

FORM B – BUILDING

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

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

CO-NDO-00090	Worcester North		WOR.2958
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Town/City: Worcester

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

Photograph



View from NW

Address: 41 Chatham Street

Historic Name: The Irving

Uses: Present: Condominium apartments

Original: Apartments

Date of Construction: 1918

Source: Historic maps & city directories

Style/Form: Classical Revival

Architect/Builder: unknown, possibly A.J. MacDonald

Exterior Material:

Foundation: brick

Wall/Trim: brick / stone

Roof: asphalt & gravel

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
none

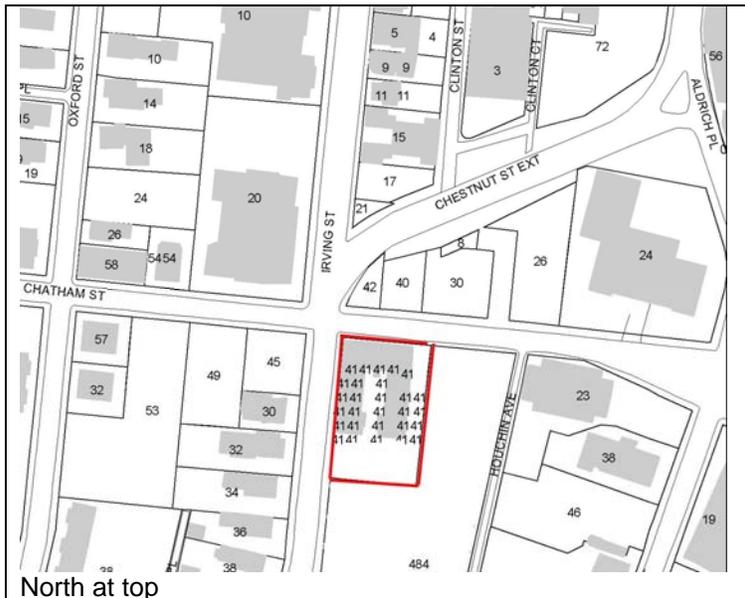
Condition: good

Moved: no yes **Date:**

Acreage: 0.5000 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

41 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2958

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 Irving is a four-story brick masonry apartment house with a U-shaped plan open on the south side. It is situated on a 0.5000-acre lot on the southeast corner of Chatham and Irving streets. A paved parking lot occupies the rear (south) portion of the parcel. Abutting parcels are vacant and also paved for parking lots.

The exterior of the house is finished with a buff brick with cast-stone quoins and window trim. Chatham street declines eastward exposing a half story of the basement exposed on the east side of the building. The Chatham Street (north) façade contains a symmetrical arrangement of windows and a central entrance with a trabeated architrave; the entry is recessed within the building at the top of a run of stairs, which is a typical feature of apartment houses built in Worcester in this period. The entrance is flanked by small narrow windows; outside of these are paired and then tripartite windows at the corners. All windows have spayed lintels with stone voussoirs and key blocks. Windows in the upper three stories are similarly sized and spaced with a pair of windows in the center entrance bay. The openings are framed by flat brick arches with stone corner blocks and stacked brick jambs. Original double-hung windows with multi-paned upper sashes survive. The top of the facade terminates with an unfinished parapet concealing a flat roof. The original likely had been decorated with stone lozenge blocks such as are extant on the Irving Street (west) side. That side contains 10 bays: eight are filled with paired windows trimmed in the same manner as the Chatham Street façade anwithd two bays towards the rear (south) containing stairway exits with trabeated architraves and single windows in the half-stories above. The south wall and interior of the light well opening within it are finished with common red brick. Windows are set within arched openings without decorative trim. There are no outbuildings.

The Irving is a distinctive example of early 20th-century apartment house architecture in the city and one of a number constructed on the main thoroughfares on the perimeter of the Crown Hill neighborhood: Irving, Pleasant, Chandler and, to a certain extent, Austin streets. The building retains its original exterior materials, windows and decorative features.

HISTORICAL NARRATIVE

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

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The apartment building at 41 Chatham Street, known as "The Irving" by 1930, was built between in 1918 on the site of the home of farmer Jonathan Fawcett. Born about 1801 in nearby Boylston, Fawcett was living on Madison Street in Worcester by 1848; his household in 1850 included his wife Asenath Barnes Fawcett, born in Boylston or Berlin about 1803, their twenty-year-old son Edwin A. Fawcett, a clerk, and another son, George, eleven years old. By 1851, according to city directories, Fawcett and his family had moved to his new home on Chatham Street, then numbered 13. By 1870 he had retired, owned \$10,000 in real property and \$5,000 in personal estate, and shared the house with his wife, his son Edwin, then a provisions merchant who owned \$20,000 in real and personal property, and Edwin's family—his wife Rosetta Perkins of Surry, New Hampshire, and their children Arthur Perkins (born 1861), Charles Edwin (born 1864), and May Rosetta (born 1868).¹ The 1871 directory shows Jonathan Fawcett as a horticulturist and his son Edwin as proprietor of a Main Street fruit store. Later directories show both father and son with no occupations, suggesting that Edwin had retired as a relatively young man. *Twenty Thousand Rich New Englanders*, a list of people who paid taxes of one hundred dollars or more in 1888, shows Edwin A. Fawcett paying \$298 that year; at Worcester's then-current tax rate he was thus taxed on an estate worth \$18,625.²

Jonathan Fawcett died in 1886 and his wife three years later, and their son Edwin and his family continued to live in the house. Edwin A. Fawcett died in 1906 at the age of seventy-five. His widow Rosetta and some of the children remained in the house until at least 1913; by 1918 they had moved to Dayton Street, their Chatham Street house razed, and The Irving built on its large lot.

According to censuses and house directories, the 41 Chatham apartment building had seven units through at least 1930. It was occupied in large part by the small families of professionals, proprietors, and middle managers. In 1920, for example, the veterinarian Edward P. Dowd lived there with his wife Nellie and sixteen-year-old son Gordon; so, too, did Austrian immigrant Edward Elsner, who managed a textile company and lived there with his wife Mary, born in Wisconsin. Other heads of household included Nathan Marcus, a Russian Jewish immigrant and pawnbroker; George Street, a drug company auditor born in Rhode Island; the New Hampshire-born widow Emma Rogers, a shoe factory forewoman; Arthur Berks, a clothing company manager born in California; and Harry Pierce, a car salesman. None of the units was occupied by more than five persons. By 1930, the only one of the seven 1920 principal tenants at 41 Chatham Street remained—Emma Rogers, who lived at The Irving with her lodger of 1920 Mary Noonan, a shoe factory stitcher born in Massachusetts. The 1930 census does not show the family of the salesman Milton Arnold Moore, who is shown in the 1930 house directory as living in the building; he must have moved there after the April census enumeration. Moore was born in 1894 in Great Barrington; his father Frederic was a druggist who died there between 1920 and 1930. Afterward his widow Mollie moved with her son and son's wife Mollie to 41 Chatham Street in Worcester, where they remained through at least 1960. Richard J. Kerwick, an attendance officer for the Worcester School Department, lived in one of 41 Chatham's units in 1930 and 1940, but other than Kerwick, the Moores, Emma Rogers, and Mary Noonan no tenants appear to have remained as long as ten years between 1920 and 1986.

SELECTED RESEARCH DATA

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

1851CD Jonathan Fawcett, farmer, h Chatham
Edwin Fawcett, clerk, bds Chatham

1860C Jonathan Fawcett ae 68 gentleman \$20,000 real property \$7000 personal property b MA
wife Asenath 67, Anna L Pratt 19

1870M J. Fawcett (house), #13

1870CD Fawcett Jonathan, horticulturalist, h. 13 Chatham

¹ George A. Perkins, *The Family of John Perkins of Ipswich, Massachusetts* (Salem, MA: Salem Press Publishing and Printing Co., 1889), 103, 143-44.

² *Twenty Thousand Rich New Englanders: A List of Taxpayers Who Were Assessed in 1888 to Pay a Tax of One Hundred Dollars or More* (Boston: Luce and Bridge, 1888), 96.

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- 1870C Jonathan Fawcett 69 retired farmer \$10k/5k b MA, wife Sarah [sic] ae 68, Edwin A Fawcett 41 provision merchant \$15,000/5000 b MA, wife Rosetta 53 b NH, children Arthur P 8 Charles H 6, Mary 2
- 1880C Jonathan Fawcett ae 78 florist, wife Asenath 77, son Edward A 50 no occup, wife Rosetta P b NH, children Arthur P 18 clerk, Chas E 16, May R 12
- 1886M J. Fawcett
- 1890CD Fawcett Edwin A.
- 1896M Jonathan Fawcett
- 1900CD Fawcett Edwin A.
- 1900C Edwin A Fawcett b August 1830 MA no occupation, wife Rosetta P b Feb 1837 NH, daughters Rosetta M b May 1868 and Helen L b June 1884
- 1918HD FIRST INSTANCE
 Dowd Edward P Dr & Mrs CD: Worcester Veterinary Hospital 252 Franklin
 Carney Mary CD: widow Dennis N
 MacDougall Angus G Mr & Mrs CD: ins 340 Main rm 517 Metropolitan Life Insurance Co
 Pierce Harry A Mr & Mrs CD: salesman 731 Main Henry J Murch automobiles
 Haywood Fred E b
 Streeter George A Mr & Mrs CD: office mgr 221 Commercial Brewer & Co. wholesale druggists
 Streeter Mabel E b CD: cooking teacher
 Beeks Ralph W Mr & Mrs CD: treas 546 Main R.W. Beeks & Co. cloaks & suits
 Rogers Emma E Mrs CD: forewoman 7 Asylum J.E. & W.G. Wesson shoe mfrs
 Noonan Mary b CD: opr
 Lockwood Harley H Mr & Mrs
 Lockwood Kathryn b
McDonald Arthur J (Holyoke) bld. \$90000; 13484 ft. \$12100
- 1920C 41 Chatham: 1) Edward Elsner ae 38 b Austria emigrated 1908 mgr textile co, wife Mary ae 36 b WI
 2) Edward P Dowd ae 51 b MA veterinary physician, wife Nellie ae 48, son Gordon 16
 3) Harry Pierce ae 36 b MA salesman auto co, wife Cora 29 b Eng Can, boarder Fred Hayward b Eng Can emig 1911 stock clerk machine co
 4) Nathan Marcus ae 65 b Russia emig 1878 Hebrew proprietor loan co, wife Annie ae 62 b Russia emig unknown, son Harry ae 29 b WI, dau Lillian 22 b MN
 5) Arthur Berks ae 48 b CA mgr clothing co, wife Mary 38 b OH bookkeeper clothing co, son Marcus 13 b CA
 6) Geo Streeter ae 53 b RI auditor drug co, wife Maude 48, kids Mabel 25, Maude 28 teacher, Dudley 16
 7) Emma Rogers ae 44 widow b NH forewoman shoe shop, lodger Mary Noonan ae 45 single b MA no occup, John Phillips 35 b MA no occup, wife Grace ae 23 b PA no occup
- 1930HD The Irving
 Follett Ralph C (Maude) salesman
 Carter Henry R (Florence G) pres. 103 Front St confectionery
 Roy O Leon (Florence) lawyer 309 Park Building 507 Main, adv.
 Moore Milton A (Mollie T) salesman
 Moore Nellie M Mrs widow Fred M
 Kerwick Richard J (Jane E.A.) attendance officer 90 Franklin City of Worcester School Dept.
 Rogers Emma E Mrs forewoman
 Noonan Mary stitcher
 Garant Mary Mrs widow Joseph
 Daniels Anna r stitcher
Perman Samuel, bld. \$125000; 13484 ft. \$12100; lawyer 332 main rm 726 res 74 Providence

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- 1930C 41 Chatham:
1) Ralph C Follett rents \$65 ae 66 b PA salesman bath matts?, wife Maude M ae 58 b IL
2) Wm H O'Connor rents \$65 ae 46 b MA linotype op newspaper, wife Louise R ae 42 b MA, son Kenneth R ae 22 b NY linotype op newspaper
3) Henry R Carter rents \$65 44 MA proprietor bus terminal, wife Florence G ae 44 b CT treas bus terminal, son Milton P 15 b MA
4) Rosanna Boucher rents \$75 ae 48 b MA pars Quebec op shoe factory, son Arthur 23 washer garage, son Geo 31 no occup, sister Mary Garant ae 59 b CT pars Quebec spooler thread mill, sister Danna E Daniels ae 50 b MA op shoe factory
5) Emma E Rogers resnts \$60 ae 48 wid b NH pars Quebec stitcher shoe fact, lodger Mary Noonan ae 45 b MA stitcher shoe fact
6) Ovila L Roy rents \$70 ae 45 b Quebec emig 1888 lawyer genl practice, wife Florence ae 46 b Eng emig 1905, kids Lucille 16 Eric 14 both b RI
7) Richard J Kerwick 56 widow b MA pars Ire attendance supervisor public school
- 1940HD Irving Apts
McCue Thos H
Burns Mary A Mrs r CD: wid John H
Hengge Mary L
Husbands Hugh r CD: mgr
Landry Claude r CD: bellman
Cramer Saml (Eliz L) CD: clerk
Otis Edwd S
Bradford Walter R r CD: slsmn
Moore Milton A (Mollie T) CD: slsmn Duprey Realty Corp [there 1930]
Moore Nellie M Mrs r CD: wid Frederic M
Kerwick Richd J CD: supvr attendance Worc School Dept
Lieberman Jacob
Lieberman Stanley S r
Durand Lawrence CD: slsmn
Emery Mortimer CD: shipper Green & Hopson
McDonald Arthur J (Holyoke) bld. 80000; 13484 ft. \$8000
- 1950HD Irving Apts
Duquette Valmore A (Irene M) CD: janitor
Lancaster Olive Mrs r
Sherin Ann F Mrs
Cramer Saml Z (Eliz L) CD: clk
Otis Edw S
Barton Chas W r
Hirvonen Tauno r
Moore Milton A (Mollie T) CD: slsmn Duprey Realty Corp [there 1930, 1940]
Moore Nellie M Mrs r
Lewis Karl W (Emma D) CD: porter State Mutual Life Assurance Co
Coley Ellen C Mrs CD: wid Henry
Duckers Edith B Mrs
Durand Lucy H CD: asst bkpr White & Bagley Co metal lubricants & motor oils
Davidson Mabel E r CD: clk YWCA
Stanford John Mrs r
McDonald Arthur J (Belmont) bld. 90000; 13484 ft. \$8000

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- 1960HD Irving Apts
Duquette Valmore A [there 1950]
Parks Norman r
Madden John C
Doran Geo F
Farrell Peter T r
Perkins Allan W
Mulcahy Thos P r
Tunison Harold J
Tunison Isabel Mrs r
Otis Edw S
Hirvonen Tauno r
Moore Milton A [there from 1930]
Epstein Burton & Norman G & Levi Rubenstein trus of Kinder Realty Trust, block \$90000; 13484 ft. \$80000; also own 8 other houses on Minthorne
- 1970HD Irving Apartments
1 Turley Mary E
2 McKeon Anna C Mrs
3 Dumas Joseph H
4 Proulx Joseph C
5 McCart Jerome P
6 Vacant
7 Doran George F
8 Zambarano Thos E
Chatham Street Realty Trust; also 45 Chatham
- 1986HD Irving Apartments
1 Murphy Anna
2 Flynn Anne L
3 Jacobson Harvey A
4 Miller F
5 Lavallee C A
6 Conlin Dorothy
7 Word James
8 Bremer Barbara Ann
*Bremer Barbara T
Conlin Dorothy
Flynn Anne L
Harvey Realty Trust
Kelley Thos J
Kelley Thos J
Lavallee Chas A
Leibowitz Standee A*

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WOR.2958

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- 1851 Walling, Henry F. *Map of the City of Worcester*. [Boston?]: Warren Lazell.
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41 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2958
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PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from SW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Neil Larson
The criteria that are checked in the above sections must be justified here.

The Irving is a distinctive example of early 20th-century apartment house architecture in the city and one of a number constructed on the main thoroughfares on the perimeter of the Crown Hill neighborhood: Irving, Pleasant, Chandler and, to a certain extent, Austin streets. The building retains its original exterior materials, windows and decorative features.

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BOSTON, MASSACHUSETTS 02125

03-022-00023	Worcester North		WOR.2959
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Town/City: Worcester

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

Photograph



View from SW

Address: 54 Chatham Street

Historic Name: Davis & Sarah Thayer House

Uses: Present: Multiple Residence

Original: Single Residence

Date of Construction: 1847

Source: deeds & city directories

Style/Form: Greek Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboards

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Vinyl siding added
Replacement sash added

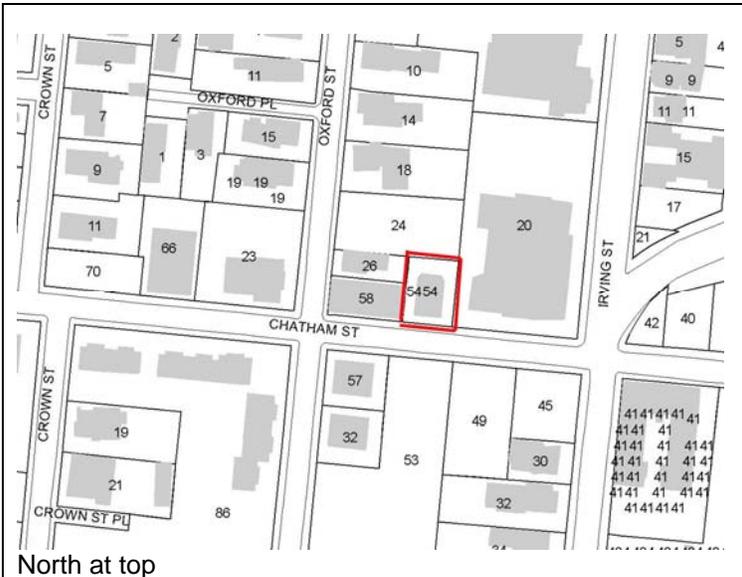
Condition: good

Moved: no yes **Date:**

Acreage: 0.1101 acres

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

Locus Map



North at top

Recorded by: Neil Larson & 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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54 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2959

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 Davis & Sarah Thayer House is a two-story wood frame single-family (now multiple) dwelling with a gable roof. It is situated on a 0.1101-acre lot on the north side of Chatham Street east of Oxford Street. The small dwelling, the original building on the lot, is flanked by massive brick buildings. A large public school (English or Classical High School) is located directly east of the house on the corner of Chatham and Irving streets and a three-story apartment house is sited on the west. A paved driveway occupies the narrow space between the house and the west lot line and a paved driveway on the school property runs just outside the east lot line. There are small front and rear yards.

The exterior of the house has vinyl clapboard siding over wood clapboards. Any original Greek Revival features have been removed or obscured. The front façade contains three bays with a central entrance with projecting pedimented vestibule. The entrance is framed by narrow sidelights with fixed windows on the sides. The gable ends contain three window bays with the front two spaced for hearths within the building. A two-story, shed-roof ell spans the rear façade; it is two bays deep. Window sash has been replaced. There are no outbuildings.

The Davis & Sarah Thayer House is an example of the first phase of architectural development in the Crown Hill neighborhood. Although vinyl sided and window sash have been replaced, the form and fenestration are intact. The house is an important landmark among large buildings of later construction.

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 house at 54 Chatham was built in 1847 by Davis Thayer, who acquired the 60 x 80-foot lot on which it was built from Isaac Davis late the previous year. According to a county genealogical history, Thayer, born in Mendon in 1817, was "for many years he was the private gardener for Col. Isaac Davis, mayor of Worcester. For a quarter of a century he conducted a market

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WORCESTER

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Area(s) Form No.

WOR.2959

garden." The son of Benjamin and Rachel Wales Thayer, Davis Thayer married Sarah Grout in 1845 and had three children, two of whom lived into adulthood. His son Charles Davis Thayer, born in 1850, became a leading horticulturist and landowner in Worcester whose greenhouse was described as "among the most extensive of any in the great commonwealth" in 1907. Davis Thayer sometimes worked for his son in the business.¹

The 1848 city directory shows Davis Thayer living on Division (now Chatham) Street and working for Isaac Davis as a gardener. The 1850 census shows him and his wife Sarah in the house with his father Benjamin (1781-1865) and other Thayers of unknown relation. By 1851, however, Thayer and his family had moved to Lincoln Street, and he rented 54 Chatham Street to others from that point until he sold it in 1894.² By 1872 Thayer moved to 209 Pleasant Street, where he continued "his agricultural pursuits for pleasure," and he died in 1895 at the age of seventy-seven.³

Who Thayer rented the 54 Chatham Street property to is not clear until 1872, when that year's street directory shows three families in the house. The 1870 census shows one of them, Boston and Albany Railroad fireman James H. Fales, as single and living elsewhere in the city; another, Thomas E. Noyes, was a house carpenter born in Massachusetts also living elsewhere with his wife Sarah, a tailoress. The third, the printer John F. Smith, was born in Rhode Island about 1831 and living with his wife Sarah and two small children in a multifamily house, apparently not this one. How long the three remained at 54 Chatham Street cannot be determined. By 1890 two single women, a widow, and a thread factory worker rented the property; little can be definitively determined about any of them, and none was living in the house in 1880 or 1900.

In April 1894 Davis Thayer sold 54 Chatham Street to Sarah Louise Pond King, the wife of salesman Charles A. King. Charles King, a twin, was born in Worcester in 1855 to the Springfield-born baker George T. King and his wife Sarah, born in Maine; Sarah Pond, born in Worcester in 1857, was the daughter of machinist Lucius W. Pond, a native of Hubbardston, and his wife Adelia, born in Lexington. They married in Worcester in 1883, and their daughter Mildred was born three years later. Charles King was a wholesale grocer who worked in 1900 for E. T. Smith Company on Summer Street but by 1910 owned his business, and he was sufficiently affluent to have a maid, Irish immigrant Annie Clifford, living in his small household in 1910. By 1930 King's wholesale grocery business was known as C. A. King Company, and his wife Nellie, probably his second wife, was the company treasurer.

By 1936 Charles A. King died, and his estate sold 54 Chatham to John A. and Dorothy A. Flagg, about whom little has so far been determined. The Flaggs lived at 54 Chatham in 1940 and at that time shared the house with two other families—that of George F. Stoltz, who was the assistant state director of the United States Forest Service, and that of Harland S. Moss, a U.S. Forest Service auditor. Between 1940 and 1950 the Flaggs sold the property to the widow Joan P. (also shown as Josephine) Maloney and Katherine J. Powers, possibly a daughter. Maloney also occupied one of the units in 1950. Her husband, railroad worker James F. Maloney, died at some point after 1930; in that year the couple lived at 88 Chatham Street. Maloney owned 54 Chatham and lived there through at least 1960; over those years she rented either one or two units to other families. By 1970 the property was owned and occupied by Karin Dovie, who rented two units to other families.

SELECTED RESEARCH DATA

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

1846 Deed 11/16/1846 417:360 Isaac Davis to Davis Thayer 60x80 ft lot for \$1294

1848CD Thayer Davis, gardener, l. Davis's, h Division

1849CD Thayer Davis, gardener, h. Chatham

¹ Ellery Bicknell Crane, *Historic Homes and Institutions and Genealogical and Personal Memoirs of Worcester County, Massachusetts* (New York and Chicago: Lewis Publishing Co., 1907), 1:135. Charles Davis Thayer acquired among other large properties the 70-acre "Liberty Farm," formerly the home of abolitionists Stephen and Abby Kelley Foster, and converted it to a dairy farm from which he supplied milk to Worcester residents.

² Davis Thayer to Sarah Louis King, 3 April 1894, WCD 1435:590.

³ Crane, *Historic Homes*, 1:135.

