to Fredrick W. and Linus B. Plimpton, who three years later, then living in Hartford, Connecticut, sold it to Lucy Maria Hastings. The Hastings family owned and occupied 15 Oxford Street through at least 1970.

Lucy Maria Hastings was the wife of Leander A. Hastings, a harness maker who was born in Southborough in 1843. His father Charles was a farmer in that town. In 1854 the family—Charles Hastings, his wife Ann Parks Hastings, and their children Henry, Ellen, and Leander—moved to Worcester. When Leander was sixteen he moved to Framingham to learn the carriage and harness business and four years later moved to the West. In 1867 he returned to Worcester,¹ and in 1872 he married Lucy Lowe, then living in Lowell. By 1880 the Hastings family—Leander, Lucy (shown in later census as Mariah L. Hastings), their five-year-old son Harry, and a domestic servant—lived on Pleasant Street. In 1881 a daughter, Bertha May, was born, and the family moved to the Oxford Street property the next year.

The Hastings occupied the house as a single-family home with a single domestic servant from at least 1900 to at least 1920, while taking in the occasional boarder, such as the milliner Addie E. Wheeler, recorded in the 1890 house directory. In 1920 Leander Hastings was seventy-five years old, his wife seventy-three, and daughter Bertha thirty-eight. The 1922 house directory again shows a boarder, and by the latter part of 1930 the family of Aaro Emil Gronlund rented part of 15 Oxford Street through at least 1960. Born in 1892 in Pori, Finland, Gronlund came to the United States on the S.S. Franconia from Liverpool to Boston and went first to a cousin in Fitchburg; by the First World War he was living and working in Cleveland. His wife Maria Josephine was born in Finland and came to the United States in 1909. Gronlund worked as a car mechanic and by World War II was employed by Veino Chevrolet in Worcester. City directories show Bertha M. Hastings as owner of 15 Oxford Street from 1930 to at least 1970, and by 1984 the house was owned and occupied by John and Frances M. Herron.

SELECTED RESEARCH DATA

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

1850C L. G. Mason ae 30 nail & brad mfr \$4500 real estate b MA, wife Catherine J 30, Geo L 2, Betsy H 60, F G. Cooley 24 nail and brad maker, Adeline A Cooley 16, Wm Kaey? 23 nail and brad maker b Ct, Charles Scarboro 18 nail and brad maker b CT, Frederick Harrington nail & brad maker b MA, Mary Hickey ae 18 Ireland

¹ Oliver Ayer Roberts, *History of the Military Company of the Massachusetts, Now Called the Ancient and Honorable Military Company of Massachusetts* (Boston: Alfred Mudge and Son, 1901), 4:232.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

15 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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NRDIS 5/6/1976 & 3/5/1980

- 1851CD Mason Lemuel G. nails & brads, Union, h Oxford FIRST INSTANCE
 1847CD Mason Lemuel G. shoe nail & brad manuf. Union, h 25 Front FIRST APPEARANCE
 1850CD Mason Lemuel G. nails & brads, Union, h 58 Front
- 1852CD Mason Lemuel G. (Groom, Mason & Co.) h Oxford [scale mfrs]
 1854CD Mason Lemuel G. scale manuf'r, h. 3 Prospect
 1859CD Mason Lemuel G. machinist, h 60 Austin
 1870C Mason Lemuel G. farmer, Hammonton, New Jersey
- 1852CD Tainter Ephraim C. J.A. Fay & Co (mfrs woodworking machines) Junction shop h Oxford
 1861CD Tainter Ephraim C Junction shop h 12 Crown
- 1864CD Rice Mrs. Rufus, h 5 Oxford FIRST INSTANCE
 1846CD Rice Rufus, constable, Brinley Row, h 71 Summer FIRST APPEARANCE
 1847CD Rice Rufus, clerk at Kinnicutt & Co. h 71 Summer
 1848CD Rice Rufus, acct. h John
 1851CD Rice Rufus, acct. h 24 High
 1852CD Rice Mrs Rufus, h West
 1863CD Rice Mrs. Rufus, h 7 West; Rice Edward A. acct. bds. 7 West
- 1865CD Rice Mrs. Rufus, h 5 Oxford
 Rice Edward A. accountant, bds. 5 Oxford
- 1870M 5 J.W. / Rice
- 1870CD Rice Mrs. Rufus, h 5 Oxford
 Rice Edward A. book-keeper, bds. 5 Oxford
 Wood Justin E. ticket master, Western R.R., h. 5 Oxford
- 1870C 1) Rice Louisa S 60 \$1000 personal prop b MA, Edward A 35 bookkeeper, Louisa A 39 \$2000 personal property, Maria
 E C ae 29 \$2000 personal prop [1880 family moved to West St by 1880]
 2) Wood Justin E ae 34 ticket agent \$5000 personal property b MA, Julia 33, Henry J 10, Annie C 8, Mattie E 21, domestic servant Ellen Hafey 30 b Ireland [neither family shown with real property]
- 1872SD 15, bds., Edward A. Rice, bookkeeper
 15, ho. Mrs. Rufus Rice
 15, ho., Justin E. Wood, ticket agent, B & A RR depot
- 1877 Deed 1017:565 11/23/1877 in consideration of \$5000 Justin E. Wood to Frederick W. Plimpton & Linus B. Plimpton
- 1882 Deed 1114:411 4/1/1882 Frederick W. Plimpton & Linus B. Plimpton, Hartford CT, to Lucy Maria Hastings, wife of Leander A Hastings,
- 1890HD 15 Oxford St
 Hastings L.A. harness manuf. Leander A
 Wheeler Addie E. milliner, b.
Lucy M. Hastings, bld \$3200; 5150 ft. \$4500
- 1896M Mrs. L.A. Hosting
- 1900HD Hastings L.A. Mr & Mrs harness manuf. 14 Foster
 Hastings Bertha M. Miss, b.
Hastings Lucy M. bld. \$3200; 5150 ft. \$4600

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NRDIS 5/6/1976 & 3/5/1980

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- 1910HD Hastings L A Mr & Mrs
Hastings Bertha M Miss b
Hastings Lucy M. bld. \$3000; 5150 ft. \$3900; also owns 23 Westland
- 1910C 15 Oxford: Hastings Leander ae 66 b MA owner harness shop, wife Mariah L ae 64 b NH, dau Bertha ae 28, servant Margaret Fay ae 29 b Ire
- 1911M L.M. Hastings
- 1922M L.M. Hastings
- 1922HD Hastings Leander A Mr & Mrs
Hastings Bertha M
Swanberg Vera b
Hastings Lucy M. bld. \$5000; 5150 ft. \$3900; also owns 23 Westland
- 1930HD Hastings Bertha M
Gronlund Emil r (Maria J) automobile mechanic
Hastings Bertha M. bld. \$6000; 5150 ft. \$3900
- 1940HD Hastings Bertha M
Gronlund Aaro E r (Josephine) metalworker
Hastings Bertha M. bld. \$4500; 5150 ft. \$2000
- 1950HD Hastings Bertha M
Gronlund Emil r (Josephine) auto body man Veino Chevrolet Inc
Hastings Bertha M. bld. \$5500; 5150 ft. \$1300
- 1960HD Hastings Bertha M
Gronlund Emil r
Hastings Bertha M. house. \$5500; 5150 ft. \$1300
- 1970HD Hastings Bertha M
Hastings Bertha M. house. \$5500; 5150 ft. \$1300
- 1984HD Herron John
Herron John & Frances M

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

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PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from SE

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View from NW

FORM B – BUILDING

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

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

03-022-00015	Worcester North	C	WOR.1785
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NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 18 Oxford Street

Historic Name: Benjamin & Martha Goddard House

Uses: Present: Day Care Center

Original: Single Family Residential

Date of Construction: 1850

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: metal clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

- Masonry garage added
- Metal clapboard siding added
- Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.2055 acres

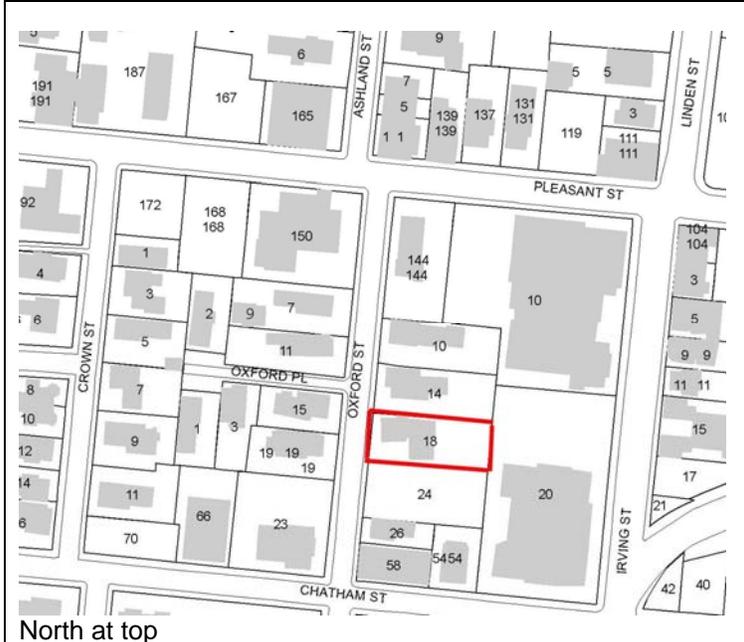
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from NW

