

FORM A - AREA

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

See below	Worcester North	V EU	WOR.1014 WOR:2946-2947
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NRDIS 5/6/1976 & 3/5/1980

Photograph



Town/City: Worcester

Place (*neighborhood or village*):
Crown Hill

Name of Area: Ashland Street Terrace

Present Use: Multiple Residence

Construction Dates or Period: 1872

Overall Condition: Good

Major Intrusions and Alterations:

Storefront alterations, Pleasant Street
Entrance & stair addition W side of #1-3
Window sash replaced, #1-5

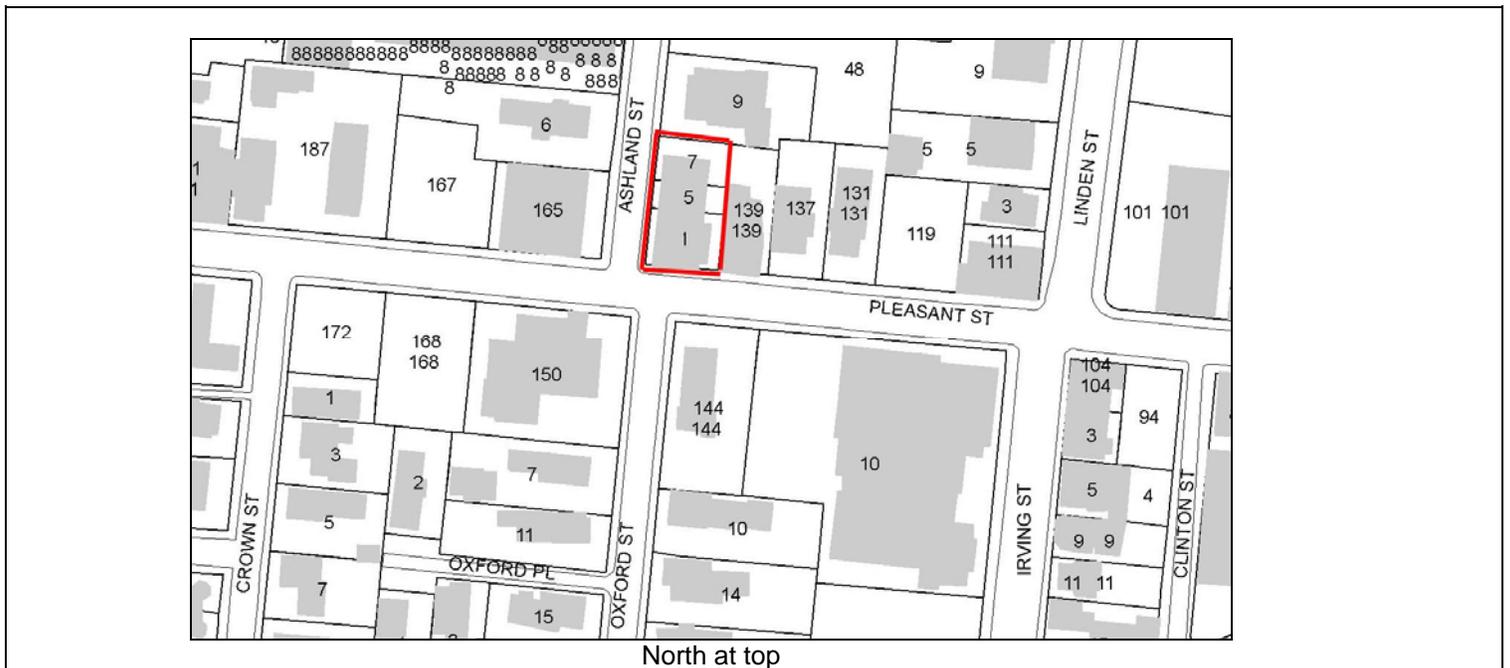
Acreage: 0.1669 acres

Recorded by: Neil Larson
Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month/year*): June 2010

Locus Map



see continuation sheet

INVENTORY FORM A CONTINUATION SHEET

WORCESTER ASHLAND STREET TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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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.