INVENTORY FORM B CONTINUATION SHEET

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54 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

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- 1850C Davis Thayer ae 32 farmer b MA, wife Sarah A 30, in hh Benjamin Thayer ae 70 farmer b MA, wife Nancy 58, George Thayer 9
- 1851CD Thayer Davis, farmer, h. Lincoln
1862CD: farmer, h. Malden Ave
1872CD: farmer, 209 Pleasant
- 1870M double house, #20-22, no name
- 1878M Thayer
- 1878CD Davis Thayer farmer h 209 Pleasant
- 1872SD 54, ho. James H. Fales, fireman, B.&A. RR
54, ho. Thomas E. Noyes, carpenter
54, ho. John F. Smith, printer, 24 Front
- 1886M D. Thayer 4789 ft.
- 1890HD Lynn Della L. Miss 1 stitcher
Irish Annie O. Miss, b.
Rice Jos. C. dresser tender 2 74 Central Ruddy Thread Co
Jones Mary L. widow
Davis Thayer, bld. \$1400; 4789 ft. \$4800
- 1894 Deed 4/3/1894 1435:590 Davis Thayer to Sarah Louise King, wife of Charles A King, "tract with buildings thereon..."
- 1896M Sarah L. King, 4797 ft. widow John G. h. 22 May
- 1900HD King Chas. A. Mr. & Mrs. CD:sec. E.T. Smith Co. 208 Summer wholesale grocers
King Sarah L. \$1000; 4789 ft. \$5000
- 1910HD King Charles A. Mr & Mrs
King Mildred H. Miss b
King Sarah L. \$1000; 4789 ft. \$3800
- 1910C Charles A. King ae 59 b MA owner wholesale grocery, wife Sarah L ae 52 b MA, daughter Mildred H ae 24, maid Annie Clifford ae 39 b Ireland
- 1920HD King Charles A. Mr & Mrs CD: pres & treas C.A. King Co. 1 Hygeia wholesale grocers
King Mildred H. Miss b
- 1920C Charles A. King ae 64 owns b MA wholesale grocer, wife Sarah ae 63 b MA, dau Mildred H ae 33
King Sarah L. \$1200; 4789 ft. \$3800
- 1930HD King Charles A. Mr & Mrs (Nellie L) CD: pres & treas C.A. King Co. 1 Hygeia wholesale grocers
King Mildred H. Miss b
King Charles A. \$3200; 4789 ft. \$3800
- 1936 Deed 6/22/1936 2670:331 Estate of Charles A. King to John A. Flagg & Dorothy A. Flagg
- 1940HD Flagg John A (Dorothy)
Stoltz Geo F r (Frances E) asst state dir U.S. Forest Service
Moss Harland S r (Grace) audit rep U.S. Forest Service
Flagg Dorothy A & John A bld. \$1600; 4789 ft. \$3000

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- 1950HD Maloney Joan P Mrs wid Jas F
Powers Cath J r
Everett John E
Everett Beverley C
Haines Norman R (Mildred) CD: prod supt Pullman-Standard Car Mfg Co
Maloney Joan P. & Kath J. Powers bld. \$4600; 4789 ft. \$3000
- 1960HD Maloney Josephine P Mrs
Butler Edw
Butler Mary A
Maloney Josephine P. gar. \$100, hse \$4500; 4789 ft. \$3000
- 1970HD Karin Dovie Mrs
Sanchez Julio R
Rabidow Robt D
Karin Dovie hse \$4500, gar \$100; 4797 ft. \$3000
- 1986HD McBride Larry
Avery Gordon C appraiser
Avery George C. Jr.

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- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
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- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually.
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INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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54 CHATHAM STREET

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Area(s) Form No.

	WOR.2959
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Photographs (Neil Larson, 2009)



View from SW



View from SE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

54 CHATHAM STREET

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View from NE

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Area(s) Form No.

	WOR.2959
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National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Neil Larson

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

The Davis & Sarah Thayer House is an example of the first phase of architectural development in the Crown Hill neighborhood. Although vinyl sided and window sash have been replaced, the form and fenestration are intact. The house is an important landmark among large buildings of later construction.

FORM B – BUILDING

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

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

03-017-00001	Worcester North		WOR.2960
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Town/City: Worcester

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

Photograph



View from NW (32 Oxford St on right)

Address: 57 Chatham Street

Historic Name: Meenes Apartment House I

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

Outbuildings/Secondary Structures:
Matching building at 32 Oxford St

Major Alterations (*with dates*):

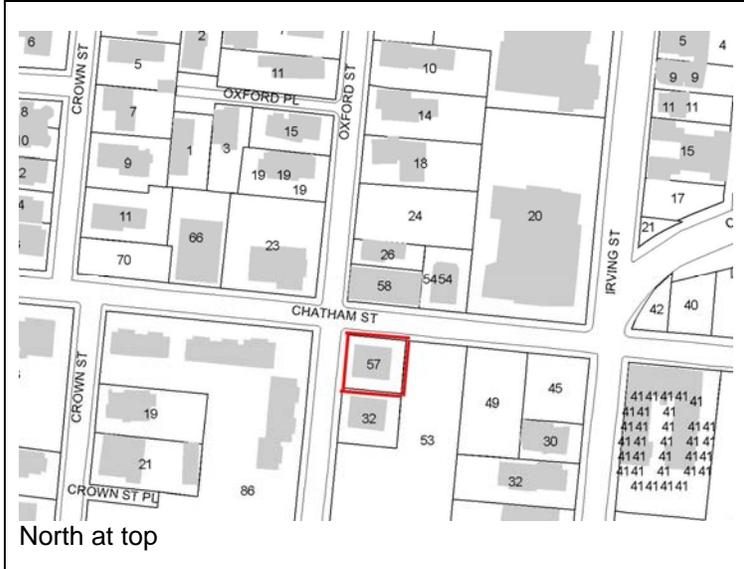
Condition: good

Moved: no yes **Date:**

Acreage: 0.1140

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

Locus Map



Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

WOR.2960

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 I is a three-story brick masonry multiple dwelling with a flat roof. It is situated on a 0.1140-acre lot on the southeast corner of Chatham and Oxford streets. The building is one of a pair with 32 Oxford Street, which is located on a separate lot adjoining on the south. 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 Chatham Street façade contains three bays with a center entrance flanked by paired windows on the ground floor. A pedimented porch distinguishes the entrance and a stepped parapet concealing the flat the roof contains a stone lozenge in the center. Upper stories above the entrance have small central windows on the half-stories indicating stair landings within, they are flanked by paired windows matching those on the first floor. Side walls are also three window bays wide; the five-bay rear (south) façade contains a second door in the center of the first story. Window sash appears to be original. There are no outbuildings.

The Meenes Apartment House I is a modest example of an mid-20th-century apartment building, which was built with a nearly identical building at 32 Oxford 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

INVENTORY FORM B CONTINUATION SHEET

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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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57 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 **FIRST INSTANCE**
Bowren Stuart G
Lubowitz Geo S CD: George's Flower Shop
Holt Walter E CD: (Majorie L) bookkeeper E.J. Cross Co., general contractors, builders, engineers
Thibeault Lily Mrs CD: wid Chas D
Hindes Howard W CD: (Ruth L) supt The Washburn Co wire goods mfr
Part of 57 Chatham St: Jacob Meenes bldg \$6000 unf 9842 ft. \$4500; owns 20 other properties
- 1950HD Garshman Simon CD: (Lorraine) tire dlr
Rosenthal Oscar A CD: (Sylvia) slsmn
Green R M CD: Richard M slsmn Atlantic Elec Supply Co
Aronson Ivan M CD: proof rdr Worc Telegram Pub Co
Aronson Florence C r
Thibeault Lily Mrs CD: wid Charles D
Franks Robt S CD: (Lilla A) corp clk Moulton Jewelry Co Inc
Meenes Jacob 57 Chatham & 32 Oxford bldgs \$38000 9842 ft. \$3500; owns 8 other properties
- 1960HD Biller Franz
Green Richd M
Aronson Ivan M
Aronson Florence C r

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Gordon Leo
Franks Robt S
Johnson Julia E Mrs
Horan Mary U Mrs r
Meenes Max 57 Chatham block \$19000 4967 ft. \$2500; owns 10 other properties but not 32 Oxford

1970HD Crowley Mary E
Ilko D W
Green Richard M
Aronson Ivan M
Leavitt Lois I
Franks Robt F

1986 *Meenes Max*
Apartments
1 Hempill Ruth
2 Hanshaw E
3 Heppepi Lynn
4 Sampson E A
5 Munro Gretel S
6 Germain
Fedor Robt G & Frances E

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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- 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.
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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

57 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2960
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PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from SW

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

57 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2960
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View from SE

	WOR.2960
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[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Neil Larson
The criteria that are checked in the above sections must be justified here.

The Meenes Apartment House I is a modest example of an mid-20th-century apartment building, which was built with a nearly identical building at 32 Oxford Street. Although representing the latest phase of the period of significance, the building is largely intact and is authentic to its construction date.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2855
Historic Name:	Oxford Gate, The Apartment Building
Common Name:	
Address:	58-60 Chatham St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	
Year Constructed:	
Architect(s):	Fitzgerald, Edward P.; Higgins, Jeremiah J.
Architectural Style(s):	Classical Revival
Use(s):	Apartment House
Significance:	Architecture
Area(s):	
Designation(s):	



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

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FORM B – BUILDING

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

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

	WORCESTER NORTH		2855
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Town Worcester

Place (*neighborhood or village*)

Piedmont

Address 58-60 Chatham Street

Historic Name The Oxford Gate Building

Uses: Present Apartment house

Original Apartment house

Date of Construction 1911

Source City & House Directories
1911 City Atlas

Style/Form Colonial Revival

Architect/Builder Edward P. Fitzgerald, architect
Jeremiah J. Higgins, gen. contractor

Exterior Material:

Foundation concrete

Wall/Trim brick

Roof asphalt

Outbuildings/Secondary Structures none

Major Alterations (*with dates*)

Parapet wall at roof replaced, cornice removed

Condition good

Moved no yes **Date**

Acreage 4,376 sq. ft.

Setting The building is located on the northeast corner of Chatham and Oxford streets with entrances on Chatham. Crown Hill Historic District is adjacent to the north and west; the Classical High School is located just east on Chatham, and the Quaker Meeting is opposite it on Oxford.. The topography slopes down to the south towards industrial and commercial areas along Austin and Chandler streets.



Recorded by Larson Fisher Associates
P.O. Box 1394
Woodstock NY 12498

Organization City of Worcester Historical Commission

Date (*month / year*) August 2005

RECEIVED

SEP 30 2005

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
58-60 CHATHAM ST.

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

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ARCHITECTURAL DESCRIPTION

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

The apartment house known as The Oxford Gate was constructed between 1910 and 1912 on a shallow lot on the northeast corner of Chatham and Oxford streets. Until this time, the lot was occupied by a single family dwelling fronting on Oxford Street (28 Oxford Street) constructed c. 1865 similar to its neighbor at 26 Oxford Street, which had shared the lot until it was divided for the construction of the present building.

The long, three-story front facade of the rectangular building faces Chatham Street, and it is divided into a matching pair of three-bay sections organized around a central entrance. The narrower Oxford Street facade is only three bays wide. The red brick facades are coursed in a common bond with every fifth course alternating stretchers and headers in an economical replication of Flemish bond. Protruding courses of alternating widths create the effect of quoins at the corners of the front and side facades, and marble belts distinguish the water table at the top of the basement, the third floor level, and the base of the roofline entablature. This latter feature has been largely removed leaving only the belt course and fragments of stone panels that once decorated the frieze.

The two entrances are recessed within arches framed with a wood Doric architrave complete with engaged columns, triglyph frieze, and modillioned cornice. A wrought iron balustrade caps the stone architrave. The arched openings are embellished with a wide molding and pronounced keystone. The site slopes downward towards the east, and each entrance has stone steps leading through the archways and up the recessed doors. Windows on the front are tripartite in configuration except for those directly above the entrances, which are single sash units. Windows on the first story are capped with a single marble lintel with flared corner and key blocks. Larger second story windows have plain marble headers but are topped with blind arches containing cast busts and garlands; those over the entrances have heavy stone enframements with blocks on the sides in the fashion of a Gibbs surround. Third story windows have flat marble lintels above each window element. Additional marble panels ornament the wall in the vertical space between the two front sections, between windows on the third story, and in what is left of the frieze. The smaller windows on the Oxford Street side are ornamented in the same hierarchical manner as the Chatham Street front. The east and north facades are much more restrained in their ornament.

There were four apartments per floor, each flanking the entrances at either 58 or 60 Chatham Street. Second and third story apartments had additional space as their plans included the space over the ground floor entries. Based on the lot size (4, 376 sq. ft.) each apartment would have contained about 1,000 sq. ft. of space.

With the exception of the parapet wall at the roof, the exterior of the building is intact. Windows have been replaced, but in an appropriate replication of the originals. The integrity of apartment interiors is unknown.

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HISTORICAL NARRATIVE

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

The 1911 city atlas depicts the foot print of the three-story, brick apartment house designed in the Colonial Revival-style that presently occupies the northeast corner of Chatham and Oxford streets. A record of its residents first appears in the 1912 house directory. Its construction replaced a small wood frame dwelling with the address of 28 Oxford Street that had owned and occupied by James White, a carpenter, since 1865. White may have built the dwelling, and it probably was similar to the Greek Revival-style design of the neighboring house at 26 Oxford Street, which was also associated with White. He had been a resident of the city since 1850. By 1890 White's heirs were listed as owners of 26 and 28 Oxford Street in the real estate record of the house directory that year; it was the same in 1900 when the buildings were assessed at \$2,500 and the lots at \$8,400 indicating the growing value of building lots in the expanding core of the city.

The Oxford Gate apartment house was owned by Jeremiah J. Higgins, Edward P. Fitzgerald, and Frank P. Knowles as trustees. (The trust is unidentified, and it may relate to E. Matthews, which is the name associated with the property on the 1911 city atlas. However, no information was found on E. Matthews in source materials.) The new building was assessed at \$25,000. Jeremiah J. Higgins was identified in the 1914 city directory as a general contractor with an office at 518 Main Street. He was likely the builder of the Oxford Gate apartments. Edward P. Fitzgerald was an architect working out of the State Mutual Building at 705 Main Street. His involvement suggests that he designed the building. Frank P. Knowles was the vice president of the Crompton & Knowles Loom Works, one of Worcester's notable old manufacturing firms. It appears that these three men joined together to speculate in white-collar rental housing in the city. Once completed and rented, the trustees sold the property to Minerva L. Shute for \$40,000 (the amount of the building's assessment in the 1918 house directory) and nearly doubled their investment. Shute is otherwise unidentified in local directories; however, a new owner appeared in the house directory (1920): Edward J. Carey, who is equally unknown. The 1922 city atlas identifies O. Hedlund with the property. This name is also unrecorded in the city directories and census records.

The first group of tenants in The Oxford Gate was a mix of white-collar families and single and widowed women, all with English, Irish, and Scandinavian surnames. Robert W. Rollins, who lived with his wife in #58 was the president and general manager of the Worcester Electric Light Company. Their neighbors on the second floor were Mr. & Mrs. Charles S. Gordon; he was a dentist with an office at 377 Main Street. Five of the six apartments at #60 were occupied by women. Miss Nora G. Reedy, Mrs. William G. Strong, and her boarder, Miss Martha E. Strong, remained tenants into the 1920s, although other apartments had turned over

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tenants any number of times. It appears that married residents were generally young couples either childless or with one small child. They would have typically moved into larger quarters as their families grew and they became more established in their jobs and could afford to purchase a home. Single renters were more elderly, ranging in age from 50 to 75 years. They were the ones that remained in place until they could no longer live independently or died. In 1940 eleven of fourteen heads of households were single and widowed women.

William C. Bowen, a lawyer with an office at 340 Main Street and home at 910 Main Street, was listed as the The Oxford Gate's owner in 1930. He and his wife, Cecelia E. Bowen, also owned buildings at 165-169 Lincoln, 37 Jacques, 5 Hampden, and 820-826 Main (in addition to their home at 910 Main). They continued to own the property into the 1940s. The value of the property declined from a high of \$55,000 in 1930 to \$29,000 in 1950, when Jacob Meenes, a real estate investor, owned The Oxford Gate along with eight other rental properties. His son, Max Meenes, had assumed ownership of all nine addresses by 1960.

SELECTED RESEARCH DATA

Maps

- 1870: previous house indicated, J. White (10 Oxford)
- 1878: previous house depicted
- 1886: previous houses indicated, Jas. White (28 Oxford)
- 1896: previous house indicated: J. White heirs
- 1911: present building indicated: "Oxford Gate" E. Matthews
- 1922: present building indicated: "Oxford Gate" O. Hedlund

City & House Directories

- 1865 CD White James carpenter, h 10 Oxford [first instance at address; resident of city in 1850s]
- 1870 CD White James carpenter, h 10 Oxford
- 1882 CD White James, supt. House 28 Oxford
- 1890 HD 26 & 28 Oxford
Owner: James White heirs blds \$2500; 7278 ft. \$8000
- 1900 HD 26 & 28 Oxford
Owner: White James heirs blds \$2500; 7278 ft. \$8400

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1912 HD

58 The Oxford Gate
Rollins Robert W. Mr & Mrs 2 [*pres/ genl mgr Worc Electric Light Co 375 Main*]
Gordon Chas S Mr & Mrs [*dentist 377 Main*]
Whitehall Arthur W 3
Smith A D Mr & Mrs

60 The Oxford Gate
Reedy Nora G Miss 1
Osland Wm T Mr & Mrs [*discount clerk 344 Main (Worc Trust Co)*]
Liscomb Albert G Mrs 2
Smith Julia A Mrs
Smith Harriet A Miss 3
Strong Wm G Mrs
Strong Martha E Miss b

Owner [1914]: Higgins Jeremiah J. Frank P. Knowles & Edward P. Fitzgerald, trus.
58-60 Chatham bld. \$25000; 4376 ft. \$5000; also 95 Pleasant, 40 William, 375
Pleasant [*Higgins Jeremiah J gen. contr, 518 Main; Knowles, Frank P. vp Crompton &
Knowles Loom Works; Fitzgerald Edward P., architect, 705 State Mutual bldg.*]

1918 Owner: Shute Minerva L bld. . \$40000; 4376 ft. \$5000

1920 58 The Oxford Gate
O'Reilly Mary
Whitcomb Preston P Mr & Mrs [*draughtsman 100 Beacon (Steele Wm M machry mfr)*]
Christy Roger H Mr & Mrs
Bell Merle [*treas 54 Commercial (machine & mfg cos.)*]
Swainey H L [*Norton Co*]
Reynolds C M [*supt 72 Commercial (machine co?)*]

60 The Oxford Gate
Bachelor Willard F Mr & Mrs [*supt 18 Eaton Pl.(Sessions Frank E Co. caskets)*]
Wilson Alice R Mrs
Liscomb Albert G Mrs
Bliss William H Mrs
Reedy Nora G
Strong Wm G Mrs
Strong Martha E B

Owner: Carey Edward J. bld. \$40000; 4376 ft. \$5000; also 21 Northboro, 17 Lagrange

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- 1930 58 The Oxford Gate
 Crosby Roy [*Mildred B painter*]
 Connor Gertrude A [*collection teller 446 Main*]
 Lawton John [*Florence L boss dyer*]
 Lawton William r [*clerk 16 Franklin*]
 Williams Fanny A
 Williams Minnie A r
 Bowen William C
 Brown George H [*professor Worc Poly Inst*]
 Holt Carolyn R [*buyer 462 Main*]
 McCartney Helen D W r [*cashier*]
- 60 The Oxford Gate
 Hammond Malcolm H
 Jameson Philip B [*Lillian H supt of bldg 25 Foster*]
 Upham Carrie L
 Nelson Louise B
 Farrell Peter J [*Martha E salesman 254 Park av*]
 McCann John W [*Loretta route foreman 10 Mann*]

Owner: Bowen William C bld. \$55000; 4376 ft. \$5000; also 910 Main, 165-169 Lincoln, 37 Jaques, 5 Hampden, 820-826 Main [*1932 CD: Bowen Wm C (Cecelia E) lawyer 340 Main rm 829. h. 910 do*]

- 1940 58-60 Oxford Gate apts
 King Verna A Mrs
 Erickson Irving S r
 McKenna John J
 McKenna Eliz C r
 Rhodes Margt Mrs
 Parker Margt A Mrs
 O'Toole Catherine E r
 Williams Minnie A
 Borthwick Olive E r
 Jeffries Ernest S
 Wheeler Dorinda E
- 60 Mullaney Helen A massage h

INVENTORY FORM CONTINUATION SHEET

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Tierney Wm A
Dowd M Etta
Stover Gertrude E Mrs
Stover Robt L r
Kimball Mollie E
Bland Grace T r
Joyce Katherine A
Joyce Alice R r

Owner: Bowen William C bld. \$37000; 4376 ft. \$4400; also 910 Main, 169 Lincoln,
5 Hampden, 820-826 Main

1950 Owner: Meenes Jacob bld. \$29000; 4376 ft. \$2000; also 8 other properties
[(Sarah) real estate h 17 Somerset]

1960 Owner: Meenes Max bld. \$29000; 4376 ft. \$2000; also 8 other properties

1970 Owner: same

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see continuation sheet

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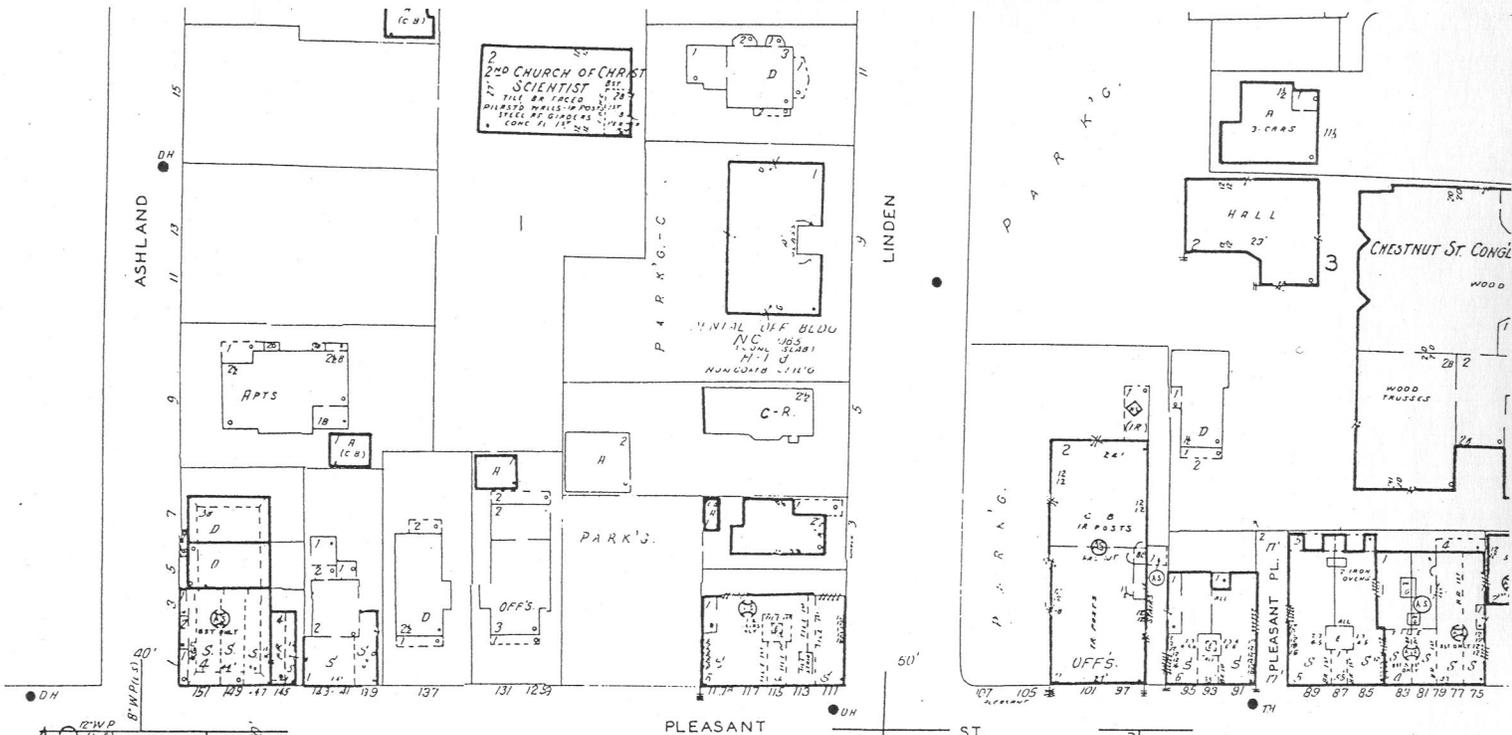
Directories and Census