Locus Map



North at top

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

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18 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

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NRDIS 5/6/1976 & 3/5/1980

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 Benjamin & Martha Goddard House is located on a 0.2055-acre lot on the east side of Oxford Street north of Chatham Street. The parcel was laid out as part of the Park Hill subdivision in 1836. It is bounded on the north by a house of similar period and on the south by a paved parking lot associated with the current function of the property where a late-19th-century house previously existed. The rear of the lot abuts another parking lot on Irving Street. The two-story wood frame single dwelling with a front gable roof was built in the Greek Revival style around 1850. It is sited close to the street, evidently conforming with deed restrictions requiring a minimum 12-foot set-back and positioned near the north lot line leaving more space on the south side of the house, which is currently paved, terminating at a masonry garage added off the south side of the house. A granite curb and iron fence edges the front lawn along the side walk with an opening for a walkway leading to the house entrance. A large playground occupies a portion of the rear yard and extends into the adjoining property behind the parking lot.

The two-story wood clapboard house has been covered with metal siding that obscures many of its original decorative features. The house presents a pedimented, three-bay façade to the street. The pediment, as well as the tops of the side walls, likely was detailed with tall Greek entablatures supported by wide pilasters at the corners. These now cannot be seen. The entrance is located on the left side of the front façade recessed within what had been a trabeated architrave; the door, transom and sidelights have been replaced. Windows trim has been sided over, and historic wood sash have been replaced. First-story windows do not extend down to floor level suggesting there had been no front porch. Fenestration on the side walls reflects a two-room-deep side-hall plan with a stair along the south wall, which is blank in the front except for a window positioned at the base of the stairs. A two-story bay window, probably an addition is centered on the north wall. A two-story kitchen wing is appended to the rear of the house. Its north wall is aligned with the north wall of the house, with the south wall is thus recessed. A one-story masonry ell with a flat roof was added to the south side for a garage.

The Benjamin & Martha Goddard House is an altered but recognizable example of mid-19th-century domestic architecture in the city of Worcester and a significant component of the Oxford-Crown Historic District. The Greek Revival-style wood frame house was constructed in 1850 on a lot laid out for the original Park Hill development.

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

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NRDIS 5/6/1976 & 3/5/1980

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.

Born in Philadelphia about 1815, the watchmaker Benjamin Goddard owned the property on which 18 Oxford Street now stands from at least 1844. According to a recent article in *Winterthur Portfolio*, Goddard was "one of the first American watchmakers,"¹ and he is shown in that occupation in Worcester directories dating to at least as early as 1845. By 1847 he had married Martha Dolliver, whose father John was from Marblehead; her mother Mary Barber Dolliver was a Worcester native. An 1844 deed refers to "land of Benjamin Goodard" in this area, and by 1850 Goddard had built his house on Oxford Street, then number 6 Oxford, and moved there from Winter Street. Goddard's 1850 household included his wife and their daughter Ella, born in 1847, and he lived in a new neighborhood with several other watchmakers. At 10 Oxford Street was Charles C. Coleman, who had a jewelry and watch shop on Main Street; at 14 Oxford was Simeon N. Story, who also had a Main Street shop. Story boarded the apprentice watchmakers George L. Howe and Jabese A. Bishop, while Coleman boarded apprentices Henry Harrington and Henry R. Holman. By 1860 Goddard himself boarded the eighteen-year-old jeweler Noah A. Plympton, later a prominent life insurance agent and political activist in Massachusetts.

In 1869 the Goddards' daughter Ella married Charles N. Scott, then a druggist probably working for his father Nelson, also a druggist. In 1870 the Scott couple and their infant son Arthur were living with Benjamin and Martha Goddard at 18 Oxford Street. In September of the same year, however, Benjamin Goddard died at the age of fifty-seven. By 1872 Charles Scott had become the principal in the jewelry firm of B. Goddard and Son, and he and his wife continued to live with his mother-in-law at the Oxford Street house.

In 1894 Martha Dolliver Goddard died, and the 18 Oxford property passed to her daughter Ella F. Scott. Ella Scott died in 1907. Her husband Charles and son Chester, born in Worcester in 1887, continued to live in the house through at least 1910. By 1911 the family sold the property to Henry F. Leland, the son of Worcester iron machinist Reuben Leland. Born about 1849, Henry Leland was working as a steel engraver by 1870. Between 1910 and 1920 his first wife Nancy Bowen Leland had died, and in 1920 Leland shared 18 Oxford Street with Frank Dannes, also an engraver, and his wife Rosa. By 1930 Leland had remarried, and he and his wife M. Gertrude Leland were the sole occupants of 18 Oxford Street.

Between 1940 and 1950 Leland sold the property to gas station manager James J. Smith and his wife Alice, and by 1960 Smith, in turn, had sold it to physician Albert Haddad, who with his wife June owned 18 and 24 Oxford (the latter not exant) through at least 1984.

SELECTED RESEARCH DATA

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

- 1844 Deed 391:366 8/2/1844 Isaac Davis to Charles M. Savin for lot now #24 (vacant); refers to "land of Benjamin Goddard on north, also "street to be built by Davis"
- 1850CD Goddard Benjamin, jeweller, 174 Main, h Oxford FIRST INSTANCE
 1845CD Goddard Benj. Carriage maker, Mechanic, h Main
 Goddard Benj. 2nd, watch maker, 168 main, h Winter FIRST APPEARANCE
 1849CD Goddard Benjamin, jeweler, 174 Main, h 14 Winter
- 1850C Benja Goddard ae 37 watchmaker b PA, Martha ae 36 b MA, Ella F ae 3 b MA [before Simeon N. Story]
- 1860C Benjamin Godard [sic] ae 45 jeweler \$5000 real/\$3500 personal property b PA, wife Martha 45, dau Ella F 13, Noah A Plympton 18 jeweler b MA

¹ Alexis McCrossen, "The 'Very Delicate Construction' of Pocket Watches and Time Consciousness in the Nineteenth-Century United States," *Winterthur Portfolio* 44, 1 (Spring 2010): 1-30; McCrossen cites background on the watchmaking Goddard family in Chris H. Bailey, *Two Hundred Years of American Clocks and Waches* (Englewood Cliffs, NJ: Prentice Hall, 1975), 191, 193.

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18 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

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- 1870CD Goddard Benjamin, jeweler, 174 Main, h 6 Oxford
- 1870M 6 Oxford St B. Goddard
- 1870VR died 4 Sept Benjamin Goddard ae 57 jeweller b PA pars Geo & Sarah b MA
- 1870C Goddard Benjamin ae 57 ret jeweler \$4000/4500 b PA, wife Martha 56 MA, Charles N Scott ae 24 clerk in store \$500 pers b MA, Ella F Scott ae 23 b MA, Arthur N Scott 4 mos
- 1872SD 18, ho., Mrs. Benjamin Goddard
18, ho., Charles N. Scott (B. Goddard & Co.), jeweler, 322 Main
- 1890HD 18 Oxford St
Scott Charles N, jeweler
Mrs. M. Goddard, bld \$2200; 8953 ft. \$6700
- 1896M Mrs. M. Goddard
- 1900HD Scott Charles N. Mr & Mrs watches
Scott Ella F. bld. \$2400; 8953 ft. \$6700
- 1910HD Scott Charles N
Scott Chester F. student b
Scott Ella F. bld. \$2200; 8953 ft. \$5400
- 1910C 18 Oxford: Scott Charles N ae 64 wid occup illeg, son Chester F ae 22 no occup
- 1911M N.F. Leland
- 1920C 18 Oxford: Leland Henry F owns ae 71 b MA engraver shop, Dannes frank L rents ae 30 b MA engraver engraving shop, Danny Rosa L ae 29 b TX
- 1922M Map N.F. Leland
Leland Henry F. & Mabel heirs, blds. \$4000; 8953 ft. \$5400
- 1930HD Leland Henry F
Leland Henry F. bld. \$5000; 8953 ft. \$5400
- 1930C 18 Oxford: Leland Henry F owns \$10,000 ae 81 b MA, wife M Gertrude ae 69 b MA
- 1940HD Leland Henry F
Leland Henry F. & M. Gertrude bld. \$3700; 8953 ft. \$2300
- 1950HD Smith Jas J (Alice M) sta mgr Atlantic Refining Co
McGee Edw F r (Mary) photo engvr
Bergner Mary Mrs
Smith James J & Alice M. bldg \$5000; 8953 ft. \$2300
- 1960HD Haddad Albert phys
Haddad Albert & June house \$6000; 8953 ft. \$2300;
also own adjacent lot at 24 Oxford (house gone) Haddad Albert & June E. 10852 ft. \$2700