ARCHITECTURAL DESCRIPTION

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

The Ashland Street Terrace is composed of four attached two-story brick townhouses houses with an integral mansard roof. It is situated on three lots totaling 0.1669 acre in area on the east side of Ashland Street and the north side of Pleasant Street. The wide terrace is sited at the sidewalk lines on both Ashland and Pleasant streets. A small paved parking fills an open area on the north end of the building; there is not space for rear yards.

The terrace is elevated on a high brick basement, and with gradually sloping site, the basement level is exposed on the south (Pleasant Street side, where three store fronts have been added later, with flanking one-story brick wings expanding the commercial space. The front façade of the upper residential sections face Ashland Street. It was divided into two two-house sections, each with three bay facades and doors paired in the center under wood porches. A historic porch with hipped slate roof, turned posts and balustrades and spindle frieze is intact over the entries for the two northerly houses (#5 & #7). The Queen Anne-style features indicate that it was added sometime after the 1872 construction date. The entrances still contain original paired doors with plate-glass windows. The entrances into the southerly two houses has been altered by the addition of a projecting brick entrance and two-story enclosed stair when the two dwellings were combined and converted into apartments in the early 20th century. It was at this time that the existing commercial spaces and storefronts were constructed on the Pleasant Street side of the building. There are no outbuildings.

The High Victorian design of the masonry exterior is distinguished by stone and patterned-brick banding at various levels and tall brownstone lintels over the windows, with those on the second story embellished with incised decoration. The second-story lintels are in line with a belt course of brick laid vertically and at an angle. The mansard roof has dormers aligned with the windows bays in the body of the building, three for each unit on the front (Ashland Street) and rear facades and four on the Pleasant Street (south) side. The center two of four bays on the north end are blind and there are only two dormers in the roof aligned with the functioning windows. Original chimneys are intact, pairs of which are engaged into the mansards on the north and south ends. The mansard on southern half (#1-3) has been covered with vinyl clapboard siding, while the roof on the northern half retains its original slate shingles. Likewise, window sash and doors on the south three houses have been replaced, only #7 has retained the wood two-over-two sash with which it was constructed. Three-story wood porches on the rears of the buildings are recent construction and function as fire escapes.

The Ashland Street Terrace is a distinctive example of middle-class townhouse architecture utilizing the decorative brick and mansard roof fashionable in the post-Civil War Period. The changing and more intensive use of the property in the twentieth century is evident in the conversion of the single-family dwellings into apartments and the addition of commercial uses in the basement level on Pleasant Street.

MHC NO.	PARCEL ID	ADDRESS	AREA (acres)	HISTORIC NAME	CONST. DATE	STYLE
WOR.1014	03-029-05+19	1-3 Ashland St	0.0741	George R. & Charlotte Bullens House (1) David & Lucy Manning House (3)	1872	Second Empire
WOR.2946	03-029-00018	5 Ashland St	0.0371	Alexander & Adeline Bigelow House (5)	1872	Second Empire
WOR/2947	03-029-00017	7 Ashland St	0.0577	Henry W. & Julia Eddy House (7)	1872	Second Empire

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HISTORICAL NARRATIVE

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

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.

A four-unit brick terrace was built on the northeast corner of Pleasant and Ashland streets in 1872 and was occupied by four middle-class owners: a jewelry store owner, boot manufacturer, woolen manufacturer and house carpenter, most of whom resided in the terrace for many years after.