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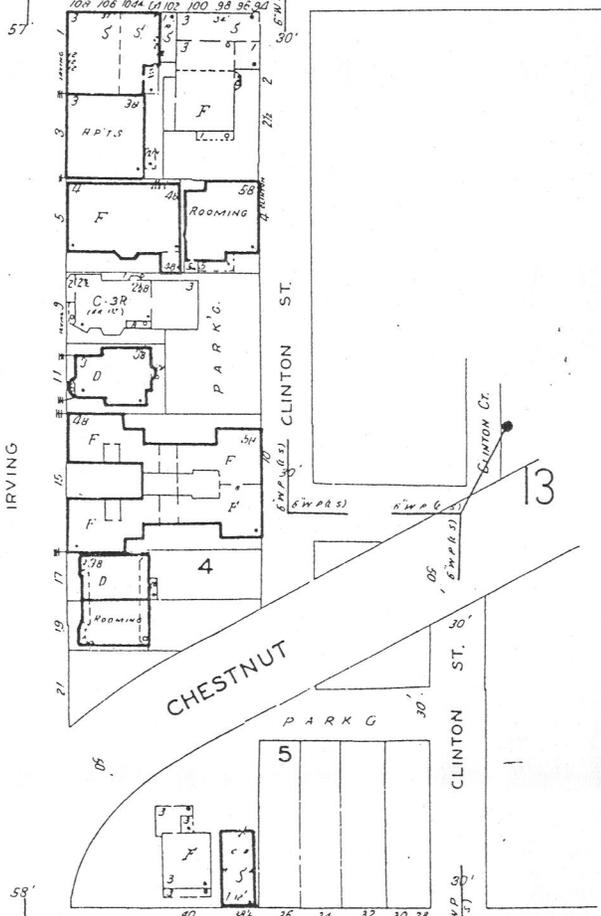
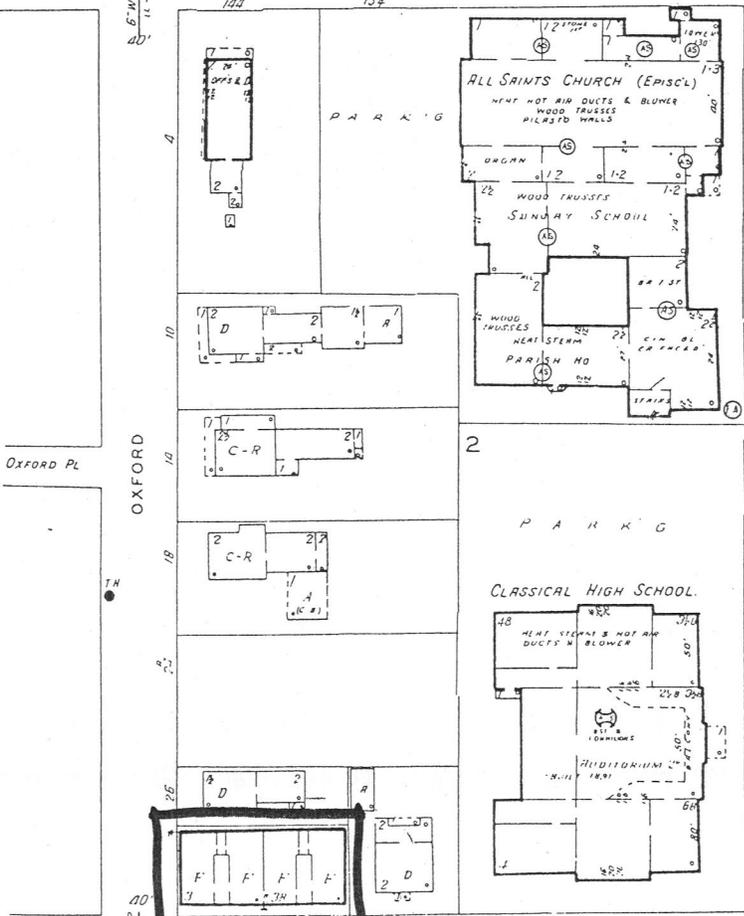
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Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



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4-73

58-60 Chatham St.

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INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

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MASSACHUSETTS HISTORICAL COMMISSION
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View from northwest, 26 Oxford St. in foreground



FORM B – BUILDING

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

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220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

03-025-15+18	Worcester North	C	WOR.1787
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NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 66 Chatham Street

Historic Name: Knibbs Flats

Uses: Present: Residential

Original: Residential

Date of Construction: 1896

Source: historic maps & directories

Style/Form: Romanesque

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: brick masonry

Roof: asphalt roll

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.1916

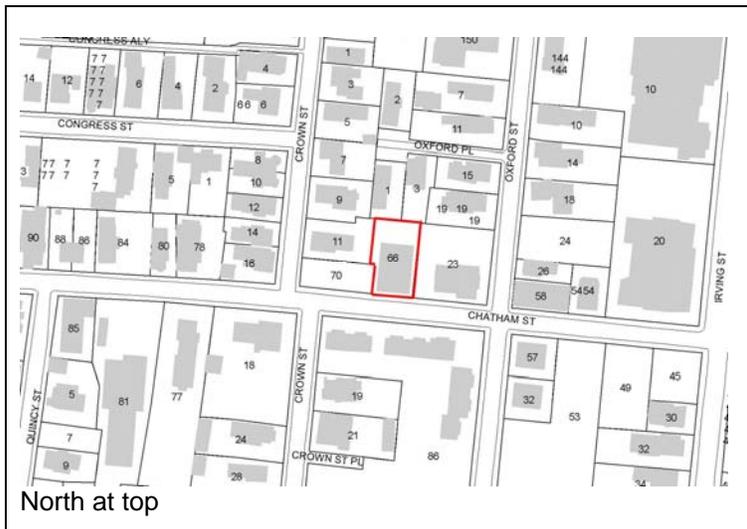
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

66 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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 Knibbs Flats is a four-story brick masonry building constructed in matching semi-detached halves, each with a flat on each floor for a total of eight dwelling units. It is situated on a 0.1916-acre lot on the north side of Chatham Street west of Oxford Street. The building built out practically to the side lot lines leaving room only for a paved driveway on the west side leading to a paved parking area in the rear.

The red brick front façade is distinguished by a dressed stone basement, brownstone water table, arched window openings with tall flat arches, and a tapestry brick frieze on the parapet concealing the flat roof. Rounded bays frame a central section containing on the first floor two entrances set within wide brownstone arches sprung from short piers with carved brownstone capitals. Stone steps lead up to the elevated porches. The stories above the entrance contain two windows screened by wrought iron balconettes. Long side walls do not have stone basements and contain nine unevenly-spaced windows, many divided by pilasters that probably were chimneys. The rear façade has a four-story wood porch within a central brick recess. There are no outbuildings.

The Knibbs Flats is a distinctive example of late-19th-century tenement architecture in the city. Its stylish Romanesque façade with brownstone arched entrances, bowed bays and textured brick frieze shows the influence of the brick townhouse design developing in Boston's Back Bay. Window sash has been replaced, but the building still retains the brick features that distinguish its architectural significance.

HISTORICAL NARRATIVE

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

66 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

The apartment building at 66 Chatham Street was built about 1896 on the site of the home of Elbridge G. Partridge (1804-92). Born in Medway, Partridge came to Worcester “as a young man,” according to one biography, “and acquired wealth by frugality and careful investments.”¹ Partridge was a cabinetmaker by trade. 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 on Chatham Street, then numbered 28. In 1850 Partridge owned \$32,000 in real property. His household included his wife, four children, and an Irish-born domestic servant. By 1859 his company was known as Elbridge G. Partridge and Company. His household in 1840 included his wife, two daughters in their early twenties, and Maggie McDunnough, a nineteen-year-old Irish servant girl.

In 1892 Partridge died at the age of eighty-seven, and the house directory for 1894 shows the house as vacant. By 1896 the conjoined four-flat buildings (sometimes shown as 66-68 Chatham Street) had been built on the Partridge lot. The building was constructed for John. W. Knibbs and his wife, Etta E. Hill Knibbs. They owned the property until at least 1920 and lived in one of its units from its construction until at least 1900. Born in Northamptonshire England, in 1854, Knibbs came to the United States in 1871 through the port of Boston. He had trained as a baker, but upon settling in Worcester in the year he immigrated he worked on the Worcester farm of General William S. Lincoln. After two years with Lincoln—during which he received a total income of three hundred dollars—he paid for his parents’ immigration. Knibbs then worked on the farm of Jonathan Chapin in Holden and then for the retired merchant Calvin Taft. Here he developed an abiding interest in trotting horses; later his horse “Governor Benton” became locally renowned.²

In 1881, after Taft died, Knibbs built a brick livery stable at 6 Barton Place and from 1883 to 1889 was partners with William M. Johnson as Johnson and Knibbs. The stable, according to one history, was “one of the best known and most prosperous livery stable keepers of this section.”³ One biography notes, “The advent of the automobile decreased his livery business greatly, but the barn was continued as a feed stable for horses used for commercial purposes by the various business houses.” Knibbs was a director and treasurer of the Driving Park Club in Worcester, and according to one biographer “whenever a race was run off at their Greendale track it was a foregone conclusion that Mr. Knibbs would be either the starter or one of the judges.”⁴ In 1897 Knibbs founded the Metropolitan Storage Company, housed in a building next to his Barton Place stable, and he also invested heavily in a variety of innovations—waterproof shoe soles made of rubber and leather, onion salt (and the company that later became the National Onion Salt Company), and a loom that could weave a wider seamless rug than any then made in the United States. A 1916 biography called Knibbs “a man of versatile tastes and talents, a successful business man, well known in club life, deeply interested in inventions and inventors, an enthusiastic horseman and horse lover”:

Next to horses, he loved flowers, and rarely was he seen without a boutonniere, and it was his invariable custom to send flowers to his sick friends. He often said that he time to give flowers to our friends was while they were living, and when he lay ill at the City Hospital his room was literally filled with flowers sent by those who he had thus remembers when they were ill. He was a man of strong convictions, with the courage to maintain them, but very companionable, and a rare story teller. He often celebrated his birthday at the Hotel Bellmar, which was his home for many years, and on these occasions he was a most engaging host.⁵

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

² William Richard Cutter, *Encyclopedia of Massachusetts Biographical-Genealogical* (Boston: American Historical Society, 1916), 340-42; this sketch includes a full-page photographic portrait of Knibbs.

³ Charles Nutt, *History of Worcester and Its People* (New York: Lewis Historical Publishing Co., 1919), 3:408-9.

⁴ Cutter, *Encyclopedia*, 341.

⁵ *Ibid.*, 340.

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

66 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1787
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NRDIS 5/6/1976 & 3/5/1980

John W. Knibbs died between 1913 and 1916, and his widow continued to own the property through at least 1920.⁶ Initially, city records show Harrison S. Prentice as the owner of 66 Chatham and Etta Knibbs as owner of 68 Chatham, but by 1900 they show John Knibbs to have owned 66 Chatham rather than Prentice. Each side of the building contained four flats. Only two of the tenants shown in the 1896 house directory were shown living there in the 1900 directory and federal census—the Knibbs family and the family of Felix J. Charbonneau. Born in 1859 in New York of Quebecois parents, Charbonneau was a men's clothing and furnishings merchant who lived in the unit with his wife Adeline, daughters Beatrice and Rhea, his sister Margaret Morin, who was a cashier at Charbonneau's store, and a niece. Another 1900 tenant, Franz A Stenberg, ran a wallpaper, drapery, and fresco painting shop in Worcester; three other tenants were bookkeepers.

In 1900 the widow Emma Kemp lived at 68 Chatham, she was born in 1852 in Massachusetts, worked as a corset maker and had one boarder, bookkeeper William (Waldimon in the directory) Slade, and one room, a female nurse. Kemp no longer lived in the building by 1910. Samuel H. Donovan, a Connecticut-born realtor, had a wife, son, and three roomers in his apartment—a dressmaker, a driver, and a bookkeeper. There was considerable turnover between census years in the occupancy of 66-68 Chatham Street, but some families were relatively long-term tenants. Members of the family of St. Paul's Church janitor John F. Sullivan lived in the building from at least 1910 to at least 1960. In 1920 Sullivan, born about 1860 in Ireland, lived in the building with his wife Annie, his daughter May, a department store bookkeeper, his son Francis, also a church janitor, and Francis's wife and eleven-month old son. In 1930 he, his wife, and daughter May shared the unit with the family of Irish-born pensioner Michael Donahue, his wife, his two daughters, and four roomers whose parents were all foreign-born and worked in service and sales jobs. However, almost no other tenants listed in the building in a census year were still living there ten years later. At some point before 1930 Etta Knibbs and her son John, who owned 66 Chatham, sold the building to realtor Paul Grenier, and ownership of the property also changed relatively often afterward.

SELECTED RESEARCH DATA

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

- 1870M E.G. Partridge (house) #28 cabinetmaker
- 1870C Elbridge G. Partridge ae 65 cabinetmaker b MA, Lois Partridge ae 55, Mary E Partridge ae 24, Ella L Partridge ae 21, domestic servant Maggie McDunnough ae 19 b Ireland
- 1882VR died 16 April Lois Harrington Partridge ae 67 b/res Worcester parents Samuel and Nancy White Harrington of Worcester
- 1886M E.G. Partridge 12398 ft.
- 1890HD Partridge Elbridge G.
- 1892VR died 16 June Elbridge G. Partridge ae 87 no occupation shown b Medway parents Ezekial and Deborah Harding Partridge both born Medway
- 1894HD vacant house
- 1896M 66: John W. Knibbs, 3840 ft. FIRST INSTANCE
68: E.E. Knibbs, 3300 ft.

⁶ Ibid., 342, states that Etta E. Knibbs was “an invalid who passes the greater portion of the year at Brant Rock, the Summer home of Mr. and Mrs. Knibbs” and lived the rest of the time at the Hotel Bellmar, then 667 Main Street. After Knibbs's death his widow sued her son John W. Knibbs Jr., who had interpreted his father's will to mean that his mother had only a life estate in his property. Knibbs had written in his 20 Decembe r1910 will, “I . . . know what I want (and) do hereby bequeath to my dear wife all of my property real and personal . . . to have and to hold, spend whatever pleases her.” The court ruled that the expression “to spend whatever pleases her” gave her absolute ownership of the property, not a mere life estate. See *The Northeastern Reporter* 127 (1920): 885.

INVENTORY FORM B CONTINUATION SHEET

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66 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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- 1896HD 66: Howard Geo. F. Mr. & Mrs. 1
 McCready L.A. Mrs. 2 Lydia, CD: widow of William who died 9/18/1895, age 59
 Woodis Geo. H. Mr. & Mrs. 3 CD: bookkeeper 68 High Bay State Shoe & Leather Co.
 Woodis Asenath B. Mrs. b.
 Adams Harry A. Mr. & Mrs. 4 CD: asst bookkeeper Central Nat Bank 452 Main
Prentice Harrison S. blds. \$13000; 9098 ft. \$6800 (includes #70), also owns 8 other properties, including 124 & 126 Pleasant & 1/1/2 Crown St. on SE cor Pleasant & Crown and 133 Pleasant
- 68: Dodge E.W. Mr. & Mrs. 1 CD: Edward W. bookkeeper Norton Emery Wheel Co
 Knibbs J.W. Mr. & Mrs 2 CD: John W. stable 10 Barton Pl
 Charbonneau F.J. Mr. & Mrs. 3 CD: Felix J men's hats & furnishings 8 Front
 Stenberg F.A. Mr. & Mrs. 4 CD: Franz A., Stenberg & Co (F.A. & G.L. Stenberg & G.A. Loud),
 wallpapers, draperies 4 Elm, and fresco painters, 12 Norwich
Knibbs Etta E. bld \$11000; 3300 ft. \$3000
- 1900 66: Kemp Emma A Mrs. 1 CD: widow Charles E
 Slade Waldimon B. clerk, b. CD: Waldemar B. salesman 191 Front A.B. Hall & Co. jewelers
 Beattie Cordelia A. dressmkr. b.
 Donovan S.H. Mr. & Mrs. 2 CD: Samuel H. real estate 4 Walnut Day Building, A.L. Kneeland
 & Co. real estate
 Butler Mary E. milliner, b.
 Brady Catherine, clerk, b. CD: seamstress
 Kniskern Matthew, clerk, b. CD: newsroom
 Whitson Geo. H. Mr. & Mrs. 3 CD: Barhydt & Wwhitson 191 Front, safes
 Hall Frank B. Mr. & Mrs. 4 CD: lawyer 412 State Mutual Building
Knibbs, John W. bld. \$11000; 3873 ft. \$3300; also owns 724 Main & Barton Pl. rear
- 68: Burnes Marie E. Mrs. dressmkr. 1
 Gridley Josephine L. dressmaker, b.
 Knibbs John W. Mr. & Mrs. 2
 Marshall Charles E. Mr. & Mrs. 3 CD: salesman
 Charbonneau F.J. Mr. & Mrs. 4
Knibbs Etta E. bld. \$11000; 2340 ft. \$2800
- 66 St. Paul's Lyceum [?]
- 1900C 66 Chatham:
 1) Emma Kemp b Aug 1852 MA widow corset maker, roomer Josephine Burnhart b July 1840 NY nurse, boarder
 William Slade b Feb 1886 MA bookkeeper
 2) Samuel H Donovan b July 1832 CT real estate agent, wife Nellie R b Dec 1857 ME, son Henry C b March 1885,
 roomers Catherine Brady b Feb 1869 MA parents Ireland dressmaker, Matthew Knishern b Aug 1870 New York driver,
 Mary Robbertson b Jan 1871 England emig 1874 bookkeeper
 3) George Whiston [sic] b Aug 1858 IL safes (agent), wife Alice M b Oct 1857 MA, son Thomas E b Feb 1887 IL,
 roomer Charles Keyes b 1861 MA expert machinist
 4) Frank B Hall b Oct 1867 MA lawyer, wife Jessie M b Nov 1868 MA
 5) Cynthia Drury b Aug 1842 CT, roomer Frederick Dunlap b May 1870 OH teacher, siser Clara C Mowry b Aug 1838
 CT, boarder Francis Tucker b Nov 1823 MA
 6) John W Kibbs [sic] b Dec 1853 England emig 1871 stable keeper owns with mortgage, wife Etta E b May 1860 MA
 parents b England, son John W b November 1880 ae 19, dau Lila I b Nov 1883 MA
 7) Charles Marhsall b Sept 1858 VT traveling salesman flour, wife Annie b Nov 1867 CT
 8) Felix J Charbonneau b March 1859 NY parents Quebec merchant "gen & fur", wife Adeline N b Oct 1860 CT,
 daughters Beatrice b May 1886 and Rhea b July 1894, sister Margret E Morin b Feb 1855 married b NY cashier "gen
 & fur," niece M. L. Juanita Primeau b Feb 1881 NH parents Quebec
- 1910 66 Feiga Max Mr & Mrs 1 CD: dress plaiter 339 Main Mrs A L Gay dressmaker

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- also Lewis I Feiga, salesman
- Parker Charles W Mr & Mrs 2 CD: restaurant 213 Front
- Parker C H Cushman artist b
- Carberry Mary A Miss music tchr 3
- Dolan G Henry Mr & Mrs b CD: overseer 116 Gold Wachusett Thread Co
- Dalton Anna G stenographer b
- Wilkin John W Mr & Mrs b
- Young Irwin Mr & Mrs b
- Dawson Minnie Miss 4 CD: cashier 563 Main J H Crocker restaurant
- Dennis Charles Mr & Mrs b CD: conductor
- St Onge Ernest waiter b
- Donovan Bessie Miss b CD: treas 20 Exchange Worcester Theater
- Donovan Teresa Miss b CD: bookkeeper 26 Houghton D E McNally & Co, tinsmiths
- Knibbs, John W. bld. \$11000; 3873 ft. \$2700; also owns 724 Main & Barton Pl. rear*
- 68 Pomeroy Charles J Mr & Mrs 1 CD: mgr The Warren Hotel 201 Front
- Pomeroy John J clerk b CD: 201 Front
- YWCA branch 2
- Holmes Annie M Mrs matron
- Holmes Florence K stenogr b CD: 36 Foster Alston & Goulding Co. rubber tires, automobile and bicycle supplies
- Douglas Ella Miss b CD: toilet goods
- Lichness Eleanor CD: clerk b
- Sullivan John F janitor 3 CD: St Paul's Church
- Sullivan Charles H collector b CD: 52 Front C T Sherer & Co. dry goods
- Sullivan May M G Miss b
- Ayer Daniel E mgr 4 CD: 69 Shrewsbury Hammond Co provisions
- Cavanaugh Frank W Mrs CD: Mrs Francis W lawyer 513 State Mutual Building
- Knibbs Etta E. bld. \$11000; 2340 ft. \$2600*
- 1920 66 Sullivan John F Mr & Mrs CD: janitor St. Paul's church
- Sullivan Helen A b CD: clerk 480 Main I.H. Morse Co. dept store
- Sullivan Mary G b CD: clerk
- Hulbert Nellie T Mrs
- Averill Mary b
- Sullivan Frank b CD: asst janitor St. Paul's church
- Harris Julia b
- Webb Louis M Mr & Mrs CD: treas Greene & Hale Inc 729 Main
- Moulton Alfred b CD: photographer 418 Main
- Gould Herbert b CD: clerk 15 Church Bartels Inc sausage mfr
- Stone Gilbert b CD: investigator Norton Co
- Ridings Frank b CD: U S A
- Dawson Minnie CD: cashier 563 Main Crocker's Restaurant Co
- Knibbs, John W. bld. \$11000; 3873 ft. \$2700; also owns Barton Pl. rear*
- 68 Jones Henry W jr Mr & Mrs
- Labossiere Marie A Mrs dressmaker
- Ollis Florence b CD: hairdresser
- Collins Eugene T Mr & Mrs CD: clerk 7 School
- Shannon James T carpenter
- Shannon Elizabeth M b CD: dressmaker
- Knibbs Etta E. bld. \$11000; 2340 ft. \$2600*
- 1930 66 Sullivan John F CD: (Annie E) janitor
- Sullivan Mary G r

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Hulbert Helen T Mrs CD: Ellen T widow James

Harris Julia M r

Holmes Harry W CD: (Nettie M) timekeeper

Hatch Grace r CD: seamstress

Jones John r CD: clerk

68 Donhue Michael F CD: (Mary C)

Donahue Anna G r CD: student

Donahue Mary V r CD: bookkeeper Union Station

Casper Alice r

Stone Walter r

Wahlberg Walter r

Sullivan Florence Mrs CD: widow Patrick D

Sullivan Robert J r CD: clerk gasworks

Sullivan Sylvester F r CD: chauffeur

Sullivan William J r CD: checker 107 Main Worc Consolidated Street Rwy Co office & car barn

Hoyle William r CD: salesman

Hoyle Charles J

Gorman James r

Reed Henry r

*Grenier Paul, 66-68 Chatham, \$38000; 6213 ft. \$5000; also owns 24 other properties*CD: *Grenier Paul (Emelda) real estate h 48 Queen*

1940 66 Sullivan Mary G

McLaughlin Hugh r

O'Hara Anna Mrs r CD: wid Chas

Sterling Blanche O Mrs

Spinney Ruth r

O'Neil Catherine nurse r

Tamache Albert r

Anderson Gustav I CD: (Eugenia) mach Coppus Eng Corp

Coffin Bertha F r CD: clerk Gratton & Knight Co leather products

Murphy Mary A

Keating Annie Mrs r

68 Mc Curn John A CD: (Mary L) foreman B&A

Brown Mary E r

Doyle Anna E r CD: tel opr Protective Union

Lincoln Chas I CD: (Margt M)

Lincoln C Irving jr r CD: doormn

Connors Chas E r

Depta Veronica r CD: sten

Dunn Jas r CD: (Shirley) chauf

Hatch Grace r CD: cook

Pender Robt R r CD: real estate Chas W Pender

Platt John

Reid Martin r CD: (Mary)