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- 1970HD Haddad Albert
Haddad Geo
*Haddad Albert & June house \$6000; 8953 ft. \$2300;
also own adjacent lot at 24 Oxford (house gone) Haddad Albert & June E. 10852 ft. \$2700*
- 1984HD Haddad Albert phys
Haddad Albert & June

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*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

18 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1785
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View form SW

FORM B – BUILDING

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

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

CO-NDO-02209 Worcester North C WOR.1768

NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

Place: (neighborhood or village):
Crown Hill

Address: 19 Oxford Street

Historic Name: Elijah F. & Mercy W. Brooks House I

Uses: Present: Condominium Residential

Original: Single Family Residential

Date of Construction: 1856

Source: historic maps & directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (with dates):

- Shed dormers added to roof
- Venetian window added to front gable
- Converted to condominium apartments
- Stair tower added to rear
- Window sash replaced

Condition: good

Moved: no yes Date:

Acres: 0.0296

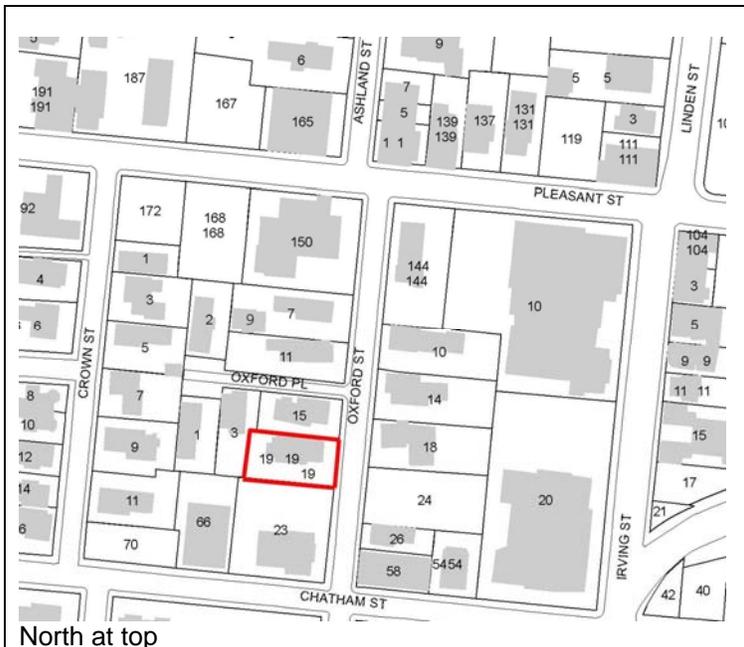
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SE

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (month / year): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

19 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1768
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NRDIS 5/6/1976 & 3/5/1980

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 Elijah F. & Mercy W. Brooks House I is located on a 0.2096-acre lot on the west side of Oxford Street north of Chatham Street. The parcel was laid out as part of the Park Hill subdivision in 1836. It is bounded on the north by a house of similar period and on the south by the Worcester Friends Meeting House. The property abuts the rear yard of 3 Oxford Place on the west, which once was part of the parcel. The two-story wood frame single dwelling with a front gable roof was built in the Greek Revival style around 1856. It is set back from the street on an elevated terrace leveling the slope of the east side of Crown Hill. The siting exceeded the original deed restrictions requiring a minimum 12-foot set-back. Like others on the street, the house is positioned near the north lot line leaving more yard space on the south side of the house. A stone curb delineates the front edge of the lot along the sidewalk; two breaks with stone steps link to walkways to the house. There is a paved parking lot in the rear of the lot that is accessed by a right-of-way from Chatham Street on the west side of the meeting house, which was created when the Quaker Meeting owned the building. There are no outbuildings.

The two-story wood clapboard house presents a pedimented three-bay façade to the street. The pediment, as well as the tops of the side walls, is detailed with tall Greek entablatures supported by wide paneled pilasters at the corners. The entrance is located on the right side of the front façade with a simple architrave containing a transom and sidelights. A one-story porch spans the façade with a tall entablature and hollowed board posts (representing pillars) decorated with scroll-sawn braces. Windows have lost their surrounds with recent alterations; window sash have been replaced. First-story windows extend down to the floor level of the porch. Side walls reflect a two-room-deep side-hall plan with a stair along the window-less front of the north wall. A kitchen wing is appended to the rear of the house, now flush with the side walls of the front section due to additions on the south side. A two-story cross-gable pavilion is centered on the south wall. A shed dormer has been added to the north side of the roof, and more recently, a stair has been added to the rear of the ell. A Venetian window was added to the front gable.

The Elijah F. & Mercy W. Brooks House I is a distinctive example of mid-19th-century domestic architecture in the city of Worcester and a significant component of the Oxford-Crown Historic District. The Greek Revival-style wood frame house was constructed in 1856 on a lot laid out for the original Park Hill development.

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

19 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1768
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NRDIS 5/6/1976 & 3/5/1980

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.

The house at 19 Oxford Street was built in 1856 by Elijah F. Brooks, who worked as a clicker (probably a stamper in the shoe industry) who had been boarding on Thomas Street. Brooks, born in Worcester, had married that February Mercy Woodward of Princeton. The lot came to Brooks through a series of transactions. Carpenter Elbridge Simmons bought a 60 ft. by 150 ft. lot on the west side of Oxford Street from Isaac Davis in 1847. At that time the lot extended farther west, encompassing the south half of what is now 3 Oxford Place. Three years later Simmons sold the lot to Lydia B. Capron, wife of woolen manufacturer Effingham L. Capron, who lived in a house across the street on the corner of Chatham (not extant). Born in 1791 in the Blackstone River Valley town of Uxbridge, Effingham Capron was a cotton and woolen manufacturer who, with his father John (1757-1836) and brother John Willard (1797-1878), established the Capron (later Bernat) Mill in their native town in 1820. Capron moved from Uxbridge to Worcester by 1848, when the city directory shows him boarding on Harvard Street. In February 1849, his wife Lydia acquired the house on the corner of Oxford and Chatham (10 Oxford St.) from Elbridge G. Partridge. Lydia Capron sold the Simmons lot (7 Oxford St.) to Elijah F. Brooks in 1853 for \$1,630, indicating that there had yet to be a house built there. The first year that Brooks is listed at the address is 1856.

In 1860 Elijah and Mercy Brooks's household included two young sons and domestic servant Mary Durkins, an 18 year-old African American woman born in New Jersey. The Brookses remained at this address until 1866, when they sold the property to Eliphalet Holbrook and Herbert M. Rice and moved to 24 Crown Street. Two years later the two each sold their undivided half of the property to manufacturers' agent Charles G. Livermore. Rice and his family continued to live at 19 Oxford at least until 1872. (The address was changed from 7 to 19 Oxford around 1872.) A real estate agent and bookkeeper, Rice was born in Massachusetts about 1845 and occupied his half of the house with his wife Mary, young daughters Florence and Alice, a single teacher named Lizzie Graham, and the Vermont-born domestic Fannie Swan. Charles G. Livermore, born about 1803 in New Hampshire, was a traveling agent for Fairbanks Scales Company and lived at 19 Oxford with his wife Eliza, born in New Hampshire, a domestic servant, and a single woman named Phebe Jennison who was also from New Hampshire.

Livermore sold the western section of the lot to the owner of 3 Oxford Place in 1882 thereby reducing the size of the 19 Oxford Street lot. In 1888 Livermore sold what was left of 19 Oxford Street to Augusta M. (sometimes shown as M. Augusta) Sprague, who was born Augusta M. Dickinson in Gilead, Connecticut, about 1846. Who her first husband was is not yet known. In 1889 she married the wholesale druggist Edwin Avery Brewer, who was born in Wilbraham and had been married to Augusta's sister Elsie, who died of tuberculosis in 1885. From at least 1890 to at least 1900 the Brewers and their son Howard shared 19 Oxford Street with shoe retailer Charles H. Heywood and his wife Alice. In 1910 E. Avery Brewer, his wife Mary, and his ten-year-old daughter Mary, along with Swedish-born domestic servant Amanda Johnson, were sole occupants of the house.

Augusta Brewer owned 19 Oxford Street through at least 1940, though by 1930 she and her family had moved to Shrewsbury. By 1950 the family had sold the house to the Worcester Monthly Meeting of the Society of Friends for use as a parish house and residence for its minister. The Worcester Quaker Meeting owned the property until at least 1973, and by 1879 it was owned and occupied by Robert and Selina Martin.

SELECTED RESEARCH DATA

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

- 1847 Deed 419:509 3/23/1847 in consideration of \$650 Isaac Davis to Elbridge Simmons, gentleman 60x150 ft. lot on Oxford St (includes rear of present #3 Oxford place)
1848CD Simmons Elbridge H. carpenter, bds Irving
- 1850 Deed 458:237 1/26/1850 in consideration of \$700 Elbridge H. Simmons to Lydia B. Capron 60x150 ft. lot on Oxford St (includes rear of present #3 Oxford place)
1850CD Capron Effingham L. woolen manufacturer, h Oxford (this is #10 across the street on the NE corner of Chatham, now site of apartment house at 58 Chatham Street)

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

19 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1768
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NRDIS 5/6/1976 & 3/5/1980

- 1853 Deed 512:238 7/9/1853 in consideration of \$1630 Effingham L Capron & Lydia B. Capron, his wife, to Elijah Brooks 60x150 ft. lot on Oxford St (includes rear of present #3 Oxford place)
- 1856CD Brooks Elijah F. clicker, h Oxford FIRST INSTANCE
1849CD Brooks Elijah F. clicker, bds Sudbury FIRST APPEARANCE
1854CD Brooks Elijah F. clicker, 23- Main, bds Oxford
- 1860C Elijah F Brooks 38 clicker b MA, Mercy W 32 b MA, George 6 b MA, Frederick 9/12 b MA, Mary Durkins 18 B domestic b NJ
- 1866 Deed 715:403 1/31/1866 in consideration of \$6835 Elijah Brooks to Eliphalet Holbrook & Herbert M. Rice 60x150 ft. lot on Oxford St (includes rear of present #3 Oxford place) & house
- 1868 Deed 763:237 3/21/1868 in consideration of \$4500 Eliphalet Holbrook to C.G. Livermore undivided half of 60x150 ft. lot
- 1868 Deed 763:238 3/21/1868 in consideration of \$4500 Herbert M. Rice to C.G. Livermore undivided half of 60x150 ft. lot
- 1869CD Livermore Charles G. agent Fairbanks' Scales h 7 Oxford FIRST INSTANCE
1862CD Livermore Charles G. agent Fairbanks' Scales h Jackson cor Beacon FIRST APPEARANCE
1865CD Livermore Charles G. agent Fairbanks' Scales h 85 Pleasant
- 1870M 7 Livermore
- 1870C 1) Livermore Charles G ae 67 travelling agent \$11,000 real est/\$2000 pers est b NH, wife Eliza E 56 b NH, Phebe A Jennison 49 no occup \$2000 pp b NH, Mary Lawrence ae 21 b MA domestic
2) Rice Herbert M ae 25 bookkeeper \$2300 pp b MA, wife Mary 25 b MA, Florence M ae 2 MA, Alice G 3 mo b MA, Fannie Swan ae 20 b VT domestic, Lizzie Graham ae 26 b MA teacher
- 1872SD 19, ho., Charles G. Livermore, scale agent
19, ho., Herbert M. Rice, (Abbott & Rice) real estate agent, 1 Central Exchange, 311 Main
- 1882 Deed 1126:72 7/8/1882 in consideration of \$1040 Charles G. Livermore to Caroline E. Manning, southern part of parcel (now part of 3 Oxford Pl.)
- 1888 Deed 1266:567 4/28/1888 in consideration of \$9000 Charles G. Livermore to M. Augusta Sprague
- 1890HD Brewer E. Avery, druggist 1
Heywood C.H. boots & shoes 2
M. Augusta Sprague, bld. \$2900; 6649 ft. \$5400
- 1896M M. Augusta Brewer
- 1900HD Brewer E.A. Mr & Mrs 1 Brewer & Co., druggists, 56 Front, see front cover
Brewer Howard D. student, b.
Heywood C.H. Mr & Mrs 2 Charles H. Dadmun, Heywood & Co., boots & shoes, 520 Main
Brewer M Augusta, bld. \$2900; 6649 ft. \$5700; E.A. Brewer also owns bldg valued \$40000 at Front & Commercial
- 1900C 1) Brewer Edwin A b Oct 1853 MA druggist wholesale, wife Mary b July 1845 CT, son Howard b Feb 1881 MA, servant Mary Scully b Nov 1872 MA pars Ire
2) Heywood Charles b Mar 1839 MA shoe retail, wife Alice b Ssept 1843 MD

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

19 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C

WOR.1768

NRDIS 5/6/1976 & 3/5/1980

-
- 1910HD Brewer E Avery Mr & Mrs
Brewer M Augusta, bld. \$2700; 6649 ft. \$5700; E.A. Brewer also owns bldg valued \$100000 at Front & Commercial; 17 Blackstone, and property nr Chatham
- 1910C 19 Oxford: E Avery Brewer ae 57 b MA proprietor drug store owns, wife Mary A ae 62 b CT, dau Mary E ae 10 b MA, servant Amanda Johnson ae 27 b Sweden emig 1906
- 1911M M.A. Brewer
- 1922M M.A. Brewer
- 1922HD Brewer E Avery Mrs
Sweet Clifford B Mr & Mrs foreman 18 Salem Wiley-Bickford Sweet Co footwear specialties fabric dept
Brewer M Augusta, bld. \$6000; 11494 ft. \$7500; additional land acquired from Friends Meetinghouse (#23) in 1911
- 1930HD Brewer M Augusta Mrs
Brewer M Augusta (Shrewsbury) bld. \$7000; 11494 ft. \$7500
- 1940HD Fulton Rest
Fulton Jas A
Brewer M Augusta (Shrewsbury) bld. \$5000 unf; 11494 ft. \$4000
- 1950HD Society of Friends Parish House
Frazer Oliver M Rev
Wheeler Stella R
Worcester Monthly Meeting of Friends
- 1960HD Friends Center
Fisher Thos
Fisher Thos Rev
Worcester Monthly Meeting of Friends
- 1970HD Friends Center
Angell Russell Rev
Worcester Monthly Meeting of Friends
- 1973HD Purves Austin
Worcester Monthly Meeting of Friends
- 1979HD Purves Austin
Martin Robt D
Martin Robert & Selina
- 1984HD Purves Austin
Martin Robt D
Martin Robert & Selina

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

19 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

C	WOR.1768
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NRDIS 5/6/1976 & 3/5/1980

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- 1922 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
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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.
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- The Worcester House Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published semi-annually.

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

19 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1768
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

19 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1768
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NRDIS 5/6/1976 & 3/5/1980



View from SW

FORM B – BUILDING

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

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

03-025-00014

Worcester
North

C

WOR.1069

NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 23 Oxford Street

Historic Name: Worcester Friends Church

Uses: Present: Church

Original: Church

Date of Construction: 1908

Source: historic maps & directories

Style/Form: Gothic Revival

Architect/Builder: Stephen C. Earle, architect

Exterior Material:

Foundation: stone

Wall/Trim: brick / stone, terra cotta

Roof: slate shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Interior adapted for theater productions ca. 1975

Condition: good

Moved: no yes **Date:**

Acreage: 0.3330 acres

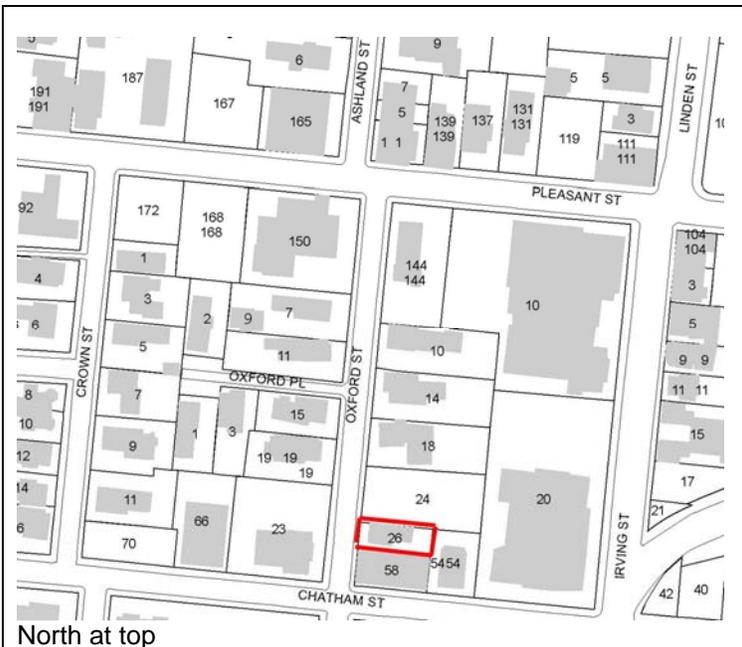
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SE

Locus Map



North at top

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

23 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1069
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NRDIS 5/6/1976 & 3/5/1980

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 Worcester Friends Church is located on a 0.3330-acre lot on the northwest corner of Oxford and Chatham streets. It is bounded on the north by a mid-19th-century house and on the west by a brick block of flats built in 1896. Occupying the southeast corner of the lot, the church has small yards on the street sides bordered by granite curbs with low granite posts marking the corners and openings for the entrance on Oxford Street and a driveway on Chatham Street. A paved driveway runs along the west side of the lot entering a large paved parking lot in the northwest corner of the property. There are no outbuildings.