Rodman Matilda r CD: waitress

Rosenhagen John W r CD: mgr

StGador Geo r CD: lab

Stockholm John A r

Van Slitt Gustave r

Heagney Jas r CD: opr Baldwin Duckworth chain belt co

*Pender Charles W. 66 & 68 Chatham, bldgs. \$28000; 6213 ft. \$4400; also owns 9 other properties*CD: *Pender Charles W (Cora E) real est 390 Main rm 1034 h 2 Abington*

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66 CHATHAM STREET

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

- 1950 66 Sullivan Mary G
 McLaughlin Hugh r CD: student WPI
 Corcoran John J CD: (Ruth K) capt Eng No 10
 Corcoran John J jr r CD: stdt
 Corcoran Mary Mrs r CD: wid Michael
 Bonowski Edw r CD: (Marie A) mach
 Anderson Eugenia Mrs CD: wid Gustav
 Grimes Beatrice E r CD: billing clk Heywood Boot & Shoe Co
 Taylor Sadie r
 Murphy Mary A
 Anderson Raymond L r CD: slsmn
 Green Raymond r
 Kelley Anna Mrs r
 Wright Myrtle Mrs r
- 68 Parry Earl E
 Fitton Margt r
 Jeffrey Ernest r
 Thienel Alex r CD: (Florence)
 Trombley Peter r CD: furn finisher Denholm & McKay Co
 Trombley Violet r CD: clk
 Lincoln Margt M Mrs CD: wid Chas I
 Lincoln C Irving jr r CD: (Lucille) clk
 Anderson Ernest J r CD: winder
 Brodeur Marion r
 Coombs Fred r
 Gregory Louise r CD: cook
 Hatch Helen r CD: maid city hosp
 Hymowitz Hyman r CD: men's clothing
 Michalis Geo B r CD: waiter
 Matos Jas r
 Sandy Thos r
 Tatro Ralph r
- Pender Wm W. & Golden B Marshall 66 & 68 Chatham, bldgs. \$26000; 6213 ft. \$4000; Pender also owns 2 other properties*
- 1960 66 Sullivan May G
 Corcoran John J
 Corcoran Mary A Mrs r
 Carberry Grayce M Mrs
 Durfee Julia Mrs r
 Skavin Jos P
- 68 Cameron Lodging Home
 Bardi Peter r
 Bardi Theo r
 Barber Viola r
 Brigham Mary Mrs r
 Buckley Alice r
 Conley Terry r
 Connelly Alice r
 Connelly Claire Mrs r
 Delmo Josephine r
 Darling Burnham r

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Delorme Emma r
 Doyle Jas r
 Hardy Sandra r
 Hedberg Geo r
 Fitton Margt Mrs r
 Gladhill Dorothy r
 Girard Edith r
 Kilcoyne Gertrude r
 Lamonte Margt Mrs r
 Lyons Delia r
 Lyons Bridget r
 Murphy John r
 Marcus Helen r
 Mahoney Eliz M r
 Mardossian Herman r
 Narramore Jean r
 Newalt Charlotte r
 Powers Robt r
 Rowe Edna Mrs r
 Wells Mary Mrs r
 Winsky Steph J r

Mid-State Realty Co. Geo Cagan, Norman Shulman & Arth L Herring, blk \$18000; 7173 ft. \$3500; also own 3 other apt blocks

1970 66 Dones James T
 Whitney Jane C
 Roche James L
 Jeffers Wm
 Mosher Clarence
 Kooyomjian Edw
 Wyman Eileen G Mrs
 Fitz Gary
 Fournier Mary R Mrs
 68 Hamper Sophie J
 Nichols Jean A
 Walsh Eileen R
 Robinson Evelyn L Mrs
 Hanson Eric
 Mendoza Carlos
 Rawls Wm B Jr
 Smith Leonard
 Kooyomjian Elize

K&S Corp

1986 66 Toledo Maribel
 Newton Coraline
 Bowne George
 Donabedian Thomas
 Jackson Joseph A
 Lucier Virginia E
 Danek George
 Sescilla Albert F
 Menard Ken

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

68 Howland Robt
Witt T Joseph
Blaisdell Eddy
Guzman Edith E
Sears H
Mason T
Keddy Arthur D
Vanasse Janet
Schemeligian Benjamin R & Geraldine R

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

66 CHATHAM 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

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



Detail of entrance

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

66 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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View from SW



View from N

FORM B – BUILDING

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

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

03-024-00019 Worcester North V WOR.1033

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

Town/City: Worcester

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

Address: 77 Chatham Street

Historic Name: Willard & Annise Jones House

Uses: Present: Institutional

Original: Single Residence

Date of Construction: 1869

Source: historic maps & directories

Style/Form: Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: slate shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):
Vinyl siding added

Condition: good

Moved: no yes **Date:**

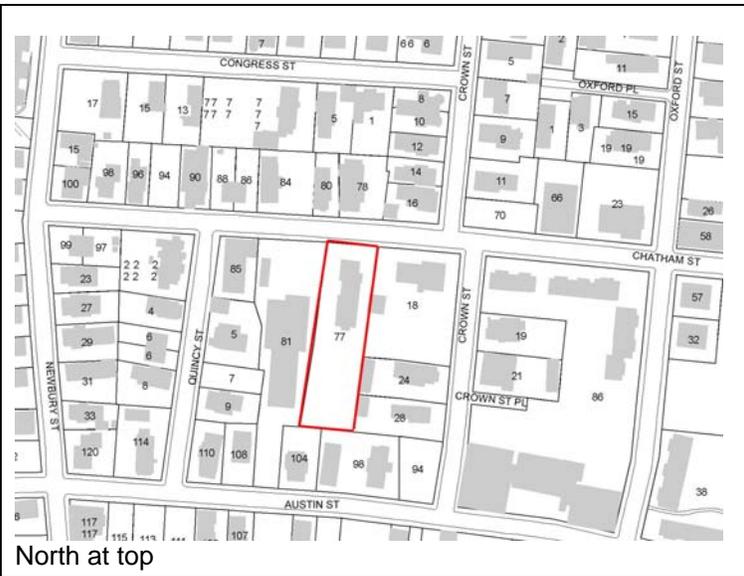
Acreage: 0.5543

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



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

77 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1033
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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 Willard & Annise Jones House is a two-story wood frame single dwelling (now institutional) with a mansard roof. It is situated on a 0.5543-acre lot on the south side of Chatham Street west of Crown Street. The long, narrow building is centered on the front of a deep lot, the rear of which has been paved for a parking lot that connects to the street via a paved driveway on the east side of the house. The front and west sides of the parcel are planted in lawn.

The front façade contains three bays with an entrance on the east side. Corners are distinguished by wood quoins and the tops of the walls are decorated with a heavy entablature carrying dentil bands and paired scroll-sawn brackets. A full front porch has similar decoration along the roof line, but posts and railings appear to have been recently replaced. The bell-cast mansard retains its original slate roof and is punctuated with arched dormers. A two-story, mansard-roof pavilion is centered on the east side, and a one-story bay window is located on the west side; a two-story ell with the same features extends from the rear. Two gable roof extensions now telescope off the rear, having been more recently added. Original wood clapboards have been covered with vinyl siding.

The Willard & Annise Jones House is a distinctive example of the ornate mid-19th-century domestic architecture that characterizes the early period of development on Crown Hill. Its stylish mansard roof, perhaps too early to be considered second Empire style, is a period pattern book option not often implemented in the neighborhood. Although vinyl sided, distinctive corner and roofline decoration has been preserved. It appears that authentic two-over-two window sash are still in place.

HISTORICAL NARRATIVE

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

77 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1033
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NRDIS 5/6/1976 & 3/5/1980

The house at 77 Chatham Street was built about 1868-69 for Willard Jones, who operated an iron foundry at the junction of Union and Southbridge Streets. Born in New Hampshire about 1824, Jones was living in Worcester by early 1847, when he married Nancy Wilson of Worcester. By 1848 the couple lived on Church Street. In 1862 Nancy Wilson Jones died, and the next year Willard Jones married again, to Annise E. Locke, who was born in Corinth, Vermont, about 1837. The couple married at the resort town of Saratoga Springs, New York in June.

In 1861 Jones was partners with Oliver K. Earle in the firm Earle and Jones and is shown in the city directory as living at 36 Chatham Street, but by 1869 he was in business as Willard Jones and Company and living at 33 Chatham, the initial number of 77 Chatham Street. The census for 1870 shows Jones as a manufacturer of machine castings and relatively prosperous—the 1870 census shows him with \$20,000 in real property and \$15,000 in personal property. His household included his wife, his twenty-year-old son Ira, who worked at the lathe and engine factory of A. F. Prentice and Company, and a Vermont-born domestic servant. Jones rented part of the house to the family of Groton-born house painter Owen E. Kane. By 1872, however, the Kanes had moved, and Jones let part of the house to the pressman Sidney T. Coleman, the painter Henry G. Blossom, and Benjamin F. Billings, a boot crimper.

In 1874 Willard Jones died at the age of fifty, and six years later his widow Annise married the comb maker Nathaniel S. Brigham of Northborough. Brigham, born about 1829 in that town, is shown in many records as a “shell worker” or as working in a “shell shop”; shell had earlier been used extensively for combs, the manufacture of which was Northborough’s chief industry at midcentury.¹ It was the second marriage for both, and by 1881 the Brighams were living at 77 Chatham Street. By 1890 they shared the house with Annise T. Brigham’s nephew, Dewitt Clinton Farwell, whose mother Jannette Locke Farwell was Annise’s Brigham’s sister. In 1876 Farwell married Hannah A. Moore in Northborough, and two years later their daughter Alice was born. The families lived together at 77 Chatham for the next twenty years. The 1910 census shows Nathaniel Brigham as eighty-one years old living with his wife Annise and a servant born in Norway who had emigrated four years earlier; by that year Dewitt Farwell had died, and his widow Hannah and daughter Alice, a teacher at East Kendall Street School, are shown in the house with the Brighams.

By 1920 Annise T. Brigham sold the 77 Chatham Street property to James E. Boardman, who owned and managed a stove store on Pleasant Street in Worcester. Born in England about 1853, Boardman came to the United States when he was six years old. He lived in the house with his wife Sarah, his married daughter Ruth, and his son-in-law Henry D. Timmerman, who was the assistant manager of Boardman’s store. By 1930 James Boardman had died, and Timmerman succeeded him as president and treasurer of J. E. Boardman and Company, which by then was run from the Chatham Street house.

By 1940 Boardman’s heirs had sold 77 Chatham Street to Ella N. Sarty, who came to Worcester from Canada in 1929 and was an office worker. She also ran 77 Chatham as a lodging house. In 1940 she let space to her sisters Dorothy and Harriet F. Neal, who had come from Canada in 1901 and both worked as electrologists. Sarty’s daughter Harriet was a clerk for the insurance company Massachusetts Protective Association, which had been founded in Worcester in 1895 as the Masonic Protective Association. Ella Sarty also rented to the laborer John Nugent and his wife Flora and to Doris Lamb, a clerk at the leather goods company Graton and Knight. Sarty owned and occupied 77 Chatham Street at least through 1960; sometime before 1970 she and her daughter Harriet sold the property to Camille A. Duval, who rented furnished rooms at this address.

SELECTED RESEARCH DATA

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

1861C Jones Willard (Earle & J) h. 16 Oxford Earle (Oliver K.) & Jones, iron foundry, Union & Southbridge sts, office Union

1847VR married 8 January Willard Jones ae 23 iron founder parents John & Sylvia Jones to Nancy Wilson ae 20 parents John and Clarissa Wilson

1848CD Jones Willard melter h Church

¹ Josiah Coleman Kent, *Northborough History* (Newton, MA: Garden City Press, 1921), 167-68.

INVENTORY FORM B CONTINUATION SHEET

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77 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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- 1862VR died 23 February Nancy M Jones ae 33 consumption b Montpelier VT pars John & Clara Wilson
- 1863VR married 24 June at Saratoga Springs NY Willard Jones ae 38 iron founder b NH parents John & Sylvia Ann Jones his 2d marriage, to Annise E Locke 26 b VT parents David and Olive Locke
- 1867D Jones Willard (Earle & J) h 36 Chatham
- 1869D Jones Willard & Co. junction foundry, Southbridge, h. 33 Chatham FIRST INSTANCE
- 1870M W[illard] Jones
- 1870C Jones Willard ae 46 castings for machines \$20,000 real/\$15,000 personal property b NH, Alice T Jones 38 b VT, Ira Jones 20 worked at lathe & engine factory b MA, domestic servant Helen Leute? ae 24 b VT; in same hh Kane? Oliver A ae 35 house painter b MA, Mary E Kane 30 b VT, Lillian Kane 2
- 1872SD 77, ho. Willard Jones, (Willard Jones & Co.), iron foundry, 65 Jackson
77, bds., Ira W. Jones, (A.F. Prentice & Co.), machinist, Jackson, cor. RR
77, ho., Sidney T. Coleman, pressman, 286 Main
77, bds., Henry G. Blossom, painter, 24 Southbridge
77, bds., Benjamin F. Billings, boot crimper, 68 High
- 1874VR died 18 August Willard Jones ae 50 b NH parents John & Sylvia res Worcester; son Willard W b 1848 died 1865 consumption
- 1880VR married 25 Nov Annise T Locke Jones ae 43 b Corinth VT res Worcester parents David & Olive Locke to Nathaniel L Brigham ae 51 b/res Northborough shellworker [?] parents Nathaniel and Dolly 2d marriage for both
- 1870C Northborough: Nathaniel Brigham ae 41 works in shell shop \$1100 real/\$1000 personal property, wife Sarah L ae 38 [next to retired farmer Nathaniel Brigham ae 84 retired farmer, wife Dolly and two daus]
- 1879VR Marlborough died 27 June Sarah L Farnsworth Brigham ae 47 consumpton res Northboro b Leomister parents Daniel and Louisa Farnsworth
- 1880C Northborough: Nathaniel S Brigham ae 51 combmaker in hh of sister Catherine Valentine ae 67 housekeeper, her 2 daughters, their mother Dolly ae 94, and sister Mary P ae 57
- 1886M A.T. Brigham, 24110 ft.
- 1890HD Brigham Nathaniel S. 1
Farwell Dewitt C. foreman 2 CD: finisher
Mrs. Annis T. Brigham, blds. \$7500; 24110 ft. \$8400
- 1896M Annis T. Brigham, 24,146 ft.
- 1900HD Brigham Nath'l S. Mr. & Mrs. 1
Farwell DeW. C. Mr. & Mrs. 2
Farwell Alice Miss, b.
Mrs. Annis T. Brigham, blds. \$7500; 24110 ft. \$9100
- 1900C 77 Chatham: Nathaniel Brigham b Feb 1829 MA, wife Annise b Apr 1837 VT father NH mother VT owns free, servant Emma Wilcox b June 1868 CT; also Dewitt Farwell b Aug 1852 MA father NH mother VT restaurant keeper, wife Hannah b Oct 1855 MA, daugh Alice L b May 1878

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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

1876VR Northborough: married 31 May Dewitt Clinton Farwell b Northborough res Worcester ae 23 machinist parents Charles & Jannette Locke Farwell to Hannah A Moore b/res Northborough ae 19 parents Warren E & Abigail Cutting Moore

- 1910HD Brigham Nathaniel S Mr & Mrs 1
Farwell Hannah A Mrs 2 CD: dressmaker
Farwell Alice Miss b CD: teacher E Kendall St school
Mrs. Annis T. Brigham, blds. \$7000; 24110 ft. \$9100
- 1910C 77 Chatham: Nathaniel S. Brigham ae 81 b MA own income, wife Annise T ae 73 both married twice she b VT, servant Lurina? Gorgensen ae 23 b Norway emig 1906; also in hh Hannah A Farwell ae 54 b MA no occup, daughter Alice L ae 31 b MA teacher public school
- 1920HD Boardman Jas E Mr & Mrs CD: stoves 30 Pleasant
Timmerman Henry D Mr & Mrs
Boardman James E blds. \$4100; 24110 ft. \$6700; also owns 13 & 19 Congress
- 1920C 77 Chatham: James Boardman owns ae 67 b Eng emig 1859 owner and manager stove store, wife Sarah 66 b MA pars Eng, son-in-law Henry D Timmerman ae 33 b NY asst mgr stove store, dau Ruth Timmerman ae 29 b CT
- 1930HD Boardman Sarah E Mrs CD: widow James E. stoves (he's alive in 1929)
Timmerman Henry D r CD: (Ruth E) pres & treas J.E. Boardman & Co Inc. 77 Chatham res do.
Boardman James E. heirs, blds. \$6500; 24110 ft. \$6700
- 1940HD Sarty Ella N Mrs lodging house h
Neal Dorothy G electrolysis r
Neal Harriet F electrolysis r
Sarty Harriet E r CD: clk Mass Protective Assn Inc.
Lamb Doris r CD: clk Graton & Knight Co. leather goods
Nugent John r CD: (Flora) lab
Sarty Ella N bldgs. \$4400; 24146 ft. \$4000
1930C street not indicated: Ella N Sarty ae 49 b Eng Canda emig 1929 office assistant, her daughter Harriet E Sarty ae 15, in hh Ella's sister Harriet F Neal single rents &70 ae 45 b Canada emig 1901 electrologist office and her sister Dorothy G Neal single ae 37 b Canada emig 1901 electrologist office
- 1950HD Sarty Ella N Mrs lodging house h
Neal Dorothy G electrolysis r
Neal Harriet F electrolysis r
Fornier Henry r CD: (Gloria)
Francis Ralph r CD: cook
Laurence Doris r
Nadoly Stephens r CD: (Winifred)
Sarty Harriet E r CD: bkpr Maurits Sjogren Co gen mach work
Sarty Ella N & Harriet E bldgs. \$6400; 24146 ft. \$3000
- 1960 Dube Angline r
Robinson Alf L r
Zambrano Florence r
Foulds majorie r
Neal Dorothy G
Sarty Ella N & Harriet E barn \$400, hse \$6000; 24146 ft. \$3000
- 1970 Duval Camille A furn rms

INVENTORY FORM B CONTINUATION SHEET

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Bishop Louis
Duval C A & C J

- 1986 Johnson Gus
Bealle Wendy
Counoye Philip J
Bourassa Cleo
Chang Katherine
Davis Pamela
Mullaney Thos F
McBride George
Therrien Deborah J
Valley Dee
Hopfe Peter & Cynthia A

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

77 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1033
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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

77 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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



Detail of E side

FORM B – BUILDING

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

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

03-026-00030	Worcester North	V	WOR.1034
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NRDIS 5/6/1976 & 3/5/1980

Town/City: Worcester

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

Address: 78 Chatham Street

Historic Name: Amasa & Harriet Ballou House

Uses: Present: Three-Family Residential

Original: Two-Family Residential

Date of Construction: 1866

Source: historic maps & directories

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Mansard roof added to rear ell ca. 1890

Mansard dormer added west side ca. 1890

Condition: good

Moved: no yes **Date:**

Acreage: 0.1757 acres

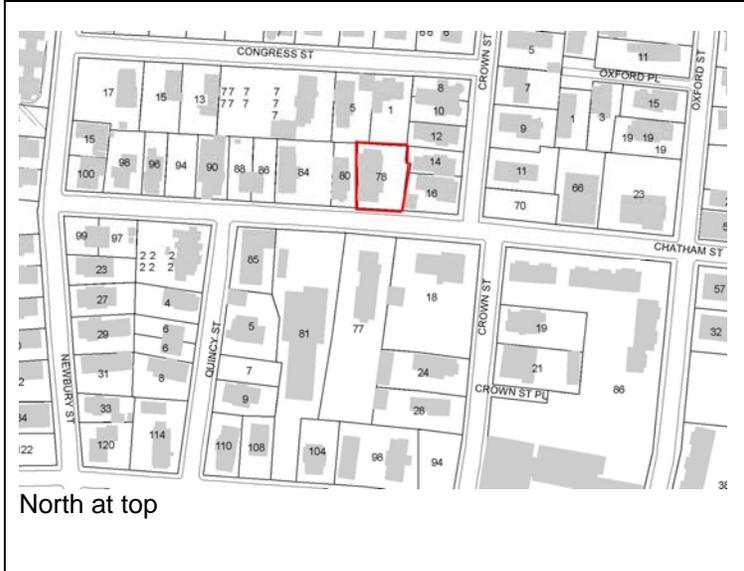
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

78 CHATHAM 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 Amasa & Harriet Ballou House is a two-story wood frame two-family dwelling (now three-family) with a front gable roof. It is situated on a 0.1757-acre lot on the north side of Chatham Street west of Crown Street. The long building hugs the west lot line, the adjacent lot having been subdivided from 78 Chatham at a later date. The house is elevated above the street, which slopes downward towards the west. A stone curb runs along the sidewalk at the base of the shallow, sloping front yard and a stone retaining wall extends outward from the west basement wall perpendicular to the street creating space for a narrow paved driveway now on the adjoining parcel (#80). The conditions on the west side appear to have been the result of a later alteration that removed a connection from the side walk to the entrance on the west side of the house. A set of stone steps lead from the sidewalk to a path leading to the west entrance. The east side of the parcel contains lawn and mature ornamental trees.

The front façade contains two window bays; separate entrances are located on side porches; the east entrance in a two-story cross-gable pavilion and the west entrance in a one-story outshot. The facades are framed by paneled corner pilasters and ornate entablatures with projecting cornices braced by paired scroll-sawn brackets. Windows are surmounted by cornices in the Italianate fashion. Porches are intact with similar design features. A two-story rear ell was later enlarged with the addition of a third story in a mansard roof. It joins a mansard dormer added to the roof on the west side of the house. Original wood clapboard siding is in place, and it appears that original six-over-six wood sash are intact. There are no outbuildings.

The Amasa & Harriet Ballou House is a distinctive example of the ornate mid-19th-century domestic architecture that characterizes the early period of development on Crown Hill. Its stylish cross-wing plan and surviving Italianate details was a popular pattern book option in the neighborhood. Original exterior design features survive.

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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78 CHATHAM STREET

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

The house at 78 Chatham Street was built about 1866 for the painter Amasa Ballou, who was born in Burrillville, Rhode Island, about 1826. Ballou was living in Worcester by 1848 and boarding at Hinds Court, and in 1850 he married Harriet Fay of Worcester, the daughter of Abraham and Elizabeth Fay. In the mid-1850s the couple lived on Congress Street, and by 1866 Ballou operated his painting business from 3 Pleasant Street and had built his house at 78 Chatham, then numbered 36. By 1870 the census put the value of his real estate at \$6000 and his personal estate at \$1000. In that year the household included Ballou, his wife, and their children Hattie L. (born in 1855), Marie, Walter F., and Fannie B. The Ballous shared the house with the family Granville A. Longley, a clothing merchant in business with H. G. Bigelow as Bigelow and Longley, whose family included his wife Elizabeth, two young daughters, and his mother Lydia. In 1879 Ballou built 80 Chatham Street on the west side of his house lot as an income property.

The Ballou family owned and occupied 78 Chatham Street through at least 1930 and before 1900 had a variety of tenants in two other living units in the house. Amasa Ballou's wife Harriet died in 1900, and in that year he lived with his son Walter, a sign painter, his twice-married daughter Hattie L. Sutton, a dressmaker, and the family of William Bunce, who had been a merchant in Auburn in 1870 but is shown with no occupation in the 1880 Auburn census and 1900 Worcester census; he is shown as a wire worker in 1868, when he married Mary G. Wilson of Worcester. Bunce's family included his wife, born in New Hampshire, his two daughters Carrie and Alice, both public school teachers, and his son Ernest. Some part of the Bunce family lived at 78 Chatham Street until at least 1930. In 1900 a third family, Newton and Mary Whiting, also lived in the house; Whiting was a bank clerk and was still living at 78 Chatham in 1910.