The small church building has a cruciform plan with a two-story gable roof section at its core somewhat replicating the dimensions and form of the original meeting house. A central cross-gable pavilion on the Oxford Street façade contains the main entrance recessed within a wide archway with terra cotta jambs and voussoirs surmounted by three lancet windows with the same clay trim. A series of stepped lancets on the front wall south of the entrance indicate the location of interior stairs; a large triple window on the north side likely illuminates a community room. The sanctuary wing extends from the rear (west) side of the core section providing a sense of the Quakers' transition to more church-like buildings and ceremonies in this period. The side walls of the long cross-gable section are distinguished by paired lancets with intervening buttresses in the Gothic tradition. A semi-cylindrical apse with high-placed windows and a sacristy (or minister's entrance) are appended to the west end along with a tall chimney; there is no tower or steeple. The exterior masonry work is rich with contrasting materials and workmanship and provides a 20th-century interpretation of the Quaker preference for craft over ornamentation. Nevertheless, the neat brick walls are enlivened by a battered rough-faced granite ashlar basement; dark stone quoins, water table, lintels and sills—also rough-faced; and smooth terra cotta window jambs and voussoirs. A terra cotta cornice cast with Gothic pendants across the frieze distinguish the roof line, and simple metal cresting tops the ridges of the slate roofs. The whole expresses the architect's well-developed architectural vocabulary and personal connection to the project. There are no outbuildings.

The Worcester Friends Church is a significant example of church architecture in Worcester and a landmark for the Quaker community in the city and surrounding region. Its referential design and emphasis on craftsmanship and materials shows the interest the architect and clients had in expressing enduring Quaker values while making the transition to more modern modes of congregation and worship. In addition to its individual significance the building is an important component of 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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

23 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1069
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NRDIS 5/6/1976 & 3/5/1980

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.

In 1845, Isaac Davis deeded a lot at the northwest corner of Chatham and Oxford Streets to Worcester Quakers Anthony Chase and Samuel H. Colton, and by October 1848 a Friends meetinghouse had been built on the land. Formerly partners with Quaker John Milton Earle in the publication of the long-running newspaper *Worcester Spy* (1775-1904), Chase and Colton transferred the property in that month and year to the overseers of the Uxbridge Monthly Meeting “for the purpose of building and maintaining a Friends meeting house... and upon which a meeting house has recently been erected for the accommodation of the Society of Friends in Worcester and other places.” In February 1849 the Quaker abolitionist and textile manufacturer Effingham Lawrence Capron had moved into a house across Oxford Street from this meeting house; Capron was an Uxbridge native and had moved to Worcester by 1848, the year the meeting house was built. Worcester Quakers had earlier attended the Friends meeting at Leicester, which was the home of the Earle family and had a substantial number of resident Friends, but in November 1837 they began to meet regularly in Worcester; ultimately the Worcester meeting became the area’s only meeting.¹

The original meeting house was a rectangular one-story wood frame building with a gable roof. It had a three bay façade facing Oxford Street with a hooded center entrance flanked by tall windows. A second entrance was located near the corner of the gable end facing Chatham Street, which also contained two tall windows. This meeting house was replaced by the existing brick church in 1908. It was designed by Worcester architect Stephen C. Earle, himself a Quaker related to the Leicester family who hosted the first meetings.

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 number of buildings in the city, notably the Clark Building on the Clark University campus. 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 Pilgrim Congregational Church, 909 Main Street (1887), St. Mark’s Episcopal Church, Freeland Street (1889), South Unitarian Church, 888 Main Street (1894), Chestnut Street Congregational Church (1895), St. Matthews Episcopal Church, Southbridge Street, and Central Congregational Church. Earle & Fisher also designed the Worcester Public Library, the Worcester Art Museum and buildings at Worcester Polytechnic Institute. The firm were architects for public and church buildings in other New England towns.

Worcester Quakers (as the Worcester Monthly Meeting of Friends) owned and used the Oxford Street church through 1973. By 1979 they had conveyed the building to the New England Repertory Theater and moved to 901 Pleasant Street, which is also the headquarters of the New England Yearly Meeting. The 23 Oxford Street building today is occupied by Bethsaida Christian Center.

SELECTED RESEARCH DATA

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

1845 Deed 400:312 7/5/1845 Isaac Davis to Anthony Chase & Samuel H. Colton

¹ F. B. Sanborn, ed., *Memoirs of Pliny Earle, M.D., with Extracts from His Diary and Letters (1830-1892) and Selections from His Professional Writings (1839-1891)* (Boston: Damrell and Upham, 1898), 20-21, which also states, “The slavery question introduced some discord, apparently; for Lucy Earle, writing to Pliny Dec. 3, 1837, tells him that at the Worcester First Day meeting of November 26 ‘there was a colored men by the name of Roberts, one of the most respectable in Worcester, and Brother Anthony Chase (who, by the way, is a zealous Abolitionist) took a seat beside him,’—a remarkable fact in those days of darkness.”

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

23 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

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NRDIS 5/6/1976 & 3/5/1980

- 1848 Deed 479:566 10/10/1848 in consideration of \$1500 Anthony Chase & Samuel H. Colton to Overseers of the Uxbridge Monthly Meeting "for the purpose of building and maintaining a Friends meeting house... and upon which a meeting house has recently been erected for the accommodation of the Society of Friends in Worcester and other places"
- 1870M Friends Meeting Ho.
- 1890HD Friends Meeting-house
Society of Friends, bld. \$2000; 14468 ft. \$13700
- 1896M Friends Meeting House
- 1910HD Friends' Meetinghouse
- 1911M Friends Church (Quaker)
- 1922M Friends Church (Quaker), north side of lot conveyed to Brewer (#19) in 1911
- 1940HD Society of Friends
- 1950HD Society of Friends
- 1960HD Religious Society of Friends
- 1973HD Worcester New Sch (Model Cities Project) quaker ch
Worcester Monthly Meeting of Friends
- 1979HD New England Repertory Theater
New England Repertory Theater Inc. / Worcester New School Inc.
- 1984HD New England Repertory Theater
New England Repertory Theater Inc.



Historic view of first meeting house from SE (Worcester Historical Museum)

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- 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.

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

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23 OXFORD STREET

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

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View from SW



View from NW

FORM B – BUILDING

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

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

03-022-00034 Worcester North C WOR.1786

NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 26 Oxford Street

Historic Name: James White Rental House

Uses: Present: Two-Family Residential

Original: Two-Family Residential

Date of Construction: ca. 1870

Source: historic maps & directories

Style/Form: Gothic Revival

Architect/Builder: James White, probable builder

Exterior Material:

Foundation: stone

Wall/Trim: asbestos cement shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
Asbestos cement shingles added
Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.0667 acres

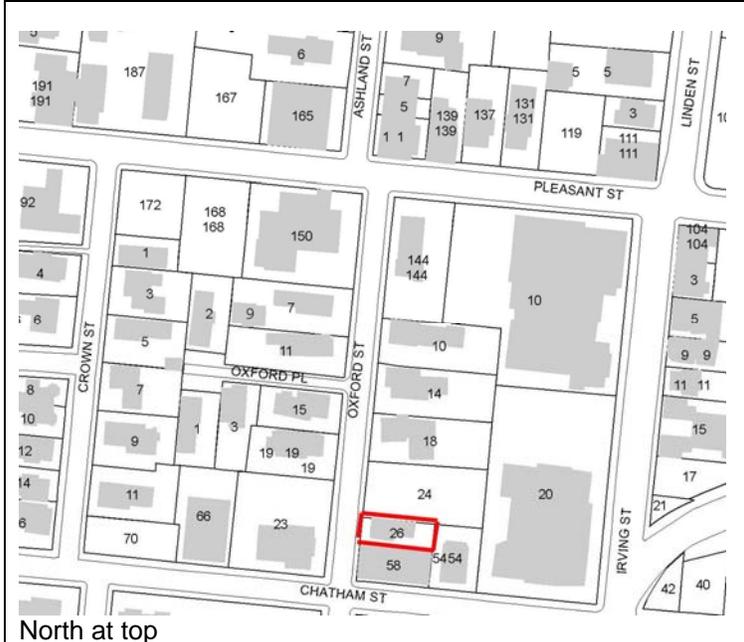
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from NW

Locus Map



North at top

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

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26 OXFORD STREET

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NRDIS 5/6/1976 & 3/5/1980

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 James White Rental House is located on a 0.0667-acre lot on the east side of Oxford Street north of Chatham Street. The parcel occupies the northern third of a lot laid out as part of the Park Hill subdivision in 1836. (The adjoining apartment house at 58 Chatham Street fills the rest of the original lot.) It is bounded on the north by a vacant house lot now containing a parking lot and playground. The story-and-a-half wood frame two-family dwelling with a front gable roof was built in a Gothic Revival mode around 1870 sharing the original lot with a second older house at the corner (demolished for 58 Chatham St.). It is sited close to the street, evidently conforming with deed restrictions requiring a minimum 12-foot set-back and positioned up against both north and south lot lines. A small yard is contained in the rear of the lot.

The wood clapboard house is now covered with asbestos cement shingles. The first story of the front façade contains an entrance with sidelights on the left side with two windows on the right; there may have been a porch over the entrance at an earlier time. Two windows in the upper story are aligned with the windows below suggesting that a third window over the entrance was covered over by the added siding. The north side has windows on two levels starting behind a bland section of wall in the front corresponding with the location of an interior staircase. There are windows only on the first story on the south side of the house. First story doors and window sash appear to have been replaced. There are no outbuildings.

The James White Rental House is an example of a dwelling added to an existing property to intensify its use and income potential. The small scale represents the living conditions of tenants at the lower end of the economic scale in the neighborhood. The principal house on the lot was later demolished to construct an apartment building on the corner of Oxford and Chatham streets.

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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The house at 26 Oxford Street was probably built about 1870 by and for the master carpenter James White. It occupies the northern half of a corner lot Isaac Davis deeded to Samuel Lee in 1843, but by 1845 Lee had died insolvent; his estate sold the lot that year to Partridge, a cabinetmaker; it is not clear if a house existed on the property at this time. Born in Medway, Partridge came to Worcester "as a young man," according to one biography, "and acquired wealth by frugality and careful investments."¹ In 1842 he married Lois W. Harrington of Worcester, and by 1848 he was partners with William B. Tabor in the 150 Main Street furniture firm of Partridge and Tabor. He then lived on Division Street, but by 1849 he had moved to a new home at 66 Chatham Street, then numbered 28 Chatham. That same year Partridge sold the Oxford Street property to Lydia B. Capron, the wife of Effingham Lawrence Capron for \$3,100, an amount that suggests a building was included on the lot.

Born in 1791 in the Blackstone River Valley town of Uxbridge, Effingham Capron was a cotton and woolen manufacturer who, with his father John (1757-1836) and brother John Willard (1797-1878), established the Capron (later Bernat) Mill in their native town in 1820. The mill is claimed to have been the first American enterprise to manufacture satin (a finely woven cotton, woolen, or synthetic with the appearance of satin) and the first to use power looms to manufacture woolens. It also made military uniforms from at least as early as the Civil War through World War II.

Capron is also renowned for his abolitionism. A member of the Society of Friends, he was a founder and president of the Uxbridge Anti-Slavery Society in 1834, a vice president of the American Anti-Slavery Society, and a longtime supporter of William Lloyd Garrison and his *Liberator*. According to Valley Falls, Rhode Island, abolitionist Elizabeth Buffum Chace, Capron initially was "very much prejudiced against Garrison" until her father, Arnold Buffum, persuaded Capron that "slavery was wrong." Abolitionist Samuel J. May stated in 1869 that from as early as 1834 he had sent fugitives from slavery "addressed to my care . . . to that excellent man, Effingham L. Capron, in Uxbridge, afterwards in Worcester, and he forwarded them to secure retreats." May moved to Syracuse, New York, in 1845, and whether Capron remained active in the Underground Railroad after that date is unknown.²

Effingham and Lydia Capron moved from Uxbridge to Worcester by 1848 and boarded on Harvard Street. In February 1849 they acquired the house and lot at 10 Oxford Street, which was across the street from the meeting house Worcester Friends had built the previous October. In 1850 the Caprons bought a lot across the street and north of the meeting house for unknown reasons. They sold it to Elijah F. Brooks three years later.

In August 1856 Lydia Capron died; Effingham Capron died in 1859, and in 1863 his wife's heirs sold 28 Oxford Street to the master carpenter James White. White's origins are unclear; in various listings he stated his birthplace as Canada, Connecticut, and Pomfret, Vermont. Around 1870 White built 26 Oxford, then numbered 8 ½ Oxford Street, on the north side of the lot. By 1870 White, his wife Miranda, and a domestic servant lived at 28 Oxford and rented 26 Oxford to the clicker (probably a stamping job in the shoe industry) Erasmus Dennis and his wife Bethia and to James E. Dennis, probably his son, and James's wife Alma and infant daughter Elizabeth.

In the 1880 census James White was identified as a retired merchant with a Main Street residence. He died three years later, which possibly is when his widow, Miranda, returned to live at 28 Oxford where in 1890 she was boarding four individuals. The house at 26 Oxford was rented to Frances W. White, the widow of Vermont-born liquor dealer Talbot C. White, who had lived in Worcester since at least 1850 and died in the city in 1880. The relation if any between James and Talbot White is not known. By 1900 Miranda White boarded three people—Emma Paul, a stitcher; Elizabeth Hogg, an Irish-born dressmaker; and the lecturer George W. Roberts—at 28 Oxford and rented 26 Oxford to the family of John Clark. Born in Ireland in 1836, Clark emigrated in 1860 and was working in 1900 as a janitor. His wife Margaret Dillon Clark came from Ireland to the United States in 1850. In 1900 the Clark household included their seven children, all born in Massachusetts between 1869 and 1885. Five of them contributed income to the household—the eldest, Catherine, and her sister Margaret worked as nurses, son John was a plumber, daughter Agnes was a clerk, and Teresa, born in 1880, was a stenographer.

¹ *Collections of the Worcester Society of Antiquity* 13 (1894): 337.

² Chace quoted in Peter B. Emerick, "Shadows of Our Private Experience," American Towns website, <http://www.americantowns.com/ma/uxbridge/news/uxbridge-police-department-news-june-17-2009-195861>; Samuel J. May, *Some Recollections of Our Antislavery Conflict* (Boston: Fields, Osgood and Co., 1869), 296-97.

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WORCESTER

26 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION

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The Clark family lived at 26 Oxford until 1910, when the Congregational Home Missionary Society, devisee under the will of James White, sold the property to Edward F. Mathews and Edward P. Fitzgerald. They subdivided the lot and built the apartment house at 58 Chatham Street on the south half of the lot, where 28 Oxford Street had earlier stood. By October 1910 they had subdivided and sold 26 Oxford Street to Louis F. Bachrach. Born about 1882 in Baltimore, Bachrach was the son of David Bachrach Jr., who founded the renowned Bachrach photography studios in that city in 1868. Louis F. Bachrach, who moved the studio to its longtime Boylston Street address in Boston in 1914, sold 26 Oxford Street in 1911 to Mary E. Miller, who in turn sold it in 1912 to the railroad engineer Albert W. Preston. Born in Worcester about 1848, Preston's father Samuel was a railroad fireman. In 1872 Preston married Isadore J. Whitney of Worcester, and their son Charles H. was born in 1875. By 1880 the family lived at 13 Orient Street, and in 1900 son Charles was working as a candy salesman. He married the divorcee Mary Warwick Stevenson in Providence in 1908. By 1922 Albert Preston had died, and the 26 Oxford Street property passed to Charles.

In 1920 Charles Preston was a machine shop janitor and lived in Worcester with his wife and four children in a Washington Street apartment house, but by 1930 he and his family had moved to Manhattan. The continued to own 26 Oxford Street and leased the property to various tenants until 1943, when Charles Preston's son Charles, born in Worcester about 1912, sold it to William P. Rice. The property changed hands frequently thereafter.

SELECTED RESEARCH DATA

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

- 1843 Cited in deed 444:541 4/12/1843 Isaac Davis to Samuel Lee FIRST INSTANCE
- 1845 Cited in deed 444:541 8/23/1845 Wm Greenleaf, assignee of estate of Samuel Lee, "an insolvent debtor" to Elbridge G. Partridge, cabinetmaker
1845CD Partridge (E[elbridge] G.) & Taber, (Wm.) furniture warehouse, 144 & 146 Main, h 33 Front
- 1849 Deed 444:541 2/16/1849 in consideration of \$3100 Elbridge G. Partridge to Lydia B. Capron, wife of Effingham L. Capron
- 1850CD Capron Effingham L. woolen manufacturer, h Oxford (#10, later #28 Oxford, now gone)
1848CD Capron Effingham L. woolen manufacturer, bds Harvard FIRST APPEARANCE
- 1850C Effingham L. Capron ae 59 mfr b MA, wife Lydia B ae 45 bRI \$8200 real prop, dau Elizabeth C ae 27 b MA
[enumerated before Benjamin Goddard, SN Story]
- 1854CD Capron Effingham L. woolen manuf'r, h Oxford cor Chatham
- 1856CD Capron Effingham L. woolen manuf'r, h 10 Oxford FIRST INSTANCE (#10 = #28, now gone)
- 1857M Identifies corner house (#28); #26 not depicted
- 1860CD Capron Effingham L. woolen manuf'r, h 10 Oxford LAST INSTANCE
- 1863 Deed 670:588 11/14/1863 in consideration of \$3600 heirs of Lydia B. Capron to James White
- 1865CD White James, carpenter, h 10 Oxford FIRST INSTANCE
1859CD White James, carpenter 8 ½ Trumbull
1862CD White James, carpenter h Eaton place
- 1870M J White (2 houses)