In 1910 Amasa Ballou died at the age of eighty-three, and the house appears to have passed to his son Walter. In 1920 Walter Ballou lived there with the Bunce family and the family of widow Ruth A. Gill Records, who was his housekeeper; her husband Amasa Records had been an iron moulder. Records's son Alfred, an iron worker at the time of his marriage to Nina Jeanette Rugg in 1906, was a railroad porter in 1930 and lived in the house with his wife and daughter Cleone, a schoolteacher like the Bunce sisters. By 1940 Walter Ballou had sold 78 Chatham Street to the plumber John F. Frazier and his wife Catherine, who did not occupy the property. Instead they rented the house to four tenant families, among them the widow Josephine Mielech, whose father had been born in Poland, and her children Josephine, Alexander, Helen, and Constance; all of them worked at Viko Shoe Company. Joseph Scannell, the treasurer of electrical supply firm A. C. Bowler Company, lived at 78 Chatham in 1940 with his wife Mary, president of the company, and his widowed mother; so too did machinist Christian Schlick, his wife Gertrude, and his son Howard, a draftsman, and Mrs. Ann Littleton, who cannot be positively identified.

After 1940 few tenants at 78 Chatham Street remained for long periods. The exception to the rule was the family of the widow Mary Staruk, who had emigrated from Poland in 1912; her husband Joseph had come from Poland in 1913 and worked in one of the city's wire mills. The family's longtime home was on Spofford Road. By 1944 Joseph Staruck had died, and his widow lived at 42 Spofford with her sons Harry, Henry, and Walter, all of whom had enlisted in the armed services. By 1950 Mary Staruk and her son Walter and his wife Catherine had acquired 78 Chatham Street and lived there with two other families. Mary Staruck owned and occupied 78 Chatham at least until 1970.

SELECTED RESEARCH DATA

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

- 1866CD Ballou Amasa, painter, 3 Pleasant, upstairs, h. 36 Chatham FIRST INSTANCE
1850VR: married 28 November Amasa Ballou ae 24 b Burrillville RI res Worcester painter parents Amasa and Sophie Ballou to Harriet Fay ae 21 b/res Worcester parents Abraham and Elizabeth Fay
- 1870M Longley/ A. Ballou (house), 36 Chatham, includes #80
- 1870CD Longley Granville A. (Bigelow & L.) h. 36 Chatham CD: Bigelow (H.G.) & Longley clothing 208 Main
Ballou Amasa, painter, 6 Pleasant, upstairs, h. 36 Chatham
- 1870C 1) Ballou Amasa ae 43 painter \$6000 real/\$1000 personal b RI, Harriet L Ballou ae 40 b MA, Hattie L ae 14 b MA at school, Maria E ae 13, Walter F 11, Fannie B 2

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

78 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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

2) Granville Longley ae 42 clothing dealer retail \$15000 personal b MA, wife Elizabeth 33 b MA, children Geraldine 2, Bertha 1 mo, Lydia Longley 70 \$1000 personal b MA

1872CD Ballou Amasa, painter, rear 14 Pleasant h. 78 Chatham

1872SD 78, ho., Amasa ballou, painter, r. 14 Pleasant

1873VR married at Harvard MA Hattie Louis Ballou ae 18 b/res Worcester to Edward W Hurlburt b Norwich CT res Lancaster telegraph operator

1886M A. Ballou 11405 ft. w/ #80

1886VR married 20 May Hattie L (Ballou) Hurlburt ae 30 b/res Worcester pars Amasa and Harriet to Elliot M Sutton b Oxford CT res Burlington VT ae 44 real estate

1890HD 78: Ballou Amasa, painter 1
Ballou Walter F. painter, b.
Tucker Elmer G. jeweler 2

78 ½ Weeks Esly A. carpenter 3
Amasa Ballou, blds. \$6700; 11405 ft. \$7100 (includes #80)

1896M A. Ballou, 11,405 ft., lot includes #80

1900 78 Ballou Amasa Mr. & Mrs. 1
Ballou Walter F. painter, b.
Sutton Hattie L. dressmkr. b.

Bartlett Wm. T. Mr. & Mrs. 2 CD: motorman 15 Market Worcester Consolidated Street Railway
78 ½ Whiting N.E. Mr. & Mrs. 3 CD: Newton E. clerk Worc. Safe Deposit & Trust Co. 448 Main
Ballou Amasa, blds. \$6700; 11405 ft. \$7400 (includes #80)

1900C 78 Chatham:

1) Amasa Ballou b June 1827 RI parents RI printer, wife Harriet b Jan 1820 MA, daughter Harriet L Sutton b July 1875 MA dressmaker married, son Walter F Ballou b Sept 1877 MA sign painter, servant Annie Hanson b April 1882 Sweden emig 1895

2) William Bunce b July 1837 MA no occup, wife Mary J b March 1843 NH, dau Carrie M b Jun 1869 public school teacher, dau Alica J b Sept 1875 public school teacher, son Ernest W b Dec 1884

1868VR married 9 April William Bunce b MA res Worcester ae 30 wire worker parents Elisha and Priscilla to Mary G. Wilson b MA res Worcester ae 24 parents John and Sarah Wilson

3) Newton Whiting b Sept 1867 MA bank clerk, wife Mary L b Dec 1867 MA

1900VR died 20 August Harriet L (Fay) Ballou wife of Amasa ae 69 bWorcester parents unknown

1910HD 78 Ballou Amasa painter 1
Ballou Walter F painter b
Sutton Hattie L dressmaker b
Bunce William Mr & Mrs 2 CD: extracts
Bunce Carrie M teacher b Salem St school
Bunce Alice J teacher b
Bunce Ernest W clerk b
Bunce William W operator b CD: pressman 380 Chandler Bay State Stamping Co

78 ½ Whiting N E Mr & Mrs 3
Ballou Amasa, blds. \$6500; 11405 ft. \$6800 (includes #80)

1910VR died 1 April 78 Chatham Street Amasa Ballou widowed ae 83 b Burrillville RI father Amasa b Burrillville mother Sophia Wheelock b Burrillville occup painter informant Mrs Hattie Sutton

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

78 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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

- 1920HD 78 Ballou Walter F
Records Ruth A Mrs
Bunce William Mr & Mrs
Bunce Carrie M b CD: teacher Winslow St school
Bunce Alice J b CD: teacher
78 ½ Records Alfred A Mr & Mrs
Ballou Walter, blds. \$3000; 7652 ft. \$4500
- 1930HD Ballou Walter F painter h
Records Ruth A Mrs r
Bunce Mary Mrs CD: widow William
Bunce Carrie M r CD: teacher Salem St school
Bunce Alice J r CD: teacher jr high school
Records Alfred A CD: (Nina J electrician 107 Main Worc Consolidated St Rwy Co
Records Leone J r
Ballou Walter, blds. \$6500; 7652 ft. \$4500
- 1930C 78 Chatham:
1) Walter F. Ballou owns \$15000 ae 70 single b MA painter, housekeeper Ruth A Records ae 68 married b MA parents b Eng, "head" Albert F Records ae 49 b MA porter man trains, wife Nellie J ae 45 b MA cook, dau Cleone J ae 40 school teacher
2) Carrie M Bunce ae 61 b MA, mother Mary G ae 86 b MA, sister Alice J ae 54 school teacher
- 1940HD Scannell Jos E (Mary S) CD: treas A C Bowler Co (Mary S., pres) elec supplies 18 Church
Scannell Mary F Mrs r CD: wid F Jos
Schlick Christian CD: (Gertrude L) lathehand Curtis & Marble Mach Co
Schlick Howard E r CD: draftsman Riley Stoker Corp mechanical stokers
Littleton Ann Mrs r
Mielech Josephine A Mrs CD: wid Adam stitcher Viko Shoe Co Inc 35 LaGrange
Mielech Alex J r CD: shoe puller Viko Shoe Co Inc
Mielech Constance r CD: shoe liner Viko Shoe Co Inc
Mielech Helen CD: shoe wkr Viko Shoe Co Inc
*Frazier John F & Catherine J. bldg. \$4500; 7652 ft. \$3000; also owns 4 other properties including 235 Pleasant St
CD: Frazier John F. plumber, 235 Pleasant, h at Millbury*
- 1950HD Astukewicz Kostanty CD: (Ethel) shipper Consolidated Liquor Corp
Staruk Walter CD: (Cath) Walt's Atlantic Station, 487-489 Park Ave
DeNubila Paul J
DeNubila Marie r CD: emp NE Envelope Mfg Co
Staruk Mary, Walter & Cath, \$4500; 7652 ft. \$3000
- 1960 McGowan Henry E
Staruk Mary Mrs
Mathon Harold E
Staruk Mary, house \$4500; 7652 ft. \$3000
- 1970 Bracket Ernest
Rosen Ralph
Staruk Mary Mrs
Staruk M

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

1986 Vacant
 No return
 Dodge Craig
 Woodworks furn repr
 Scher Gerald W
Scher Gerald W & Christine

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

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



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

03-026-0030A	Worcester North		WOR.2961
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Town/City: Worcester

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

Photograph



Address: 80 Chestnut Street

Historic Name: Amasa Ballou Tenant House

Uses: Present: Multiple Residential
Original: Two-Family Residential

Date of Construction: 1879

Source: historic maps & directories

Style/Form: Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: slate shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Converted from two- to three-family ca. 1905
Front bay window enlarged from one to two stories
Vinyl siding added
Window sash replaced

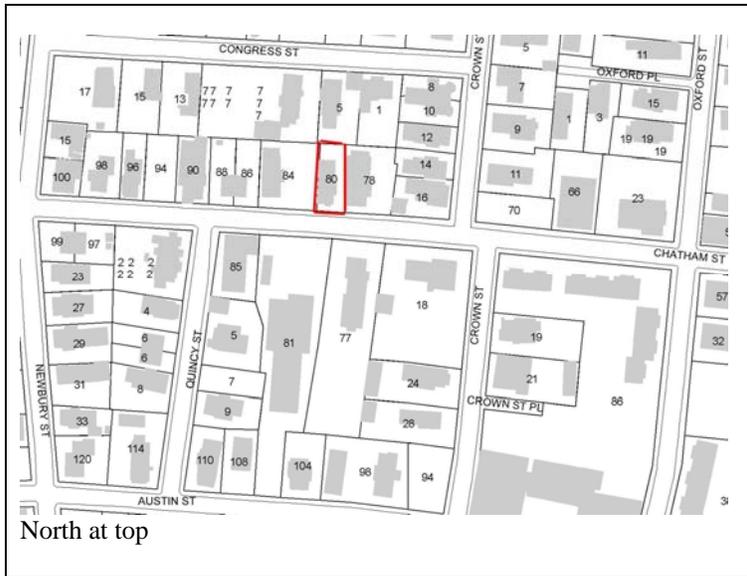
Condition: good

Moved: no yes **Date:**

Acreage: 0.0862 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

80 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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Area(s) Form No.

WOR.2961

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 Amasa Ballou Tenant House is a two-story wood frame two-family dwelling (now multiple) with a mansard roof. It is situated on a 0.0862-acre lot on the north side of Chatham Street west of Crown Street. The long building hugs the east lot line, the lot having been subdivided from 78 Chatham at the time of its construction. The house is elevated above the street, which slopes downward towards the west. Recent wood stairs lead from the sidewalk to the entrance porch. A narrow paved driveway fills the space between the house and the east lot line. Other than small patches of lawn in the front and rear of the house, there is no yard to mention.

The front (south) façade contains an entrance on the west side and a three-story angled-corner bay window on the east side. The entrance is set within a recent porch at the head of a long run of wood stairs leading from the sidewalk. It is surmounted by a single window in the second story. The bay window originated as a one-story feature and was later extended two-stories covering a section of the mansard roof. The cornice and a portion of the roof of the original bay window are still extant. Any other decorative features have been concealed by or removed for the later window replacement and addition of vinyl siding, with the exception of the mansard roof, which retains its slate shingles, wood trim and pedimented dormers with incised decoration. A shallow three-story pavilion is centered on the east wall; a flat roof ell was later added to the rear. There are no outbuildings.

The Amasa Ballou Tenant House is an altered example of a mid-19th-century two-family house designed in the Second Empire style. Its addition to the streetscape by the subdivision of a neighboring lot indicates the steadily increasing density the neighborhood experienced as time went on.

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 80 Chatham Street was built about 1879 by Amasa Ballou on the west end of his 78 Chatham Street house lot. Born in Burrillville, Rhode Island, about 1826. Ballou was living in Worcester by 1848 and boarding at Hinds Court, and in 1850 he married Harriet Fay of Worcester, the daughter of Abraham and Elizabeth Fay. In the mid-1850s the couple lived on Congress Street, and by 1866 Ballou operated his painting business from 3 Pleasant Street and had built his house at 78 Chatham, then numbered 36. By 1870 the census put the value of his real estate at \$6000 and his personal estate at \$1000. In that year the household included Ballou, his wife, and their children Hattie L. (born in 1855), Marie, Walter F., and Fannie B. The Ballou family owned and occupied 78 Chatham Street through at least 1930.

About 1879 Ballou built 80 Chatham Street as an income property, and he and his family rented the house from the time of its construction to about 1900 to the children of farmer Alexander McCambridge. Born about 1900 in Ireland, McCambridge was in the United States by the early 1820s and living in Milton by the 1830s. He had moved to Worcester by 1850. His wife Abigail H. Simpson McCambridge was born in New Hampshire, and by that year they had eleven children. In 1860 McCambridge died, and in that year the census shows his widow owning \$8000 in real estate and living with seven of her children. Abby McCambridge was no longer in the household by 1870, and no death record for her has been located in Massachusetts. In 1870 the household included eight of the children and a Irish-born domestic servant. The eldest, Ann, was thirty-six years old and not employed outside the home, but her sister Abby T., thirty-four years old, was a cloak maker, her sisters Margaret (thirty-two years old) and Mary (twenty-eight years old) worked in a straw shop, and her brothers John (twenty-six) and Henry (twenty-three) were employed by the railroad. The youngest child, Ida, was ten years old and at school.

The 1880 census shows the McCambridge siblings at 80 Chatham Street. John was a railroad "tallyman," Henry a clerk for the railroad, and Abby a dressmaker; Margaret, Mary, and Ida were not in the work force, and the collective incomes of the three working children were sufficient to allow the family to employ a domestic servant. By 1890 the McCambridges shared the house with the family of Alonzo Whipple, a school superintendent then employed in Fitzwilliam, New Hampshire. In 1900 Henry, Abbie, and Margaret McCambridge lived at 80 Chatham with the family of Herbert Fenner, a Rhode Island native who worked as a pattern maker for the woodworking machinery firm of B. G. Luther and Company.

By 1903 the McCambridges had moved to 68 Wellington Street; Margaret McCambridge died in January 1903, and her sister Abby died three years later. In 1910 Amasa Ballou rented the house to four families, none of whom were still living there in 1920. Ballou died in 1910, and the house passed to his twice-married daughter Hattie L. Sutton. In 1920 she rented the house to the family of high school janitor Charles H. Evers, which included his wife Sarah, his sons Howard and Raymond, both in their early twenties and in the workforce, his married daughter Marion, a slipper factory stitcher, and her husband William Dugard, a carpet weaver. She rented other units at 80 Chatham to the dressmaker and household worker Lillian Whipple and to the family of John Sheeham, a credit manager for a magazine publisher who had been born in New York. His household included his wife Helen and his brother-in-law Walter Lunc, a Swedish immigrant who came to the United States in 1898 and worked in a leather factory.

Hattie Sutton owned 80 Chatham until at least 1930. By 1940 she sold the property to Amasa W. Weeks of West Springfield, who rented it to three families. In 1950 and 1960 Amelia G. Whitcomb owned the property and occupied one of its units.¹

SELECTED RESEARCH DATA

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

1870M Longley/A. Ballou (house), see #78

1879CD McCambridge John S. tallyman at B&A freight depot b. 80 Chatham FIRST INSTANCE
 McCambridge Edwin G. clerk B&A freight office, b. 80 Chatham
 McCambridge Henry M. clerk B&A freight office, b. 80 Chatham

1850C Alexander McCambridge ae 50 farmer \$4000 real estate b Ireland, wife Abigail H 43 b NH, Samuel 27 farmer b MA, Alexander J 18 farmer, Ann E 16, Abby W 14, Margaret M 13, Fanny M 11, Mary M 9, Francis 9, John 6, Maiing 3, E Gibson 1

1860VR died 20 May Alexander McCambridge ae 60 farmer b Ire parents not shown

¹ She may be the same as the Camilla G. Whitcomb in the 1930 census, who owned a rooming house at 35 Oxford Street and had eight tenants.

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- 1860C Abby H McCambridge ae 53 \$8000 real/\$900 personal, Margaret G 23, Fanny B 21, Francis 20 farmer, Mary J 18, John 17 farmer, Henry M 13, Edwin G 11, Israel Loring 85
- 1870C Ann E McCambridge ae 36 \$200 personal property b MA, John S. 26 works on RR, Henry M 23 clerk on RR, Edwin G 21 clerk in RR office, Abbie 34 cloak maker, Margaret 32 works in straw shop, Mary 28 works in straw shop, Ida 10 at school, domestic servant Fannie Donnelson ae 26 b Ireland
- 1880C 80 Chatham
1) John S McCambridge ae 37 RR tallyman, bro Henry M 33 RR clerk, sister Abby E 45 dressmaker, Margaret G 42 at home, Mary J 38 at home, Ida M 20 at school, servant Susan Hinds ae 24 b Ireland
2) Spencer E Jenks ae 57 works boot shop b MA, wife Camilla 30 b NH
- 1886M A. Ballou 11405 ft. w/ #78
- 1890HD McCambridge John S. 1
McCambridge Henry M. freight agent, b.
McCambridge M.G. Miss, b.
McCambridge Abbie T. dressmaker, b.
McCambridge I.M. teacher, b. CD: Ida M. Winslow St School
Whipple Alonzo, supt. 2 (at Fitzwilliam NH)
Whipple Frank A. student, b.
Amasa Ballou, blds. \$6700; 11405 ft. \$7100, includes #78
- 1896M A. Ballou, 11,405 ft., lot includes #78
- 1900HD McCambridge Henry M. freight agent 1
McCambridge M.G. Miss, b.
McCambridge Abbie T. dressmaker, b.
Fenner Herbert A. Mr. & Mrs. 2 CD: pattern maker 91 Foster B.G. Luther & Co. woodworking machinery
Riley George W. machinist, b. CD: [works] 91 Foster
Ballou Amasa, blds. \$6700; 11405 ft. \$7400 (includes #78)
- 1900C 80 Chatham:
1) Henry McBride b Jan 1848 MA parents Ireland general agent P SRR rents, sister Abbie b Nov 1834 MA, sister Margaret b July 1839 MA
2) Herbert Fenner b Sept 1864 RI pattern maker rents, wife Ella B b Oct 1863 VT, son Harold L b July 1889
1878VR: died 11 Feb Ann E McCambridge ae 44 schoolteacher b Milton father Alexander b Ireland mother Abbie Simpson b NH
1906VR: died 2 Feb 1906 Abigail T. McCambridge at St Vincent Hospital, res 68 Wellington St ae 70 born Milton father Alexander McCambridge b Ireland mother Abigail Simpson b Ireland
- 1910HD Waite Edna Mrs 1
McDermott Margaret Mrs 2 CD: wid Thomas
McDermott Theresa M Miss b
McDermott Gertrude M teacher b
Flynn Michael machinist b CD: polisher
Wright Frank A clerk 3 CD: salesman
Wright Helen L Mrs CD: widow Samuel A
Ballou Amasa, blds. \$6500; 11405 ft. \$6800 (includes #78)
- 1920HD Evers Chas H Mr & Mrs CD: janitor Classical High School
Evers Raymond W b
Evers Howard C b
Dugard Wm J Mr & Mrs CD: weaver
Sheehan John W Mr & Mrs
Lund Walter A b CD: collector
Whipple Lillian L CD: dressmaker

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-
- Daley Elizabeth b CD: dressmaker
Sutton Hattie L. bld. \$3500; 3752 ft. \$2300
- 1920C 80 Chatham St:
1) Charles H Evers rents ae 56 b NY janitor high school, wife Sarah ae 58 b RI, dau Marion F Dugard ae 26 stitcher slipper factory, son-in-law William Dugard ae 29 b MA carpet weaver rug factory, son Howard C Evers ae 24 b RI truck driver furniture moving house, son Raymond Evers ae 21 clerical office
2) John Sheehan rents ae 48 b NY credit mgr magazine publisher, wife Helen ae 43 MA, bro-in-law Walter Lund ae 24 b Sweden emig 1898 lab leather factory
3) Lillian Whipple ae 56 single housework private homes
- 1930HD Christopher Edward A CD: (Harriet B.) barber
Fanion Julia E Mrs CD: widow Maxwell
Fanion Merle M r CD: machinist
Bailey Wallace Nathan jr r CD: student WPI
Foisy Frederick r CD: carpenter
Tucker Charles B r
Conlon James F CD: (Marion E) electrician
Green Robert r CD: musician
Sutton Hattie L. bld. \$7000; 3752 ft. \$2300
- 1940HD Jennings John G John J CD: (Sally J) grinder Pullman Standard Car Corp
Maloney Wm J CD: (Ida M) wool sorter
Cotton Robt J CD: (Mary R) miller H&R Arms Co
Cotton Jos r CD: shipper H&R Arms Co
Cotton Ramsey r CD: clk Reed & Prince Mfg Co prob Reed-Prentice Corp screw mach mfrs 677 Cambridge
Cotton Robt r CD: student
Weeks Amasa W (W Springfield) bldg \$6000; 3753 ft. \$1500
- 1950HD Prymowicz Wm S CD: (Alice M) opr Bathgate Foundry Co
DeLorme Paul E CD: (Doris B) trainee Central Typesetting Co
Whitcomb Ameila
Dineen Jas r
Crean Frank J jr
Whitcomb Amelia G. bldg \$6000; 3753 ft. \$1500
- 1960HD Champoux Richd A
Rawding Lawrence S
Rawding Lawrence A r
Whitcomb Amelia G Mrs
Whitcomb Amelia G. house \$5500; 3753 ft. \$1500
- 1970HD Carr James
Rawding Lawrence S
Dolan Phyllis A Mrs
unknown
- 1986HD Rawding Henrietta A
Benoit Robt J
Carey Ernest W
Curran John W

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MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2961
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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

	WOR.2961
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National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Neil Larson
The criteria that are checked in the above sections must be justified here.

The Amasa Ballou Tenant House is an altered example of a mid-19th-century two-family house designed in the Second Empire style. Its addition to the streetscape by the subdivision of a neighboring lot indicates the steadily increasing density the neighborhood experienced as time went on.

FORM B – BUILDING

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

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

03-026-00029	Worcester North		WOR.2962
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Town/City: Worcester

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

Address: 84 Chatham Street

Historic Name: Alexander J. Warfield Tenant House

Uses: Present: Three Decker Residential
Original: Three Decker Residential

Date of Construction: c. 1885

Source: historic maps & directories

Style/Form: Italianate

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt roll

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Vinyl siding added
Window sash replaced
Hipped roof removed

Condition: good

Moved: no yes **Date:**

Acreage: 0.2054 acres

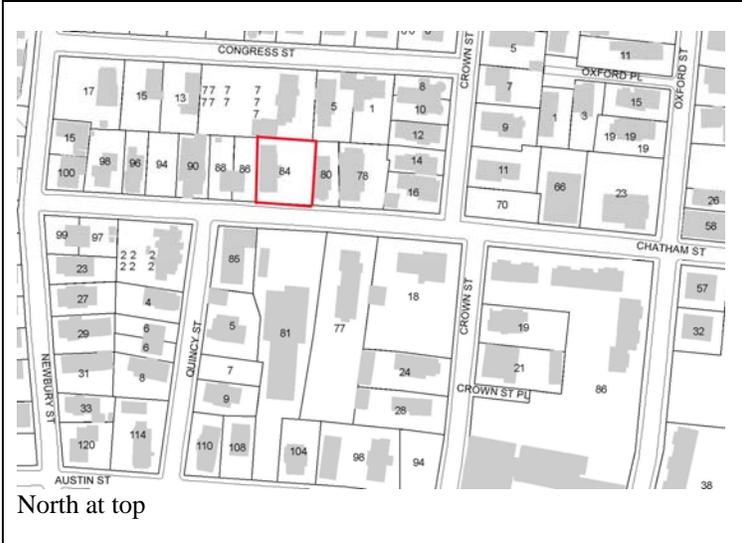
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

Photograph



View from SE

Locus Map



Recorded by: Neil Larson & Kathryn Grover
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

84 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2962

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 Alexander J. Warfield Tenant House is a three-story wood frame three-family dwelling (aka Three Decker)) with a flat roof that recently has replaced the original hipped roof. It is situated on a 0.2054-acre lot on the north side of Chatham Street west of Crown Street. The long building hugs the west lot line with a paved driveway and lawn occupying the east side of the parcel. The house is elevated above the street, which slopes downward towards the west. A granite slab retaining wall along the sidewalk has a break on the east side for stone stairs connecting the sidewalk with a path leading to the side porch where the entrance to the house is located. A stone retaining wall extends out from the southwest corner of the house to intersect the side walk exposing the brick basement at grade. The paved driveway on the east side of the house leads to a parking area in the rear of the lot.

The front (south) façade contains three window bays; a blank section of wall at the end of the façade suggests that the current entrance on the east side of the house was moved from the front. A porch with chamfered posts and box cornice recoredated with a dentil band spans the front façade and partially wraps across the east side, terminating at three-story pavilion centered there. With the exception of the doorway that was moved there from the front, the first two stories are windowless indicating the location of the staircase within. A heavy entablature distinguishes the roof edge with a projecting cornice braced by paired scroll-sawn brackets. A hipped roof was removed recently and replaced with a flat roof. The three-story rear porch, with exterior stairs, is a typical feature of Three Deckers in the city. There are no outbuildings.

The Alexander J. Warfield Tenant House is an altered example of a late-19th-century Three decker house featuring Italianate decoration. Its addition to the streetscape by the subdivision of a neighboring lot indicates the steadily increasing density the neighborhood experienced as time went on.

HISTORICAL NARRATIVE

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

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

84 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WOR.2962

The three-family house at 84 Chatham Street was built about 1885 by the fruit merchant Alexander J. Warfield on the site of an earlier house he must have razed to build this property. Born in the western Massachusetts hill town of Heath about 1824, Warfield was living in Worcester probably by 1848; in 1850 he was working as a boot crimper and boarding on Bridge Street. By 1851 he had moved to a house at 7 Congress Street, which was adjacent to 84 Chatham Street on the north. Warfield may for a time have owned the earlier house on 84 Congress Street.

The 1886 map of the city shows the footprint of the current building at 84 Congress Street and Alexander J. Warfield as owner of both it and 7 Congress Street. Warfield clearly built the Chatham Street house for income: while he is shown as a fruit dealer in the 1870 census, by 1880 the census lists his occupation as "rent[s] houses." In 1890 the families of hardware dealer Horace M. Waite, bootmaker Edwin M. Crane and Miss Betsy Bacon were heads of household in the house.

In 1900, two years after his second marriage, Alexander J. Warfield died at the age of seventy-six. In 1900 his son Frank, born in 1853, was working as a carpenter and living at 84 Chatham Street with his wife Sarah D. Stacy Warfield, a native of Grafton whom he married in 1873, and his two daughters Florence (born in 1873) and Alice (born in 1877), the latter of which worked as a dry goods clerk. Frank Warfield also had the income from two roomers—insurance agent Samuel A. Torrence and wire mill clerk Frank Maynard, who lived there with his wife Bertha and daughter Freda. Another unit in the house in 1900 was occupied by the family of driver Abel F. Hardy, composed of himself, his wife, his mother-in-law, his brother-in-law, and a roomer, while the telephone worker George Call and his wife Katie occupied the third unit.

Frank Warfield sold 84 Chatham Street to Catherine J. Frazier by 1910 (she also owned 98 Chatham Street) and she sold it by 1920 to Sarah A. Waters Sherman. Sherman was the widow of Sutton farmer Hiram J. Sherman, who died between 1910 and 1920. In 1920 she lived at 84 Chatham Street with her son Perley, who sold office supplies, Perley's wife Viola M. Pickwick Sherman, and their five-month-old daughter Marjorie. Sherman rented one unit in the building to the widow Mary Evans, who had come to the United States from England in 1870; she lived with her daughter Priscilla Alden Evans, who worked in a leather factory, and her son Louis, a bookkeeper in a typewriter store. Evans also had the income from two roomers. The third unit in 1920 was occupied by the New Hampshire-born widow Gertrude Allen, a dressmaker who worked for families, and her daughter Mattie, a public librarian.

Sarah Sherman owned 84 Chatham Street until at least 1950, though she had moved with her son's family to Kenwood Street by 1930. Gertrude and Mattie Allen were still living in the house in 1930, but no other tenant found there in a census year between 1920 and 1950 was still living there ten years later. By 1960 the house had been sold to James H. and Helen Brock, who also lived there. The Brocks sold it by 1970 to Glen W. and Catherine Harthorne, who still owned it in 1986.

SELECTED RESEARCH DATA

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

1870M Different house, no number or name (probably owned by A.J. Warfield who lived at 7 Congress behind)

1872SD 84, ho., Darius Chute, boot treer, 82 Austin
 84, bds., Mrs. M.P. Gillman
 84, bds. Miss Aurelia C. Taylor, dress & cloak maker
 84, ho. R. James Tatman, (Burbank, Tatman & Co.), produce, 1 Allen Ct
 84, ho., Hiram N. Turner, wholesale flour, grain, etc., 570 Main

1878M Bird's-eye view shows two-story, gable roof house

1886M A.J. Warfield (also 7 Congress behind); existing building depicted

1890HD Waite Horace M. hardware 1 CD: hardware, mechanics' tools, and fishing tackle, 101 Front, see ad p695
 Crane Edwin M. bootmaker 3 CD: boot bottomer 152 Southbridge J.W. Brigham & Co. boot makers
 Bacon Betsy Miss, b.
A.J. Warfield, bld. \$4000; 8948 ft. \$4500

INVENTORY FORM B CONTINUATION SHEET

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- 1896M A.J. Warfield, 8948 ft. (also 7 Congress behind)
- 1900HD Warfield Frank Mr. & Mrs. 1 CD: carpenter
Torrance A. Amos, clerk, b. CD: canvasser 517 State Mutual Bldg
Warfield Florence L. Miss, b.
Warfield Alice M. Miss, b.
Owen Fred, clerk, b. CD: watchmaker 323 Main Elmer G. Tucker, jeweler
Reed Hapgood, clerk, b.
Hardy A.F. Mr. & Mrs. 2 CD: salesman
Hardy N.A. Mrs. b
Goodwin L.E. Mrs. b. CD: Luvia, widow Elmer
Call George L. Mr. & Mrs. 3 CD: inspector 32 Mechanic, Telephone Building
Warfield Alexander J. bld. \$4000; 4948 ft. \$2700; 4000 ft. \$2000; also owns 7 Congress behind)
- 1900C 84 Chatham:
1) Frank Warfield b July 1853 MA carpenter rents, wife Sarah D b Apr 1854 MA, dau Florence b May 1873, dau Alice M b July 1877 MA dry goods clerk; 4 roomers—Samuel A Torrence b March 1870 IL insurance agent, Fred A Maynard b Oct 1874 MA clerk wire mill, Bertha Maynard b Dec 1836 New Brunswick emig 1875, Freda H Maynard b April 1897
2) Abel F Hardy b Dec 1864 MA driver house furnishings, wife Etta M b Dec 1874 NH, mother-in-law Luvia E Goodwin b Oct 1853 NH, roomer Frank Page b April 1863 ME hostler, bro-in-law William N Goodwin b Jan 1880 traveling salesman house supply, stepdaughter Mildred D Hardy b Sept 1896 MA
3) George Call b Feb 1874 MA telephone oper?, wife Katie b Mar 1878 ME
- 1910HD May Charles H Mr & Mrs 1 CD: foreman 196 Union Hatch & brnes Co builders' finish
Kinnear Orion bookkeeper b
Casey Catherine nurse b
Casey Elizabeth manicure b CD: chiropodist 339 Main Burnside Bldg
Willis Bertha Mrs 3 CD: widow Louis L
Willis Walter C bookkeeper b CD: 67 Union Worcester Academy
Harding Percy Mr & Mrs b CD: Percival G clerk
Frazier Catherine J. bld. \$3500; 8948 ft. \$4500; also owns 98 Chatham & lot on Irving
- 1920HD Evans Mary H Mrs
Evans Priscilla A b CD: clerk 356 Franklin Worcester Counter Co shoe findings mfr
Evans Louis B b CD: clerk 366 Main Easton's Branch confectionery
Wheelock John W b
McKenney Laura b
Sherman Perly W Mr & Mrs CD: salesman 27 Pleasant Office Equipment Co
Sherman Sarah A Mrs
Ballard Isabelle Mrs CD: widow Louis S
Ballard Mildred H b CD: teacher 98 Front Beckers Business College?
Allen Gertrude L Mrs CD: dressmaker
Allen Mattie J b CD: attendant free Public Library 18 Elm
Sherman Sarah A. blds \$4300; 8948 ft. \$4700
- 1920C 84 Chatham:
1) Pearly Sherman owns ae 23 b MA commercial sales office supplies, wife Viola ae 20 b MA, dau Marjorie G ae 5 mo, mother Sarah ae 62 widow
[1900 cen Sutton: Hiram J Sherman b June 1844 MA farmer, wife Sarah A b Sept 1857 MA, son Perley W b Sept 1896, mother Almira b Mar 1826 RI] [also in Sutton 1910 cen]
[1877VR Sutton: married 4 Oct Hirman J Sherman ae 28 b/res Sutton farmer parents Newell & Elmira Alger Sherman to Sarah A Waters ae 20 teacher b Worcester res Sutton parents George P and Sarah W Dunbar Waters]

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

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2) Mary Evans rents ae 56 b Eng widow emig 1870, dau Priscilla Alden Evans ae 22 b MA father b NJ leather factory occup illegible son Louis B ae 27 b MA bookkeeper typewriter store, roomers Laura McKenney ae 29 b MA clerk insurance office and John Wheelock ae 24 b OH commercial salesman

3) Gertrude Allen ae 60 wid b NH dressmaker private homes, dau Mattie J ae 33 b MA librarian public library

1930HD Campbell Louise Mrs

Katey Lawson C r CD: (Zerelda L) mgr 114 Front Grand Sale Shoe Co.

O'Neill James M r CD: (Rose M) mgr C and C Co 177 Main Oscar's Radio Shop Inc

Collins Alfred G CD: (Emma S) cashier 45 Arctic Brewer Co. Inc. wholesale druggists

Collins Edith G r CD: clerk 340 Main State Mutual Bldg

Collins Eva C r CD: clerk

Collins Mary E r CD: typist 340 Main State Mutual Bldg

Collins Paul G r CD: draughtsman

Allen Gertrude L Mrs dressmaker

Allen Mattie J r CD: attendant 18 Elm Free Public Library

Knowlton Edith E Mrs r

Sherman Sarah A. blds \$8500; 8948 ft. \$4700

1930C 35 Kenwood: Perley W Sherman owns \$15000 b MA ae 33 salesman office supplies, wife Viola M ae

41 b MA, children Marjorie G ae 10, Russel P ae 8, mother Sarah A ae 72 wid b MA, mother-in-law

Margaret F Pickwick ae 55 wid b NJ saleswoman woman's clothing

Viola M Pickwick b 1899 parents Harry machinist b Eng and Margaret Fish b Millville NJ

1940HD Rich Roscoe G CD: (Evie F)

Rich Gordon E r

Rich Hazeltine E r CD: office mgr

White Frank N r CD: (Vera) chauff

Knowlton Edith E Mrs CD: wid Herbert M

Stevenson Robt B CD: (Catherine) hlpr Wyman Gordon Co forgings

Robinson Margt A Mrs r CD: wid Henry

Sherman Sarah A. blds \$7100; 8948 ft. \$3600

1950HD Gem Mailing Service

White Vera R Mrs CD: wid Frank N

Rich Gordon E r CD: student

Rich Hazeltine E r CD: clk

White V Norma r

Marsolais Geo E CD: (Berangere L) consultant Veterans Service Dept

Seega Robt S

Stevenson Robt B

Sherman Sarah A. blds \$6900; 8948 ft. \$3000

1960HD Brock Jas H

Brock Jas D r

Vallee Amelia M r

Quilla Alf L

Quilla Emma Mrs r

Seega Robt F

Stevenson Robt B

Brock Jas H & Helen R. gar \$400, hse \$6500; 8948 ft. \$2400

1970HD Jackson Marjorie Mrs

Carroll Robt

Koontz John

Laflash Ronald

Harthorne Glen W & Catherine

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2962

1986 Nelson Herbert L Jr
Hawthorne Glen
Harthorne Glen W & Catherine

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

84 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2962
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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Neil Larson
The criteria that are checked in the above sections must be justified here.

The Alexander J. Warfield Tenant House is an altered example of a late-19th-century Three decker house featuring Italianate decoration. Its addition to the streetscape by the subdivision of a neighboring lot indicates the steadily increasing density the neighborhood experienced as time went on.

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2856
Historic Name:	Katz, Abraham Chatham Street Apartment House
Common Name:	
Address:	85 Chatham St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	
Year Constructed:	
Architect(s):	Chapin, Edwin T.
Architectural Style(s):	Classical Revival
Use(s):	Apartment House
Significance:	Architecture
Area(s):	
Designation(s):	



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

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Wednesday, July 11, 2012 at 12:07 PM

FORM B – BUILDING

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

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

	WORCESTER NORTH		2856
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Town

Worcester

Place (*neighborhood or village*)

Piedmont

Address 85 Chatham Street

Historic Name Katz Chatham Street Apartment House

Uses: Present Apartment House

Original Apartment House

Date of Construction 1928

Source City & House Directories
Mass. Dept. of Safety Plan Records

Style/Form Colonial Revival

Architect/Builder Edwin T. Chapin, architect

Exterior Material:

Foundation concrete

Wall/Trim brick

Roof asphalt

Outbuildings/Secondary Structures none

Major Alterations (*with dates*)

Windows replaced

Condition good

Moved no yes Date

Acreage 6,564 sq. ft.

Setting The building is located on the southeast corner of Chatham and Quincy streets with entrances on both sides. Crown Hill Historic District is adjacent to the east; a large rest home is located just east on Chatham. The topography slopes down to the west towards working class residential streets along Newbury and Piedmont streets.



Recorded by Larson Fisher Associates
P.O. Box 1394
Woodstock NY 12498

Organization City of Worcester Historical Commission

Date (*month / year*) August 2005

RECEIVED

SEP 30 2005

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
85 CHATHAM ST.

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

Area(s) Form No.

	2856
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Page 1

ARCHITECTURAL DESCRIPTION

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

On December 15, 1925, the state's Department of Public Safety approved plans Worcester architect Edwin T. Chapin submitted for his regular clients, Isadore and Abraham Katz. The three-story, brick apartment block with entrances on both its Chatham and Quincy street facades was designed in another of Chapin's interpretations of the popular Colonial Revival style.

Although Chatham Street was the more prominent street the longer and more distinctive façade faced Quincy Street. The topography of Crown Hill resulted in this section of Chatham Street to slope down rather steeply towards the west so the Quincy Street side presented the most appropriate orientation for the front. The Quincy Street side was also the longer dimension of the lot, which was also an advantage. This allowed for a double block of apartments with conventional center-passage plans aligned to Quincy Street; the two separate entrances provided access to flanking stacks of flats within. A third entrance is located in the center of the Chatham Street façade, and it services three additional flats on the east side of that portal, which create a short leg of an L-shaped plan.

The red brick street facades were constructed in a common bond pattern with every seventh course laid with alternating headers to convey the sense of a Flemish bond and accentuate the Colonial Revival appearance. Brick panels project at the corners to suggest quoins, a stone water table defines the basement level, and a plain painted metal cornice is applied to the parapet wall at roof-level to complete the composition. Window openings are symmetrically arranged on the facades singly and in pairs, each decorated with a stone lintel with flared ends and a central key block. They now contain one-over-one metal replacement sash that are of appropriate dimensions; however, at least some of the original upper sashes may have had six panes in a Colonial fashion. (This practice is evident in other apartment houses designed by Chapin and others in this period.) Entrances are slightly recessed and ornamented with shallow Classical porches. The roof and entablatures were fabricated from iron like the cornices. Roman-order columns on the Quincy Street façade were made of wood; the shallower porch on the Chatham Street side is braced by iron brackets. Entries have transoms, although the original double doors have been removed and the openings in-filled with single security doors. The side jambs of the recesses retain their original ceramic tiles.

The interior plan of the building combined floor-through flats on the south end of the building, serviced by the 3 Quincy Street entrance, and smaller apartment plans on the north end with entrances at 85 Chatham and 1 Quincy streets. As designed, the apartments were small in area with the typical upper story plan including only a living room, bed chamber, kitchen and bath. First floor apartments gave up a room to accommodate space for the entry halls. Kitchens were fully equipped with gas stoves, water heaters and refrigerators, as well as a sink; baths were tiny but fitted with sinks, toilets and full tubs. There was central heat and electric ceiling lights in each room

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
85 CHATHAM ST.

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

Area(s) Form No.

	2856
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Page 2

with switches at the doors. Living and bed rooms have closets, and the kitchen a pantry. Fire stairs were located in the rear with access from the kitchens and stair halls.

HISTORICAL NARRATIVE

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

The lot on which Isadore and Abraham Katz built the apartment house in 1928 had been a part of John S. Baldwin's large residential property since the 1870s. Baldwin was the publisher of the Worcester Daily Spy and the first instance of him being at this address was 1872 when the Crown Hill neighborhood was one of the city's most prominent addresses. In 1890 Baldwin's house was assessed at \$9,000 in the real estate record of the city house directory, quite a substantial sum even in the Crown Hill district, and the lot encompassed 27,445 sq. ft., which itself was valued at \$11,500. By the next decade, Baldwin had subdivided and created peripheral lots indicating the demand for house lots as the city population increased and development spread westward into the Piedmont area. However, the 6564 sq. ft. lot he made on the corner of Chatham and Quincy streets would remain vacant for many years. John S. Baldwin had died and the family dispersed had by 1910 when Mrs. Ella L Livingston was operating a boarding house or rest home in the house. The corner lot was still recorded as owned by John S. Baldwin, and in 1916 Thomas E. Skelhorne, a mason and contractor, had acquired it likely with intentions to build there. Those plans never materialized, and Skelhorne sold the lot a decade later to Abraham Katz, who operated a shoe store on Spring Street.

The Katz name appears frequently on rental properties throughout the city, and it remains prominent in people's memories even today. Abraham Katz was 34 years old when he and his 29-year-old brother, Isadore, filed plans for an apartment house on the corner lot with the Massachusetts Department of Public Safety in 1928. Isadore had been speculating in apartment house construction for a number of years. (See Area Form WOR-ER.) The 1930 census records Abraham and his wife, Anna, and three young daughters living in a single-family house at 5 Loxwood Street. Isadore was unmarried and still resided with his widowed mother, Mollie Katz, and two younger brothers, who were practicing law, on 25 N. Woodford Street. Both addresses were in the expanding Jewish section of the city along Providence Street. Their father's identity is unknown, as is where the family landed when they arrived from Russia in 1913 (or if his father even made the trip). This was a very ambitious and upwardly-mobile immigrant family. Evidently Isadore was assisting his brother to invest in real estate for his financial security.

Edwin T. Chapin is one of the best documented but least known of Worcester's architects. He was very active in the 1920s, and many commercial buildings in the city can be attributed to him. Chapin was born in

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
85 CHATHAM ST.

MASSACHUSETTS HISTORICAL COMMISSION
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BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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Worcester in 1873. His father and namesake was a bookkeeper, and in 1880 the family of nine lived in a double house at 465 Southbridge Street. In 1900 Edwin T. Chapin was still single and living with his widowed mother and two younger siblings in a house at 33 Clifton Terrace. In this year, his occupation is listed as architect. Where he received his training is unknown. At the time he was designing the apartment house at 85 Chatham Street, Edwin T. Chapin was living with his wife, Flora, daughter, Dorothy in a house at 22 Kennilworth Road in the stylish planned residential communities on the western fringe of the city. Chapin was Isadore Katz's preferred architect and even worked out of his real estate office at this early stage in his career.

An early tenant list found in the 1930 house directory gives a sense of the white-collar make-up of the residents. Occupations of heads of household included skilled trades (mason and plumber), store clerks, city hall workers, bookkeepers, salesmen, an engineer, a patent draftsman, and the circulation manager of the local newspaper. Households were small considering the limited space in the apartments. Unlike flats in two- and three-family houses, there was only one bedroom and little additional space to accommodate children or boarders. Three households contained more than two people – two included a widowed mother and the third was crowded with the two unmarried sons and the sister of the rent payer – and most were occupied by a single or widowed tenant living alone. Six households were headed by women either single or widowed. Once young married couples renting these apartments began to have children, they would have to move elsewhere for larger dwellings.

The tenants of this and other similar apartment buildings built in the 1920s were generally from English, Irish, and Swedish stock reflecting the general make-up of Worcester's growing middle class. Although immigrants like the Katz brothers – Jewish Russians – were capitalizing on the expanding real estate market in Worcester, their kinsmen were not the sort to reside in these new apartments, if only because they supported large families and needed more domestic space.

Within two years of its completion, Abraham Katz sold the building to a family trust investing in real estate. At this point (1930), the building was assessed at \$60,000. The effects of the Depression reduced that value by a third so that it was assessed at \$40,000 in 1940, a value it maintained for the next three decades. In 1960 it was owned by William J Maher, a real estate investor who owned 14 other rental properties in the city. The Normanc Realty Trust owned the building in 1970.

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SELECTED RESEARCH DATA

Maps

- 1870: part of J.S. Baldwin's house grounds (house to east)
 1878: previous house depicted
 1886: part of John Baldwin's house grounds (house to east @ 81)
 1896: vacant lot, part of J.S. Baldwin (house E, barn S)
 1911: vacant lot: C. Maher
 1922: vacant lot: T.E. Skelhorne

City & House Directories

- 1890 HD 81 Baldwin John S. publisher Worcester Daily Spy [first instance in CD 1872]
 Baldwin Robert S. reporter, b.
 Baldwin John D. student, b.
 Owner: John S. Baldwin bld \$9000; 27445 ft. \$11500
- 1900 HD 81 Baldwin John S. Mr. & Mrs.
 Baldwin Robert S. b.
 Baldwin Eleanor, teacher, b.
 Baldwin L.H. Mrs. b.
 Baldwin Henry B. clerk b.
 Meyer Adolf, physician, b.
 Owner: Baldwin Emily B. 81 Chatham bld \$9000; 14512 ft. \$6500
 Baldwin John S. Chatham cor Quincy 6564 ft. \$3600
- 1910 81 Livingston Ella L. Mrs
 Livingston Bessie Miss b
 Kelley Edward S clerk b
 Howe Anna Mrs b
 Hobbs Martha Miss b
 Wood Henry F Mr & Mrs b
 Owner: Livingston Ella S 81 Chatham bld \$7000; 14103 ft. \$7000
 Baldwin John S. (Marion) Chatham cor Quincy 6564 ft. \$3600
- 1916 85 vacant lot
 Owner Skelhorne Thomas E Chatham cor Quincy 6564 ft. \$2600
 [first instance]

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- 1920 81 Harvard Private Hospital, Edna F. Lawson supt
 85 vacant lot
 Owner Skelhorne Thomas E Chatham cor Quincy 6564 ft. \$2600
 [mason and contractor 4 Avalon pl h. do - See page 1229]
- 1928 HD** 85 Bailey Sylvia D
 Winchester Emma R Mrs
 Arbour William
 McGlinchy Lloyd F
 Bolle Gilbert H
 Fletcher Russell E
 Clairmont Harold r
 Matthews Sarah F
 Marshall Leslie W Mrs r
 Marshall Robert E
 Walker Eliza L
 Walker Lila r
- 3 Quincy McManus Thomas J
 McManus Thomas P r
 Griffin Fred C
 Davis Nan M
 Wolcott Isabel M Mrs
 Johnson Albert S
 Johnson Mabelle S Mrs dressmaker
 Carlson Albert L
 Keith Warren T
- Owner: Katz Abraham, bld. \$60000; 6564 ft. \$2600; also 12 other properties
 [Katz Abraham (Anna) shoes 6 Spring h 5 Loxwood]
- 1930 85 Winchester Emma R Mrs
 Arbour William *[janitor]*
 Willett Yvonne A *[waitress]*
 Palmer Annie A Mrs *[widow Willis L]*
 Palmer John S r *[clerk 608 Main]*
 Palmer Paul A r *[salesman 62 mechanic]*
 Brosnan Mary B r
 Mathews Sarah F *[clerk city hall]*

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Marshall Robert E *[(Leslie W) lawyer 314 Main rm 43]*

Marshall Leslie W Mrs r

Walker Eliza L *[bookkeeper & sec Wachusett Thread Co 19 Middle River rd]*

- 3 Quincy McManus Thomas J
- Bickerstaff James R
- Wells Walter E
- Johnson Albert S
- Johnson Mabelle S Mrs dressmaker
- Kelley Grace G
- Wesson C Forest
- Webster John P
- Cahill Janet Mrs

Owner: Bessett Ovila A trustee, bld. \$60000; 6564 ft. \$2600

- 1940 85 Lautenbach Juliane L
- Bassett O A
- Goldstein Sidney
- Tapper Louis
- Abelson Herman
- Willette Yvonne A
- Steinert Ray R
- Murray Helena R

- 3 Quincy Muran Miriam
- Morin Wilfred R
- Gibson Winston E
- Shikes Norman B
- Keogh Thos J jr
- McMANus Katherine P
- Webster John P
- Cahill Janet Mrs

Owner: Bessett Ovila A trustee, bld. \$40000; 6564 ft. \$2600

1950 Owner: Bessett Ovila A trustee, bld. \$40000; 6564 ft. \$2600

1960 Owner: Maher William J bld. \$40000; 6564 ft. \$2600; also 14 other properties
[(Miriam) real estate & treas Maher Inc 50 Millbrook h 2 West Hill dr]

1970 Owner: Nornanc Realty Trust

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see continuation sheet

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Boston MA. State Archives. State Department of Safety Plan Records. Case B, Rack 9, Apt. 27, No. 19051.