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- 1870SD 26, ho., Erasmus Dennis, boot cutter, 82 Austin
26, ho., James E. Dennis, salesman, 329 Main
28, ho., James White, carpenter
- 1870CD White James, carpenter, h 10 Oxford
Dennis Erasmus, clicker, h 8 ½ Oxford
Dennis James E. at Estabrook & Herrick's [193 Main, clothing], h 8 ½ Oxford
- 1870C White James 72 carpenter \$9000 real \$2000 personal b CT, Miranda 46 keeping house b MA, Thompson Minnie 18 domestic servant b MA (Griggs, Coleman, Goss, Story & Goddard follow; Dennis on next page)

Dennis Erasmus ae 64 clicker \$200 pp b MA, wife Bethia ae 53 b MA; Dennis James E ae 38 clerk in store \$500 pp, wife Alma 32, dau Elizabeth 6 mos
- 1878M Bird's-eye shows 2 story house on corner (#10) blocking view of 26 (#8 ½)
- 1880C Main St James White ae 82 retired merchant b Canada wife Miranda ae 55, 3 boarders
- 1883VR died 7 Sept (Oct?) James White ae 87 master carpenter b Pomfret VT res Worcester pars Ark and Patty Sabin White
- 1890HD 26 White F.W. [Frances W White], wid of Talbot C.
(Dorman & White, wholesale liquor dealers 17 Washington Sq, h 4 Trumbull in 1870)
Barker Benjamin, clerk, b.
28 White Miranda C. widow
Corcoran Richard, clerk, b.
Bucher S.J. salesman, b.
Harding E.A. kindergarten, b.
Remmington M.F. dressmaker. b.
James White, hrs. blds \$2500; 7278 ft. \$8000 [#28, now 58 Chatham]
- 1896M J. White heirs w/ #28
- 1900HD 26 Clark John, laborer porter
Clark John A. plumber, b. helper Edward J. Daly & Co plumbers 39 Pearl
Clark Catherine A. nurse, b.
Clark Margaret M. nurse, b.
Clark Agnes B. clerk, b. F J Conlin bakery, 254 Pleasant
Clark Theresa M. stenograpr. B.
White James, hrs. blds \$2500; 7278 ft. \$8400 [includes #28, now 58 Chatham]
- 1900C 26 Oxford: John Clark b May 1836 Ire emig 1860 janitor, wife Margaret b May 1830 Ire emig 1850, dau Catherine A b Oct 1869 MA nurse, dau Annie M b Apr 1871 MA no occup, Margaret M Sept 1872 b MA nurse, John A Nov 1874 MA plumber, Agnes B Jan 1877 clerk, Teresa M June 1880 stenographer, Marha E Apr 1885 at school

28 Oxford: Maranda C White b May 1824 widow b MA pars CT, servant Margaret Kinney b Mar 1879 Ire emig 1899, lodgers Emma R Paul b Apr 1855 wid b ME stitcher, Elizabeth Hogg b Nov 1876 Ire emig 1893 dressmaker, Geo W Roberts b July 1842 NY lecturer
- 1910HD 26 Clark Annie Miss
Clark John A. plumber, b.
Clark Margaret M. nurse, b.
Clark Agnes B. clerk, b. cashier 407 Main The Protective Union Co groceries
Clark Theresa M. stenograpr. B.

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Clark Martha teacher b

White James, hrs. blds \$2500; 7278 ft. \$7300 [includes #28, now 58 Chatham]

1910 Deed 1937:127 5/28/1910 G. Henry Whitcomb, exr. Of LW&T of James White, on behalf of its devisees, the American Board of Commissioners for Foreign Missions and the Congregational Home Missionary Society, formerly the American Home Missionary Society, to Edward F. Matthews and Edward P. Fitzgerald

1910 Deed 1946:396 10/1910 Edward F. Matthews and Edward P. Fitzgerald conveyed current lot to Louis F. Bachrach after subdividing it from corner section where Matthews & Fitzgerald built apartment house (58 Chatham St.)

1911 Deed 1972:232 8/31/1911 Louis F. Bachrach to Mary E. Miller

1911M L. Bachrach

1912 Deed 2011:485 11/7/1912 Mary E. Miller to Albert W. Preston

1922M A.W. Preston

1922HD Preston Charles H Mr & Mrs janitor
Conner Helen P
*Preston Albert W. heirs, bld. \$2000; 2907 ft; \$2300
Albert W Preston engineer B&A RR h 13 Orient (1910)*

1930HD Mullaney Helen A massage h
Germain William r
Mills Mary Mrs r
Fitch John C (Celia) helper 77 Beacon Manning Pie Bakery
Preston Albert W. heirs (New York), bld. \$3500; 2907 ft; \$2300

1940HD Cote Gilbert
Cote Adele r beauty shop 507 Main rm 820 Park Building
Irving John r
Progin Carl r
Preston Charles H. bld. \$3000; 2907 ft; \$1000

1943 Deed 2899:412 10/14/1943 Charles L.W. Preston to William P. Rice

1944 Deed 2914:326 4/8/1944 William P. Rice to Elizabeth I. Holliday

1946 Deed 2989:572 3/28/1946 Elizabeth I. Holliday to John H. Strike

1948 Deed 3131:212 7/1/1948 John H. Strike to Hubert W. Davis

1950HD Davis Hubert W (Helen E) mach opr Olsen Mfg Co
Beauregard Jean (Dorothy) chauf Natl Cut Beef Co
Davis Hubert W & Helen E. bldg \$3000; 2907 ft. \$700

1954 Deed 3615:349 8/27/1954 Hubert W. Davis to Edith C. Ware

1960HD Houston Helen E
Treat Ethel E

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NRDIS 5/6/1976 & 3/5/1980

Ware Edith C. house \$3800. 2907 ft. \$1000

1970HD Ware Willard H
 Bodurtha Margt S Mrs
 Reinke David H Rev
Reinke David H. house \$3800. 2907 ft. \$1000

1984HD Carrozza Maria
 Thompson Gregory E
Thompson Gregory E

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

26 OXFORD STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1786
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from SW

FORM B – BUILDING

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

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

03-017-0001A	Worcester North		WOR.2982
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Town/City: Worcester

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

Photograph



View from NW

Address: 32 Oxford Street

Historic Name: Meenes Apartment House II

Uses: Present: Apartments

Original: Apartments

Date of Construction: 1942

Source: city directories

Style/Form: Classical Revival

Architect/Builder: unknown

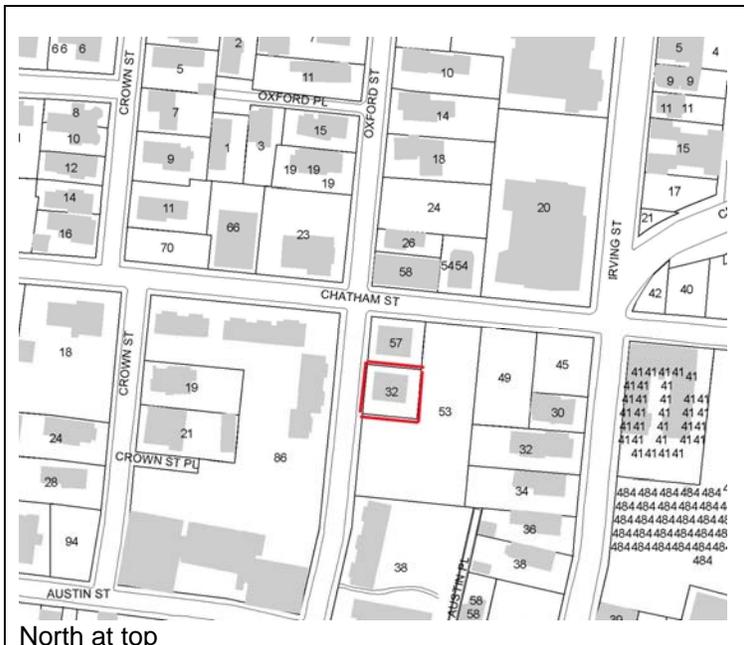
Exterior Material:

Foundation: brick

Wall/Trim: brick

Roof: roll asphalt

Locus Map



North at top

Outbuildings/Secondary Structures:

Matching building at 32 Oxford St

Major Alterations (*with dates*):
none

Condition: good

Moved: no yes **Date:**

Acreage: 0.1119

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.

Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

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WOR.2982

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 Meenes Apartment House II is a three-story brick masonry multiple dwelling with a flat roof. It is situated on a 0.1119-acre lot on the east side of Oxford Street south of Chatham Street. The building is one of a pair with 57 Chatham Street, which is located on a separate lot adjoining on the north. A large paved parking occupies the abutting parcel on the east. The building is surrounded by lawn; a driveway follows the east boundary.