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

54

4-73

WELLINGTON

CHANDLER

AUSTIN

NEWBURY ST

QUINCY

CHATHAM

HAWLEY

ST. MARY'S
ASSYRIAN
CHURCH

12
NC - 1370
(2)

157
115 R
1 AUTO REPAIR

8
REST HOME
NICHOLS
(CUBAN)
A.F.A.

43
85 Chatham St.

SCALE OF FEET
0 50 100
COPYRIGHT SANBORN MAP COMPANY, INC.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2857
Historic Name:	Putnam, Samuel H. House
Common Name:	
Address:	90-92 Chatham St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	
Year Constructed:	
Architect(s):	Hulslander, John D.
Architectural Style(s):	Queen Anne; Triple-decker
Use(s):	Multiple Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	



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

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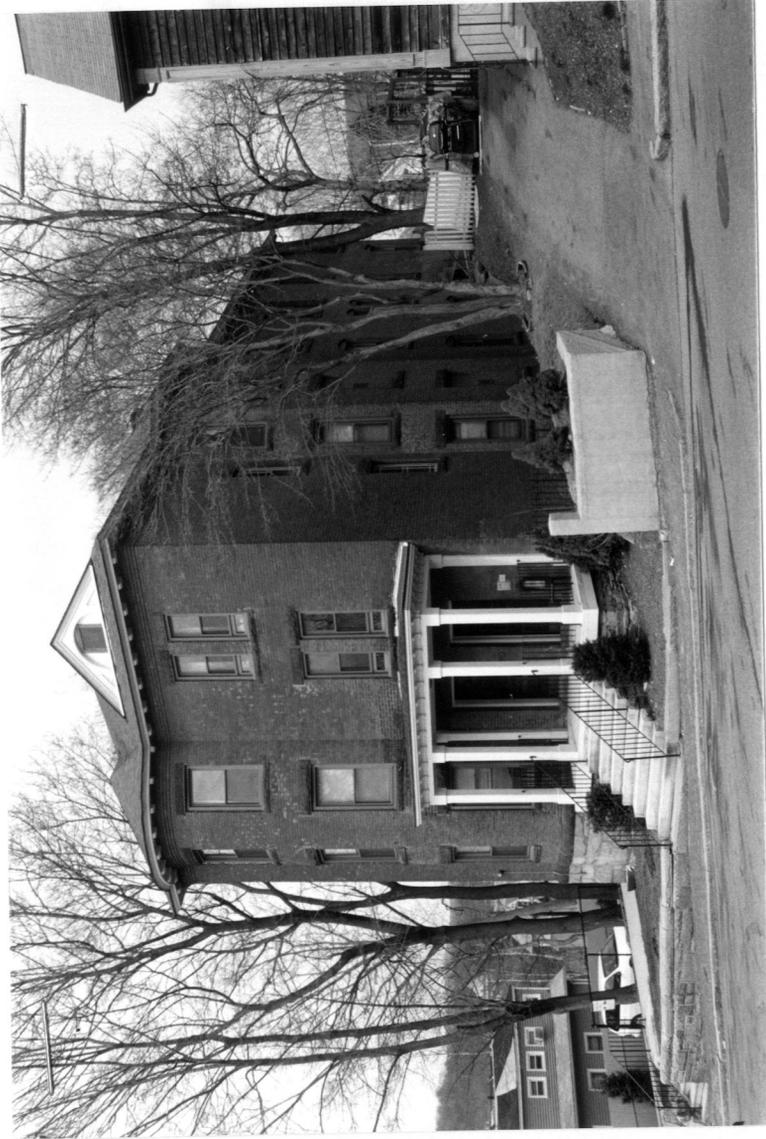
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Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

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• FORM B – BUILDING



SEE ATTACHED MAP

Recorded by Larson Fisher Associates
P.O. Box 1394
Woodstock NY 12498

Organization City of Worcester Historical Commission

Date (month / year) August 2005

RECEIVED

SEP 30 2005

MASS HIST COMM

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

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

	WORCESTER NORTH		2857
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Town Worcester

Place (neighborhood or village)

Piedmont

Address 90-92 Chatham Street

Historic Name Samuel H. & Sarah A. Putnam Rental House

Uses: Present Multiple Family Residence

Original Multiple Family Residence

Date of Construction 1888

Source City & House Directories

Style/Form Queen Anne

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim brick

Roof asphalt

Outbuildings/Secondary Structures none

Major Alterations (with dates)

Windows replaced

Condition good

Moved no yes **Date**

Acreage 5,088 sq. ft.

Setting The building is located on the north side of Chatham Streets opposite the point where Quincy Street intersects the south side of the street. Crown Hill Historic District is adjacent to the east. The topography slopes down to the west towards working class residential streets along Newbury and Piedmont streets.

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MASSACHUSETTS HISTORICAL COMMISSION
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220 MORRISSEY BOULEVARD
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ARCHITECTURAL DESCRIPTION

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

The three-story red brick apartment building was designed on the model of the ubiquitous three-decker flat house enlarged and elaborated for a more up-scale neighborhood. Its Chatham Street front is distinguished by a rounded bay window column that extends vertically from the stone basement to a conical roof on the west side of the facade. This feature is balanced on the east side by a wide one-story wood porch sheltering a pair of entrances, paired windows in the second and third stories, and a wood dormer with decorative bracing in the roof. A hipped roof covers the building with deep eaves and exposed rafter ends on the principal sides. There are faceted bay window towers on the east and west facades, and a narrower rear ell is filled out on the west side with a three-story open wood porch and fire stairs. The brick exterior provides a sense of substantiality to the building uncommon to three-deckers; windows openings are decorated with rough-faced stone lintels and sills.

Except for replacement windows, the exterior of the building is exceptionally intact. Originally, the western one of the two entrances serviced an apartment that included the entire ground floor of the house. The other door opened into a stairway that led to similar apartments on the second and third floors. In 1934 each of the floor-through apartments were divided into two units creating six apartments in the building.

HISTORICAL NARRATIVE

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

Another house was depicted on this lot on a map in the 1870 atlas of the city. In 1886 it was associated with Mrs. S.D. Barker, the widow of Samuel D. Barker, who operated a hat shop at 543 Main Street. City directories document the Barkers living at this address from 1872 (before that they resided at 46 Chatham Street). The 1887 city directory records Persis Barker, widow of Samuel, at this address, but as having died on October 15 at age 92 years. The next year, the house directory lists tenants in three apartments of a building owned by Samuel H. Putnam valued at a substantial \$8,000. Frank W. Blair, news editor of the Worcester Daily Telegram, occupied the first floor apartment with his family, which was given the separate address of 92 Chatham Street. W.E. Baker, a purveyor of coffee and spices, was the head of a household living on the second floor, and Charles A. Waite, a ticket agent with the B. & M. Railroad, rented the third floor apartment for his family. Samuel H. Putnam was a partner in Putnam Davis & Co, booksellers, stationers, and blank book manufacturers located at 389 Main Street; his home was on 8 Everett Street elsewhere in the city.

In 1900 Mr. & Mrs. Harry Putnam lived in the first floor apartment. This was Samuel H. and Sarah A. Putnam's 23-year-old son and his new wife who were starting housekeeping in the family-owned apartment

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house. Mother Sarah was recorded as the owner of the property, which had increased in value to \$10,000. Charles A Waite and family still resided on the third floor, and Elmer G. Tucker, who sold diamonds, watches and jewelry at 323 Main Street headed a household on the second floor. By 1910 property values had declined due to the development of houses for working class citizens on Newbury, Merritt, and Russell streets to the west, and by 1920 the Putnams had sold the property to Hugh M. and Mary Brosnihan. Hugh was a factory foreman, and their household at #92 included their unmarried daughter, Theresa, who worked as a bookkeeper. Herbert M. Knowlton, an employee at the Boston & Albany Railroad freight house, lived with his family at #90 where they rented a room to a boarder. The remaining apartment was rented to Nicholas I. Parker, a barber. In addition to his wife, the house directory lists seven children – with jobs as a machine operator, salesman, phone operator, and teacher – and two boarders: a chauffeur and an office clerk. This apartment was especially crowded.

By 1930 Eliza Liberty, a dressmaker living at 90 Florence Street was the recorded owner of the house. The value of the building had risen to \$11,000, which was minor in comparison to most increases that occurred in the 1920s as the city reassessed real estate dramatically upwards in the period. The status of the distinctive brick house was steadily declining. Herbert T. Crosby, a music teacher, and Alexander T. Stewart, a painter, rented the upper level apartments at #90, and widow Theresa S Mirakian occupied #92 with her daughter, Mary, an office clerk, and two unrelated boarders. The City of Worcester had seized the property by 1934 when architect J.D. Hulslander submitted plans to the state's Department of Public Safety for alterations that divided the large floor-through apartments into two units. From this point on, the address was known only as 92 Chatham Street. The city continued to own and manage the building for the next decade. Anne T. and James T. O'Brien – a mother and son – were listed as owners of the building in the 1950s and 1960s. Mrs. O'Brien lived there during this time. In 1970 ownership had changed to Grafton Venture Corp.

SELECTED RESEARCH DATA

Maps

- 1870: previous house indicated
- 1878: previous house depicted
- 1886: previous house indicated, Mrs. S.D. Barker (92)
- 1896: present brick building indicated: Sarah A. Putnam
- 1911: present brick building indicated: Sarah A. Putnam
- 1922: present brick building indicated: H. & M. Brosnihan

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City and House Directories

- 1872 CD Barker Samuel D. hatter 543 Main h. 92 Chatham (prior to that 46 Chatham)
- 1887 CD Barker Persis [wid Samuel] died Oct. 15 age 92
[all of the 1888 occupants live somewhere else]
- 1888 HD** 90 Baker W.E. coffee & spices 2
Farnsworth Abbie S. widow, b.
Waite Chas. A. ticket agent 3
92 Blair Frank W. publisher
- 1890 HD 90 Baker W.E. coffee & spices 2
Farnsworth Abbie S. widow, b.
Waite Chas. A. ticket agent 3
92 Blair Frank W. publisher
Owner: Sam'l H. Putnam, bld. \$8000; 5088 ft. \$2000
- 1890 CD Putnam Samuel H. (Putnam Davis & Co.), 389 Main, house 8 Everett
Putnam Davis & Co. (S.H. Putnam, D.A. Davis and C.H. Banister), booksellers,
stationers, and blank book manufs. 389 Main – See page 611
Blair Frank W. news editor Worcester Daily Telegram; 386 Main, h. 92 Chatham
- 1900 HD 90 Tucker E.G. Mr. & Mrs. 2 [*Tucker Elmer G. diamonds watches & jewelry, 323
Main, h. 90 Chatham. –See page 769*]
Waite Chas. A. Mr. & Mrs. 3 [*div. passenger agent B. & M. R.R. 22 Washinton
sq. house 90 Chatham*]
92 Putnam Harry Mr. & Mrs. [*real estate, 627 State Mutual bldg h. 92 Chatham*]
Owner: Putnam Sarah A. bld. \$10000; 5088 ft. \$2500; also 8 Everett
- 1910 HD 90 Tucker E.G. Mr. & Mrs. 2
Waite Chas. A. Mr. & Mrs. 3
92 Vacant house
Owner: Putnam Sarah A. bld. \$9000; 5088 ft. \$2500; also 8 Everett

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- 1920 HD 90 Knowlton Herbert M Mr & Mrs [*271 Franklin (Boston & Albany Freight house)*]
 Knowlton Norman P b [*rem to St. Louis Mo*]
 Schultz Alfred W b [*bookkeeper 88 Pleasant (Worc Storage Co)*]
 Parker Nicholas L Mr & Mrs [*barber 334 Southbridge*]
 Parker Leonard N b
 Parker Florence M b [*mach opr*]
 Parker Henry J b
 Parker Margaret L b
 Parker Edwin W b [*salesman*]
 Parker Rosalie G b [*phone opr*]
 Parker Helen G b [*teacher*]
 Hardaker Walter E b [*chauffeur*]
 Fitzpatrick Frank b [*clerk 271 Franklin (Boston & Albany Freight House)*]
 92 Brosnihan Hugh M Mr & Mrs [*foreman*]
 Donovan Theresa A b [*bookkeeper 53 Pleasant*]
 Owner: Brosnihan Hugh M. & Mary bld. \$9000; 5088 ft. \$2500
- 1930 90 Crosbie Herbert F [*Isabel R) music teacher 10 Southbridge rm 4*]
 Crosbie Eleanor T r [*phone opr*]
 Stewart Alexander T [*Elizabeth M) painter 103 Crescent*]
 Stewart Everett F r
 92 Mirakian Theresa S Mrs
 Mirakian Mary M r [*clerk 12 Front*]
 Whitworth Mary A Mrs r
 Mooney John F H r [*died Aug 5 1929 age 72*]
 Owner: Liberty Eliza bld. \$11000; 5088 ft. \$2500 [*dressmaker, 90 Florence h do*]
- 1940 92 Durnin Andrew P
 Durnin Eliz C Mrs r
 Plante Leonide O
 Alexander Sooren S
 Dufresne Ella
 Dufresne Ann r
 McFadden Mary C
 McFadden Christine P r
 McFadden Grace C r
 Burke Gertrude A Mrs r

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Mikoloski Zigmund S
Mikoloski Helene R Mrs r

Owner: City of Worcester trustee u/w D M McIntire & u/w Jos A Tenney 90-92
Chatham bldg \$12000; 5088 ft. \$2000

1950 92 O'Brien Anne T Mrs
 Wallgren Otto B
 Seeley Estella M Mrs
 Brigham Geo F
 Williamson Pauline r
 Latchis Chas A

Owner: O'Brien Anne T & Jas P bldg \$12000; 5088 ft. \$1000

1960 92 O'Brien Anne T Mrs
 Coughlin John F
 Gicas Geo E
 McCann Mary T
 O'Day Agnes G r
 O'Day Sharon L r
 Conlin Danl A
 Harney Helen M Mrs

Owner: O'Brien Anne T & Jas P bldg \$11000; 5088 ft. \$1000

1970 Owner: Grafton Venture Corp.

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

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- The Worcester House Directory. Worcester: Sampson & Murdock Co., 1920-1938. Published semi-annually.
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Population Schedules of the Federal Decennial Census. Washington, D.C.: National Archives of the United States, 1790-1910. HeritageQuest Online.

Boston MA. State Archives. State Department of Safety Plan Records. Case B, Rack 4, Apt. 25, No. 40045.

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



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4-73

49

9 92 Chatham St.

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SCALE OF FEET
0 50 100
COPYRIGHT SANBORN MAP COMPANY, INC.



Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.2858
Historic Name:	Baldwin, John D. - McIntosh, John House
Common Name:	Kennedy, Ellen F. - Farrell, Andrew House
Address:	96 Chatham St
City/Town:	Worcester
Village/Neighborhood:	Piedmont
Local No:	
Year Constructed:	C 1870
Architect(s):	
Architectural Style(s):	No style
Use(s):	Multiple Family Dwelling House; Single Family Dwelling House
Significance:	Architecture
Area(s):	
Designation(s):	



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

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FORM B – BUILDING

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

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

	WORCESTER NORTH		2858
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Town Worcester

Place (*neighborhood or village*)

Piedmont

Address 96 Chatham Street

Historic Name Baldwin – McIntosh House

Uses: Present Multiple-family dwelling

Original Single-family dwelling

Date of Construction c. 1870

Source City & House Directories; city atlases

Style/Form Classical Revival

Architect/Builder unknown

Exterior Material:

Foundation stone

Wall/Trim vinyl clapboard siding

Roof asphalt shingle

Outbuildings/Secondary Structures none

Major Alterations (*with dates*)

Rear addition, c. 1940 and later

Condition fair

Moved no yes **Date**

Acreage 3,610 sq. ft.

Setting

The property is located on the north side of Chatham Street east of its terminus at Newbury Street. The terrain slopes towards the west as Crown Hill declines in that direction. The Crown Hill Historic District composed of large mid-19th-century detached single-family houses is on the east. Newbury and Streets to the west developed after the Civil War with multi-family houses



Recorded by Larson Fisher Associates
P.O. Box 1394
Woodstock NY 12498

Organization City of Worcester Historical Commission

Date (*month / year*) August 2005

RECEIVED

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

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

Property Address
96 CHATHAM ST.

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
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Area(s) Form No.

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ARCHITECTURAL DESCRIPTION

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

The 1 ½-story wood frame house was built c. 1870 with its gable end facing the street. There are three bays on the front façade with the entrance on the east side. The full front porch has been altered at its base with the replacement of a balustrade with a solid knee wall on which column posts are seated; the flat roof appears to be original. There is a single window in the attic space. A rear ell has enlarged over the years; it was recently expanded with the addition of a second story.

HISTORICAL NARRATIVE

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

The first identifiable resident of the house was druggist E. Avery Brewster who boarded the widow M. Augusta Sprague. Annotations on early maps suggest that the house was owned by newspaper publisher John D. Baldwin whose large residence was located across the street. By 1890 John McIntosh had purchased the property and had moved his family into the cottage. He was a machinist who worked at the Lathe & Morse Tool Co. at 10 Gold Street. In 1890 he boarded W.M. Wattie, a draftsman, and his kinsman John F. Wattie, another machinist.

In 1920 the house was owned by Ellen F. Kennedy's heirs. Frank C. Williams, a janitor, lived in the house with his wife, two sons – both wireworkers – and daughter, a store clerk. Andrew Farrell, a barber, purchased the house by 1930 and moved in with his wife, Mary E, and three daughters. One daughter, Hazel M. Farrell, was recorded in the house directory as an artist.

The account of the house in 1940 indicates that the house had been enlarged and that there were multiple families in the dwelling. Hiek P. Garabedian, Charles W Welcome, Harrison W. Crouch, and Ernest J. Malbeouf were all identified as heads of households in the house. At this time the Worcester County Institute for Savings owned the property, likely the result of a foreclosure following the Depression. In 1950 Remi and Delisca Dubois lived in and owned the house with a son and second boarder.

INVENTORY FORM CONTINUATION SHEET

Town
WORCESTER

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Area(s) Form No.

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SELECTED RESEARCH DATA

Maps

1870: house depicted, no name
1878: house depicted
1886: J.D. Baldwin est.
1896: J. McIntosh
1911: J. McIntosh
1922: F. Williams

City & House Directories

1870 map J.D. Baldwin at cor Chatham & Quincy

1884 CD Baldwin John D. died July 8, 1883, age 73
Baldwin J.D. & Co. (J.S. & C.C. Baldwin), proprietors Worcester Daily Spy, 444 Main
Baldwin John S. (J.D. Baldwin & Co.) 444 Main, house 81 Chatham
Baldwin Lemira H. widow of John D. h. 1 Quincy

1888 HD 96 Brewster E. Avery, druggist
Sprague M. Augusta, widow, b.

1890 HD 96 McIntosh John, machinist [*Lathe & Morse Tool Co., machinists' tools 130 Gold*]
Wattie W.M. draughtsman, b.
Wattie John F. machinist, b.
Owner: John McIntosh, bld. \$900; 3610 ft. \$1200

1900 HD 96 McIntosh John Mr. & Mrs.
Owner: John McIntosh, bld. \$900; 3610 ft. \$1400

1910 HD 96 Whitcomb Alden N chauffeur
Batten Wm H tinsmith
Owner: McIntosh John, bld. \$1400; 3610 ft. \$1400

INVENTORY FORM CONTINUATION SHEETTown
WORCESTERProperty Address
96 CHATHAM ST.MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
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- 1920 HD 96 Williams Frank C Mr & Mrs [*janitor*]
Williams Erven A b [*wireworker*]
Williams May B b [*clerk*]
Williams George F b [*wireworker*]
Owner: Kennedy Ellen F. heirs (Taormina, Italy), bld. \$1400; 3610 ft. \$1400
Also owns 31 Chatham, 103-107 Franklin
- 1930 HD 96 Farrell Andrew [*(Mary E) (Farrell Bros.) 67 Main h 96 Chatham*]
[*Farrell Bros. (Andrew & J Nicholas) barbers 67 Main*]
Farrell Hazel M r [*artist*]
Farrell Mildred R r [*student*]
Farrell Olive E r [*clerk 35 Harvard (N.E. Power Assn.)*]
Gannon Elizabeth Mrs r
Owner: Farrell Andrew, bld. \$3200; 3610 ft. \$1400
- 1940 HD 96 Garabedian Heik P
Welcome Chas W
Doonan Ernest J r
Crouch Harrison W
Crouch Eliz r
Crouch Harrison W jr r
Malbeouf Ernest J
Gagnon Albert J r
Paquette Amos S r
Owner: Worc County Institute for Savings
- 1950 HD 96 Dubois Remi [*(Delisca) painter*]
Dubois Raymond A r
Astrella Guido J r
Owner: Dubois Delisca & Remi, bld. \$3300; 3610 ft. \$800

INVENTORY FORM CONTINUATION SHEETTown
WORCESTERProperty Address
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BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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BIBLIOGRAPHY and/or REFERENCES *see continuation sheet**Maps*

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- 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.
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- 1886 Atlas of the City of Worcester, Massachusetts. Philadelphia: G.M. Hopkins.
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Directories and Census

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- The Worcester House Directory. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.
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Population Schedules of the Federal Decennial Census. Washington, D.C.: National Archives of the United States, 1790-1910. HeritageQuest Online.

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



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96

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4-73

96 Chatham St.



FORM B – BUILDING

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

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

03-026-00011	Worcester North		WOR.2963
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Town/City: Worcester

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

Address: 98 Chatham Street

Historic Name: Eleazer W. & Alona Carter House

Uses: Present: Three-Family Residential

Original: Single-Family Residential

Date of Construction: 1857

Source: historic maps & directories

Style/Form: Second Empire

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

Major Alterations (*with dates*):

Vinyl siding added

Window sash replaced

Condition: good

Moved: no yes **Date:**

Acreage: 0.1338 acres

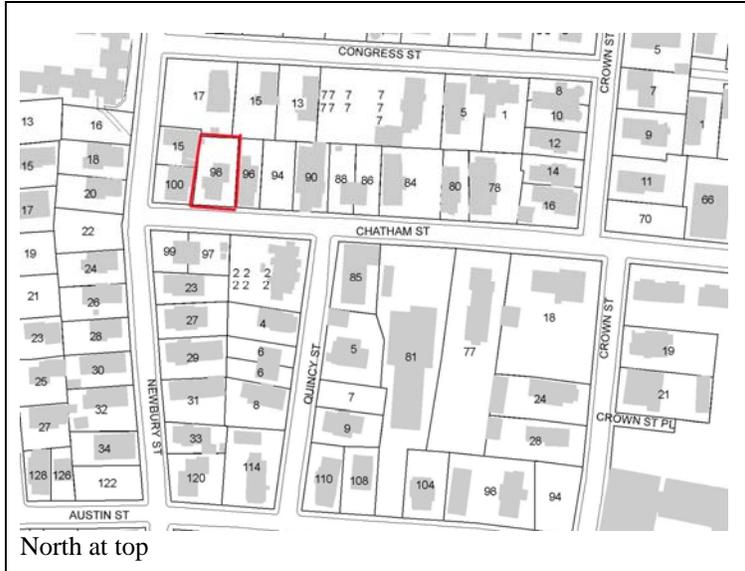
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19th-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family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

98 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2963

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 Eleazer W. & Alona Carter House is a two-story wood frame three-family dwelling with a mansard roof. It is situated on a 0.1338-acre lot on the north side of Chatham Street east of Newbury Street. The building is centered in the front of its lot; the terrain slopes downward only slightly as the street reaches the bottom of Crown Hill at Newbury Street. There are paved driveways on both sides of the house with the rest of the yard planted in lawn.

The front (south) façade contains three bays with an entrance on the east side. The door is a recent replacement, and a porch seen spanning the front in an 1878 bird's-eye view has been removed. The top of the wall under the projecting eave of eh mansard roof is distinguished by a vertical vinyl frieze suggesting that it replaced some original wood ornament there. The bell-cast mansard is now covered with light-colored asphalt shingles and contains two pedimented dormers also covered with vinyl material. A two-story pavilion with a continuation of the mansard roof is centered on the west wall of the house. A larger two-story mansard-roof wing is attached to the northeast corner of the house and is probably an addition. Evidence of any historic features along the roofline on the side walls and wing is similarly concealed by vinyl covering. Window sash have been replaced throughout. There are no outbuildings.

The Eleazer W. & Alona Carter House is an altered example of a mid-19th-century dwelling featuring a mansard roof; all period decoration is now obscured by vinyl siding. Originating as a single-family house, its expansion and conversion to a multiple dwelling reflects indicates the steadily increasing density the neighborhood experienced as time went on.

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 house at 98 Chatham Street was built about 1857 by Eleazer W. Carter, who worked as a stair builder and carpenter in Worcester from about 1849. Born in Connecticut about 1821, Carter lived first on Portland Street and was in business with stair builder Isaac Varney at Carter and Varney by 1857. The city directory for that year shows Carter living at 98 Chatham, then

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

98 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2963

numbered 52 Chatham. In 1870 he is recorded as living there with his wife Alona B. Carter and three other families: Barton W. Potter, a New York-born lawyer and his wife Fannie; bookbinder Charles G. Milliken, wife Ella and one-year-old daughter Clara; and dressmaker Maria F. Plaistow with, two children—probably from her first marriage to Anson Hancock of Grafton—Charles Nathan, a shoe finisher born in Grafton in 1844, and Maria J., born about 1851, who then worked in a corset shop. An addition may have been to the house at this time to create a multiple-family dwelling.

By 1880 two different families occupied 98 Chatham with the Carters. In 1889 Eleazer Carter died at the age of sixty-eight, and by 1890 his widow Alona had moved to Kingsbury Street. The house was sold to Dexter L. Fay, who was born in either Grafton or Upton in 1829 and worked in 1890 as a boot cutter at Goddard Stone and Company on Austin Street. He occupied one of the units with his second wife Joanna and son Milton, who then managed the restaurant at Union Station. Fay's wife died before 1899, when he married again, to Susan F. Milliken Warner Ames, who had been married twice before. She was born in Vermont in 1840. The couple lived in one of 98 Chatham's units with Susan Fay's children Edward and Marry Ames and a lodging couple, the printer Elisha W. Adams and his wife Cecilia.

Dexter Fay owned and occupied 98 Chatham Street until he died at Worcester City Hospital as the result of a skull fracture in 1905. Susan Fay moved to Murray Avenue by 1906 and sold the house to Catherine J. Frazier, who also owned 84 Chatham Street at the time. By 1920 Frazier sold the property to the widow Margaret McCarthy, whose late husband John had been a mill blacksmith. He had immigrated from Ireland in 1879 and she in 1881. McCarthy lived on Chandler Street in that year but by 1930 had moved into one of the units at 98 Chatham Street. She rented the other units to the families of John J. Drohan and Calvin E. Willis. Born in Massachusetts to Irish immigrant parents in 1887, Drohan worked for the city water department, his wife Annie A. Powers had come from Ireland in 1900, and they had three children—John J. Jr., a drugstore clerk born in Worcester in 1904, Mary, sixteen years old, and Margaret A., thirteen. Willis was a painter born about 1870 in Massachusetts and lived at 98 Chatham with his wife Laura, his wife's mother Emma Perrier, and a roomer, the stone mason Carleton Hanson, who had come to the United States from Denmark in 1918.

By 1940 Margaret McCarthy had sold 98 Chatham Street to Isadore Rubin. Two families were relatively long-term tenants of the property. Heik Garabedian, born in Worcester about 1906, was probably the son of novelty pedlar Paul Garabedian and his wife Mary Arsanian, who had both come from Arpoot, Armenia, he in 1894 and she four years later. Garabedian was a repairman and lived at this address from at least 1940 through at least 1960. Charles W. Welcome and his family lived there over the same two decades. Born in Canada about 1888, Welcome came to the United States in 1925, and the 1930 census shows him as "pasture" for a dairy; by 1940 he worked for Whiting Milk Company. His household included his wife Katherine, who emigrated with him, and their children Lloyd and Ellen. The 98 Chatham Street property was owned by Shirley Grace by 1950, and she lived there until after 1960.

SELECTED RESEARCH DATA

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

1857CD Carter (Eleazer W.) & Varney (Isaac), stair builders, Union, h. 52 Chatham FIRST INSTANCE
1850C Carter Eleazer W ae 28 carpenter b MA, Elona B ae 26, in hh with Charles Whitney family

1870M E.W. Carter #52

1870CD Carter Eleazer W. stair builder, on Railroad, betw Front and Mechanic, h 52 Chatham

1870C 1) Carter Eleazer W ae 51 stair builder \$12,000 real/\$3000 personal property b CT, wife Alora B ae 47 b MA
2) Potter Barton W. ae 25 lawyer \$1100 personal property b NY, wife Fannie E ae 24 b MA
3) Milliken Charles G. ae 31 bookbinder \$200 personal property b ME, wife Ella N 28 b ME, dau Clara W ae 1 b MA
4) Plaistow Maria F ae 42 dressmaker b MA, Hancock Maria J ae 19 works in corset shop b MA, Hancock Charles N ae 26 shoe finisher b MA

1872SD 98, ho., Eleazer W. Carter, stair builder, r. 31 Mechanic

INVENTORY FORM B CONTINUATION SHEET

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MASSACHUSETTS HISTORICAL COMMISSION

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- 1880C 98 Chatham:
 1) Carter Elizer A ae 58 stair builder b CT, wife Alona 56 "fever"
 2) Valentin Sarah ae 70 housekeeping b MA, boarder Richardson Ann ae 4 b MA
 3) Bushnel John ae 30 works in corset shop bMA, wife Frances 25 corset shop b MA
- 1886M A.B. Carter
- 1889VR died 18 May Eleazer Carter ae 68 stair builder b CT parents John b PA and Betsey bp unknown
 1890CD Carter Alona B widow Eleazer W h 27 Kingsbury
- 1890HD Fay Dexter L. bootcutter 1 CD: cutter 82 Austin Goddard Stone & Co. boot & shoe mfrs
 Fay Milton L. restaurant, b. CD: mgr restaurant Union Station
 Stockdale Lizzie S. stitcher, b.
 Worth William, printer 2 c CD: ompositor 392 Main, Worcester Evening Gazette
 Lewis Phena H. CD: widow of Cyrus O.
 Lewis Waldo H. clerk, b . CD: 128 Chandler J.R. Torrey & Co. razor strops
Dexter L. Fay, bld. \$3000; 5827 ft. \$1700
 1880C 82 Portland St: Fay Dexter L ae 51 bootshop b MA, wife Joanna W ae 47 b MA, son Milton L 28 clerk, four boarders
 1899VR married 8 Feb Dexter L Fay ae 69 bootcutter b Upton parents Lincoln and Merena Hatch Fay, his 2d marriage, to Susan F (Milliken) Warner Ames ae 58 housekeeper b Cavendish VT res Worcester pars James and Mary A Reed Milliken her 3d marriage
- 1896M D.L. Fay, 5827 ft.
- 1900HD Fay Dexter L. Mr. & Mrs. 1
 Ames Hiram H. clerk, b. CD: H Harris clerk 94 Grove Am Steel & Wire Co., Washburn & Moen Dept.
 Emmot Ida E. nurse, b.
 Howard E.M. Mr. & Mrs. 2 CD: Edelbert M, student
 Howard Amanda Mrs. b.
 Adams E. Wilbur, CD: printer 377 Main E.H. Tripp printer
Fay Dexter L. blds. \$3700; 5827 ft. \$2000; also owns 7 Dewey
- 1900C 98 Chatham:
 1) Fay Dexter L b Feb 1829 MA occup blank owns, wife Susan FW b April 1840 VT, stepson Ames Edward J b April 1882 MA, stepson Ames Harry H b Mar 1872 MA "book" under occup, lodger Adam Elisha W b July 1851 MA printer rents, lodger Adam Cecilia M b Oct 1853 New Brunswick
 2) Howard Edelbert b Aug 1871 MA dentist rents, wife Jessie M b Nov 1871 MA, son Melvin R b April 1900
- 1905VR died 21 Apr at Worcester City Hospital Dexter L. Fay ae 76 res 98 Chatham Street b Grafton father Lincoln Fay b Southboro mother Merena Hatch b Spencer; retired; informant wife; cause of death "fracture skull (15 hours) concussion of brain & shock 15 hours"
- 1910HD York Melissa Mrs 3
 York Ada teacher b CD: Winslow St school
 Clinkard Louisa L Mrs b CD: widow Wilber F
Frazier Catherine J. bld. \$3600; 5827 ft. \$2000; also owns 84 Chatham & lot on Irving
- 1920HD Clark George C Mr & Mrs
 Marnell J H Mr & Mrs CD: Joseph H. musician
 Hood Herbert S Mr & Mrs
 Hood Howard P b CD: farmer
McCarthy Margaret bld. \$3600; 5827 ft. \$2000

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

98 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2963

- 1930HD McCarthy Margaret Mrs CD: widow John
Drohan John J CD: (Annie A) clerk 526 Main L.K. Liggett Co druggists
Drohan John J jr r CD: clerk
Willis Calvin E
Hanson Carleton r
McCarthy Margaret bld. \$5300; 5827 ft. \$2000
- 1930C 98 Chatham:
1) McCarthy Margrett owns \$6000 ae 64 wiow b Ireland emig 1900 no occup
2) John J Drohan rents \$28 ae 43 b MA pars Ire lab water dept, wife Annie A ae 50 b Ireland emig 1900, children John J ae 25 b MA clerk drug store, Mary A 16, Margerette A 13
3) Willis Calvin E rents \$26 ae 60 b MA painter shop, wife Laura E ae 60 b MA, mother Perrier Emma A se 83 widow b MA pension, roomer Hanson Carleton ae 31 b Denmark emig 1918 mason stone
1900C 5 Boylston John McCarthy b Oct 1859 Ireland emig 1879 blacksmith wire mill, wife Margaret b Nov 1865 Ireland emig 1881, married 5 years
- 1940HD erroneously listed as #96
Garabedian Heik P CD: (Irene B) rprman
Welcome Chas W CD: (Katherine H) hlpr Whiting Milk Co
1930C: 36 Dix: Welcome Charles W rents ae 42 b Eng Can emig 1925 pasturer milk dairy, wife Katherine ae 37 b Eng Can emig 1925, children Lloyd F ae 2 b MA, Eillen M ae 6 mo b MA
Doonan Ernest J r
Crouch Harrison W CD: (Myrtie S) bookkeeper
Crouch Eliz r CD: bkpr Mechanics National Bank
Crouch Harrison W jr r CD: mach adj The Geo C Whitney Co pub holiday cards & valentines
Malbouef Ernest J CD: (Violet C) mgr
Gagnon Albert J r
Paquette Amos S r Casino Bowling Alleys 137 Front
Rubin Isadore bldg \$4500; 5827 ft. \$1500
- 1950HD Welcome Chas W
Garabedian Heik B
Malbouef Ernest J
Grace Shirley bldg \$4000; 5827 ft. \$1100
- 1960CD Welcome Chas W
Brunner Larry R
Garabedian Heik P
Grace Shirley bldg \$4000; 5827 ft. \$1100
- 1970CD Roberts Carrie M Mrs
Sholtz Robt
unlisted
- 1986CD Robinson Wm E Jr
No return
Dixon Joseph

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

98 CHATHAM STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2963

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

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

Criteria: **A** **B** **C** **D**

Criteria Considerations: **A** **B** **C** **D** **E** **F** **G**

Statement of Significance by Neil Larson
The criteria that are checked in the above sections must be justified here.

The Eleazer W. & Alona Carter House is an altered example of a mid-19th-century dwelling featuring a mansard roof; all period decoration is now obscured by vinyl siding. Originating as a single-family house, its expansion and conversion to a multiple dwelling reflects indicates the steadily increasing density the neighborhood experienced as time went on.

FORM B – BUILDING

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

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

03-026-00001	Worcester North		WOR.2964
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Town/City: Worcester

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

Address: 100 Chatham Street

Historic Name: Berzalda & Catherine Butler House I

Uses: Present: Single-Family Residential
Original: Single-Family Residential

Date of Construction: ca.1857

Source: historic maps & directories

Style/Form: Classical Revival

Architect/Builder: unknown

Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

Outbuildings/Secondary Structures:
none

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

Condition: good

Moved: no yes **Date:**

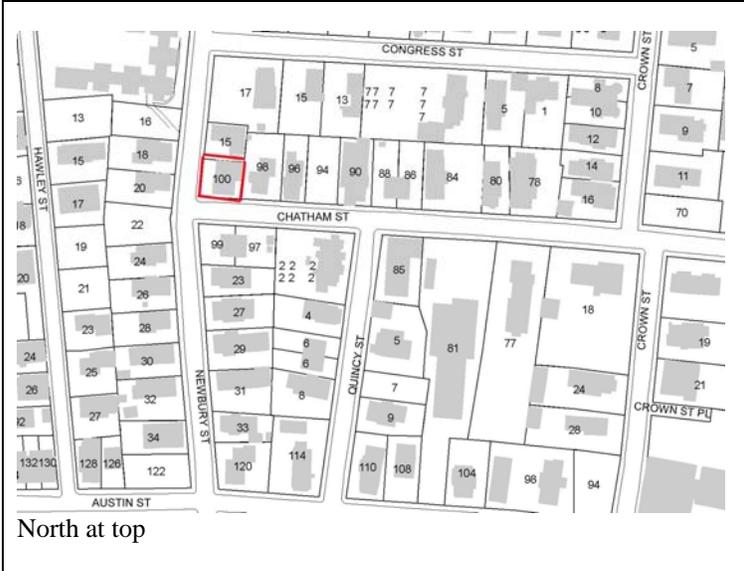
Acreage: 0.0754 acres

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



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

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MASSACHUSETTS HISTORICAL COMMISSION

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WOR.2964

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 Berzalda & Catherine Butler House I is a story-and-a-half wood frame single-family dwelling with a gable roof. It is situated on a 0.0754-acre lot on the north side of Chatham Street on the northeast corner of Newbury Street. The building fronts on Chatham Street with its west end set back from Newbury street behind a small lawn with a mature tree. A dry-laid stone retaining wall runs along the sidewalks on the south and west street sides, evidently the result of road widening at some earlier time. A paved driveway enters the property in its southeast corner. The lot abuts the 15 Newbury Street parcel, which was once a part of the property. It was subdivided by 1870, but the map published on that date shows the buildings on the two lots connected. It is possible that the building at 15 Newbury originated as a connected barn or shop before and/or during the time the Butlers set up housekeeping there. The existing building at 15 Newbury is a later replacement

The front (south) façade contains three bays with a central entrance in a traditional style reflecting the house's early construction date. In this way it resembles another early house at 54 Chatham Street. End walls contain two windows each and there is a story-and-a-half cross-gable rear ell. Design features have been removed or concealed by recent vinyl siding; only a trace remains of a thin Classical cornice at the roofline, typical of mid-19th-century vernacular dwellings in the region. Doors and windows have been replaced with modern units. There are no outbuildings.

The Berzalda & Catherine Butler House I is an altered example of a simple mid-19th-century dwelling with modest design features, all of which is now obscured by vinyl siding. Still functioning as a single-family house, it is a rare surviving example of its type and period.

HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for 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 house at 100 Chatham Street is pictured on the 1857 map of the city, and it was likely built for merchant Berzalda Butler around that time. Little is known about Butler other than he was born in Ashford, Connecticut about 1798 and appears in the

INVENTORY FORM B CONTINUATION SHEET

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Worcester city directory after 1854 but before 1859 when he is listed as living at 54 (now 100) Chatham Street. By 1864 or 1865 he moved next door to 15 Newbury Street, a building attached or nearly butting 54 Chatham. Based on the number of family members and young women boarders working as dress and corset makers, as well as young men working as store clerks, it might be concluded that Butler's business had something to do with women's clothing. The adjoining building at 15 Newbury Street may have originated as a workshop. Butler died July 29, 1880. He may have continued to own the house until his death.

In 1865 the Chatham Street house was rented to dentist Charles W. Estabrook. He had moved to Orchard Street by 1867. By 1870 bookkeeper Clarence H. Bell and painter William E. Boyden were renting dwelling units in the house for their young families; both men had a wife and a young child. The street directory shows the two families in the house in 1872, but by 1873 the widow Margaretta L. Kelley Barton had purchased the property. Born about 1820 in Worcester, Barton was the daughter of Wing Kelley of Bellingham and Dianna Daniels of Uxbridge. She married Jason Barton by 1845, when their daughter Flora was born in Connecticut, but nothing has yet been determined about Jason Barton; he cannot be definitively identified in Worcester directories, and the family may not have lived in Worcester; Margaretta and her daughter may have moved there from Chatham, Connecticut, after the death of her husband.

By 1880 Margaretta Barton and her now-married daughter Flora A. D. West lived at 100 Chatham with four boarders—the Connecticut-born carpenter Alfonso Alton and his wife Stella, the single Connecticut native Susan C. Darling, and a Susan Butler, who had been born in Canada. Darling, who was born in Chatham, Connecticut, lived at 100 Chatham with Barton and her daughter until her death in 1901 of a cerebral hemorrhage; she was sixty-seven years old. In 1900 the house was also occupied by Clark University professor William H. Burnham, born in New Hampshire in 1855, and Ann P. Richardson, born in Massachusetts in 1837.

Margaretta L. K. Barton died in 1905 at the age of eighty-five, and the 100 Chatham Street property passed to her daughter Flora West. In 1910 she leased part of the house to the family of teacher Charles E. Hutchins, but by 1920 she sold it to the wholesale shoe salesman John J. Keating. Keating and his wife Sarah were second-generation Irish America. In 1910 they lived on Beacon Street, and the eldest two of their seven children were working, eighteen-year-old Frank as a packer in a screw factory and fifteen-year-old Walter as a time clerk in a yarn mill. By 1930 Keating and his wife lived in the house with Frank, by then working as an industrial chemist, and Mildred, born about 1900, who was a factory bookkeeper.

John J. and Sarah Keating owned 100 Chatham Street through at least 1940. By 1950 they sold the property to the widow Lillian M. Green, who owned and occupied it until at least 1960. By 1970 the house was owned and occupied by Joseph and Elizabeth Dixon, who still owned and lived in the house as of 1986.

SELECTED RESEARCH DATA

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

- 1857M house depicted FIRST INSTANCE
- 1859CD Butler Berzalda, h. 54 Chatham
- 1870M house, no name #54, attached bldg on 15 Newbury
- 1865CD Butler Berzalda h. 15 Newbury
Estabrook C.W., dentist, 188 Main, h. 54 Chatham
- 1870C *Dwelling #227 / Household #311*
Bell Clarence H, 27, bookkeeper, \$0 / \$3,000
Sarah A, 29, keeping house, b. NY
Edwin D, 3, at home, b. MA
Dwelling #227 / Household #312
Boynton William E, 29, painter, b. MA
Mary, 22, keeping house, b. MA
Flora, 1, at home, b. MA

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- 1872SD 100, ho., Clarence H. Bell, bookkeeper, 12 Pearl
100, ho., William E. Boyden, carriage painter, School, cor. Union
- 1873CD Barton Margaretta L.K. widow of Jason, house 100 Chatham
- 1880C 100 Chatham: Barton Margaretta L ae 60 b MA, daughter West Flora A D ae 35 b CT, four boarders—Alton Alfonso ae 50 carpenter b CT, Alton Stella 22 b MA, Darling Susan C 44 b CT, Butler Susan ae 40 chronic rheumatism b Canada
- 1886M Mrs. Barton
- 1890HD Barton M.L.K. widow
West Flora A.D. Miss, b.
Smith Charles D. b.
Whiting Isaac S. salesman, b.
Darling Susan C. Miss, b.
Mrs. M.L.K. Barton, bld. \$1300; 3286 ft. \$1300
- 1896M Mrs. Barton, 3286 ft.
- 1900HD Barton M.L.K. Mrs.
West Flora A.D. Miss, b.
Burnham W.H. instructor, b. CD: William H. professor Clark University
Darling Susan C. Miss, b.
Richardson Ann P. Miss, b
Barton M.L.K. Mrs. bld. \$1300; 3286 ft. \$1300
- 1900C 100 Chatham: Barton Margaretta b Sept 1819 MA widow owns, West Flora A b Feb 1845 CT, boarder Burnham Wm H b Dec 1855 NH instructor (school), boardering Darling Susan B b Jan 1834 CT, boarder Richardson Ann P b March 1837 MA
- 1910HD Hutchins Chas E Mr & Mrs 1 CD: teacher 1022 Slater Bldg
West Flora A D Miss 2
West Flora A.D. bld. \$1300; 3286 ft. \$1300
- 1920HD Keating John J Mr & Mrs CD: clerk 12 Salem H.E. Smith & Son Inc. wholesale shoes
Keating Frank B b CD: helper
Keating Walter G b CD: clerk
Keating Alice M b CD: steno 25 Foster rm 31 Graphic Arts Bldg, Southgate & Southgate patent lawyers
Also Mildred G steno 12 Salem
Keating John J & Sarah G. bld. \$1300; 3286 ft. \$1300
- 1910C 208 Beacon St Keating John J ae 45 b MA pars Ireland salesman wholesale shoes, wife Sarah G b MA pars Ireland, children Frank B 18 packer screw factory, Walter G 15 time clerk yarn mill, Alice M 13, Mildred L 11, Mary V 9, Gerald J 9, Edward J 6, sister-in-law Mary A McGill ae 48 b MA nurse private family
- 1930HD Keating John J
Keating Frank V r
Keating Mildred G r
Keating John J & Sarah G. bld. \$3500; 3286 ft. \$1300
- 1930C 100 Chatham: Keating John J owns \$6999 ae 64 b MA shoe clerk, wife Sarah G ae 63, son Frank B ae 36 chemist factory, dau Mildred G ae 30 bookkeeper factory
- 1940HD Keating John J
Keating Frank B r

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Keating Mildred G r

Keating John J & Sarah G. bld. \$3500; 3286 ft. \$1200

1950HD Green Lillian M Mrs CD: wid Jas B
Galli Lee r CD: sten Metropolitan Casualty Ins Co
Helliker Evelyn r
Roy Yolanda r
Tracy Geo r CD: (Florence R) wire wkr
Green Jas B & Lillian M. \$4000; 3286 ft. \$700

1960HD Green Lillian M Mrs
Tracy Florence R r
Green Lillian M. \$4000; 3286 ft. \$700

1970HD Dixon Joseph D
Dixon Joseph & Elizabeth

1986HD Dixon Joseph
Dixon Joseph & Elizabeth

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NW

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**

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