The front Oxford Street façade contains three bays with a center entrance flanked by windows on the ground floor. A pedimented porch distinguishes the entrance and a stepped parapet concealing the flat the roof that once contained a stone lozenge in the center like that at 57 Chatham has been altered. Upper stories above the entrance have small central windows on the half-stories indicating stair landings within, they are flanked by windows matching those on the first floor. Side walls are four bays wide with windows of varying sizes; the three-bay rear (east) façade contains a second door in the center of the first story. Window sash have been replaced. There are no outbuildings.

The Meenes Apartment House II is a modest example of an mid-20th-century apartment building, which was built with a nearly identical building at 57 Chatham Street. Although representing the latest phase of the period of significance, the building is largely intact and is authentic to its construction date.

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.

The apartment house at Chatham Street was built in 1942 on the site of the longtime home of the family of machinists' tools manufacturer Edwin Morse (about 1815-1891). Born in Andover, Vermont, Morse had moved to Worcester by 1848 and was at that time living boarding on Oak Street. By 1850 his household included his son Edwin A., born about 1842 in Grafton, his second wife Abigail Clary, who was born in Jackson, Maine, and had moved to Worcester from Waterville, Maine, but where

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they married is not known. In 1851 Edwin and Abby Morse had their first child, Mary Alice, later the famed Colonial Revival author Alice Morse Earle.

By 1854 Morse lived on Pleasant Street, and by 1865 he moved to his house on Chatham Street, then number 23. He was then partners with Martin Lathe and Lathe and Morse, which manufactured tools for machinists on Junction Street. By 1870 Morse was an affluent man, according to the federal census; he owned \$36,000 in real property and \$72,500 in personal estate at that time. His household included his wife, his daughters Mary Alice and Frances Clary Morse (the latter born about 1855), and a Irish-born domestic servant. According to one biographical account, the Morse family “had strong collecting and antiquarian instincts, and their home is said to have been ‘a veritable museum.’”¹ All three children became antique collectors, and the two Morse daughters wrote and published on the subject.

In 1874 Mary Alice Morse married the New York City broker Henry Earle and thereafter was known as Alice Morse Earle. Her career as a historical researcher and writer is often said to have been launched by her father. American antiques expert Wendell Garrett has stated that Edwin Morse asked her to prepare “an account of her forebears’ church in Chester, Vt., . . . using materials in family hands”; one Worcester biographical compendium asserts a conversation with her father about the Puritan Sabbath tithingman stimulated this first venture. Edwin Morse, it states, “was wont in the family circle to recall the offices of this Puritan dignitary, who had presided over the congregation even in Mr. Morse’s boyhood.”

After one of Mrs. Earle’s frequent talks with her father concerning early New England customs, she wrote her first story, ‘The Sabbath in Puritan New England.’ Without the knowledge of her family she sent the story to the *Youth’s Companion*, and almost immediately received a substantial check for it. After its publication she enlarged on the subject, sent her new story to the *Atlantic Monthly*, and received a check for \$100. Once more Mrs. Earle enlarged on her subject, and in 1891 sent her first book (“The Sabbath in Puritan New England”) to Scribner’s where it was accepted, published, and had the largest sale of any book published that year.²

The Sabbath in Puritan New England was immensely popular—twelve editions were printed after its 1891 publication—and afterward Earle wrote at least sixteen more books and more than a dozen articles on colonial furnishings, gardens, houses, and customs.; “In her own day,” Garrett has stated, “she was the most widely consulted author on American antiques, profoundly influencing a generation of collectors.” After Edwin Morse died in 1891, his daughter Frances Clary Morse remained in the house, often with a single domestic servant, until at least 1930, and Earle spent every summer in the 57 Chatham Street house with her sister. Frances C. Morse was a collector in her own right and in 1902 wrote and published *Furniture of the Olden Time*. In 1909, the sisters were aboard the steamer Republic from Boston to make their third trip to Egypt when the vessel was broken in half in a collision with another steamer near Nantucket Lightship. The sisters were rescued in lifeboats, but Alice Morse Earle nearly drowned and died two years later. Two funerals were held, one at the renowned Church of the Pilgrims in Brooklyn, where she lived, and one at the 57 Chatham Street house. She is buried at Rural Cemetery in Worcester.

City directories and censuses show Frances Clary Morse at 57 Chatham Street until her death in March 1933. The 1940 directory shows the property as vacant, but by 1942 it had been razed and realtor Jacob Meenes had constructed two apartment buildings on its lot, one with the 57 Chatham Street address and the other, just south of it, numbered 32 Oxford Street. Meenes had come to the United States from Poland in 1907, and the property remained in his family until at least 1970. The 57 Chatham Street building had five or six units and several long-term tenants. Ivan Aronson, a Russian Jewish immigrant and a proofreader for the *Worcester Telegram*, lived at this address from at least 1950 to at least 1970; his sister Florence is shown in directories there in 1950 and 1960. Richard M. Green, an electrical supply salesman, also lived in a unit at 57 Chatham from at least 1950 to at least 1970.

¹ Wendell D. Garrett, “Earle, Alice Morse,” in *Notable American Women, 1607-1950: A Biographical Dictionary*, eds. Edward T. James, Janet Wilson James, and Paul S. Boyer (Cambridge, MA: Radcliffe College, 1971), 2: 541.

² Garrett, “Earle,” 2:541; *Forty Immortals of Worcester & Its County* (Worcester, MA: Worcester Bank and Trust Co., 1920), 71-72.

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32 OXFORD STREET

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SELECTED RESEARCH DATA

CD = city directory, HD = house directory, M = map, C = census, VR=vital records

- 1870M E. Morse (house) #23 CD: Lathe & Morse, machinist tools, Junction
- 1870C Morse Edwin 54 b VT machinist & engineer tool & late manufacturer \$36,000 real property \$72,500 personal property, Abby M ae 52 b ME, Mary A 19 b MA, Fannie C 15 MA, domestic servant Mary Canty 24 b Ireland
- 1880C Morse Edwin 64 retired mfr of machinists' tools, wife Abbie M 65, dau Fanny C 23
- 1881VR died 31 Jan Abby M. Clary Morse ae 67 b Jackson ME res Worcester parents Daniel & Persis Morse Clary
- 1886M Edwin Morse 9842 ft.
- 1890HD Morse Edwin
- 1891VR died 16 December Edwin Morse ae 76 retired b Andover VT res Worcester parents Benjamin b NH and Betsey b MA
- 1896M Edwin Morse
- 1900HD Morse Frances C. Miss
- 1910HD Morse Frances C Miss
- 1920HD Morse Frances C
- 1920C 57 Chatham: Morse Frances owns ae 64 b MA no occupation, domestic servant Bridget O'Connor ae 43 b Ireland emigration date unknown
- 1930HD Morse Frances C
- 1940HD Vacant
- 1942HD Smith Jas G CD: (Norma C) clk Mech Nat Bank
Porter Hillman L CD: (Marsha) supt Empire Rubber Corp
Burwick Saml
Goldstein Gabriel F CD: (Bobbye) chem. eng
Potter G T Mrs
Potter Wm T Mrs
Garsham Raymond CD: (Goldie) atndt American Oil Co
Part of 57 Chatham St: Jacob Meenes bldg \$6000 unf 9842 ft. \$4500; owns 20 other properties
- 1950HD Caplan Jack CD: (Blanche) slsmn
Cooper Max CD: (Bess)
Rosenberg Edw M CD: (Rhoda) mgr Samuel H Cutler dry goods
Bostock Chas E CD: (Charlotte) clk
Bostock Harvey S r CD: studt
Yerow Leonard CD: (Gertrude) slsmn N E Grocers Supply Co
Cotton Robt CD: (Florence L) pattern mkr C F Fredericks & Co
Jacob Meenes 57 Chatham & 32 Oxford bldgs \$38000 9842 ft. \$3500; owns 8 other properties
- 1960HD Levitsky Eliz Mrs not there 62
Hale Chas not there 62
Zitowitz Sadye M not there 62

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Berman Myron not there 62
Shea Rose K Mrs not there 62
Randall Helen E
*Siegal Herbert S & Molly F block \$19000; 4875 ft. \$1600; also own 241 June
Apartments at 57 & 58 Chatham owned by Max Meenes who owned other properties; also
Meenes Construction Co.*

1970HD Finney Wm
Courtois Donald
Daly Robt L
*Edison Alvin & Edward J blk \$19,000; 4875 ft. \$1600
Apartments at 57 & 58 Chatham owned by Max Meenes who owned 9 other properties; also
Meenes Construction Co.*

1984HD Apartments
1 Goodrow Heidi
2 Smith Everett S Jr
3 Schermerhorn Ann M
4 vacant
5 Davion Heidi
6 Gage Lydia
*Fleming Lawrence F & Nicole
Apartments at 57 & 58 Chatham owned by Fedor Robert G & Frances E*

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PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from SW

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View from SE, 32 Oxford St. on left & 57 Chatham St. on right

[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 Meenes Apartment House II is a modest example of an mid-20th-century apartment building, which was built with a nearly identical building at 57 Chatham Street. Although representing the latest phase of the period of significance, the building is largely intact and is authentic to its construction date.