1 Ashland Street

George R. Bullens (1831-1911) was a jeweler in business with Henry Harrington with a shop at 195 Main Street. Prior to moving to 1 Ashland, he and his wife, Charlotte, boarded at the Lincoln House on Main Street. Nothing is known about his early life and career. On Ashland he was connected to a neighborhood of watchmakers and jewelers established on Oxford Street twenty years earlier. Benjamin Goddard and Simeon Story, who also had Main Street jewelry and watch shops, were neighbors on Oxford Street; Story boarded apprentice watchmakers George L. Howe and Jabese A. Bishop at 14 Oxford (WOR.1765), while Charles C. Coleman boarded apprentices Walter Lathrop, Henry R. Holman and Henry Harrington in his home at 10 Oxford Street (WOR.1764). Harrington would later become George L. Bullens's partner. Also living in the Bullenses' household in 1880 that year were Charlotte's mother, Jane Freeland, and her sister, Mary Herrick, as well as an Irish servant girl. The Bullenses lived at 1 Ashland for the rest of their lives; George died in his 81st year around 1912, and his wife at some unknown later date. By 1920 the house was owned by Jeremiah J. Higgins, an absentee landlord, who appears to have created four apartments there.

3 Ashland Street

David Manning (1812-1890) was born in Sutton, New Hampshire to Jesse and Mary Durah Manning. The family moved to Paxton where David was recorded as a farmer in the 1850 census. He married Lucy B. Grovesnor and they produced seven children before relocating to Newton Street in Worcester later in the decade with David identified as a boot manufacturer owning real estate at \$3,000 of value. His 3 Ashland household included his wife, Lucy, and his sons, George and Theo, both boot manufacturers, and their young families. A third son, David, studied at Harvard and became a successful lawyer, later a judge, state assemblyman and state senator, all while living in Worcester. He married Elizabeth Bigelow, daughter of his family's neighbor, Alexander Bigelow, and resided with that family at 5 Ashland.

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After David Manning died in 1890, the house was owned by Ellen L. Manning, wife of his son, George G. Manning, who by 1900 were living in Newton where George and his brother, Theodore, had moved their shoe store. In that year the house was rented to Dr. and Mrs. Warren R. Gilman; he operated a medical office in the dwelling. By 1910 the house was recorded as vacant, and soon after, the Mannings sold it to the wife of dentist Louis E.B Lamson, who had moved his office and their residence there in 1911 from a nearby house at 131 Pleasant Street (WOR.2984). The Lamsons still owned the property in 1920.

By 1922 the houses at 1 and 3 Ashland were combined into a multiple dwelling, with a portion operating as a boarding house. Four storefronts were opened on the exposed basement level on the Pleasant Street side (what had pre-existed there is unknown), three of which were occupied in 1930 with a barber shop, tailor shop and confectionery. In 1940 there were six or seven households recorded along with a different tailor, a photographer and radio repairman in the storefronts. In these and following years, residential and commercial tenants changed frequently.

5 Ashland Street

Alexander Bigelow (1814-1887) was born in Natick, Massachusetts, the son of Col. Abraham and Louisa Train Bigelow. Having worked in woolen mills since age 15 years, he started a business in South Worcester with George Barber around 1850. In 1853 Bigelow & Barker bought the water privilege at Hopeville on Middle River and built a new woolen mill there. In 1870, in partnership with Edward D. Thayer, Bigelow formed the Hopeville Manufacturing Company. Ten years later he assumed full ownership of the company and ran it until his death. Bigelow married Adeline Stockwell in 1845; they had two children, Elizabeth and George Alexander, before her death in 1879. By that time, daughter Elizabeth married David Manning, Jr., a lawyer, judge and state senator, who had lived next door at 3 Ashland with his family headed by boot manufacturer David Manning. In 1880 the David and Elizabeth Manning were living with the Bigelows with their year-old son. Alexander Bigelow was married a second time in 1881 to Sarah M. Goodwin. Bigelow's sons, George Alexander and Edward Alexander worked for the Hopewell Manufacturing Company and continued it at their father's death.¹

Another woolen manufacturer, William Maynard, bought the Bigelow house after Alexander Bigelow's death in 1887 (any potential business or personal affiliation between the two men is not yet known), yet by 1896 Carrie E. Manning was reportedly the owner. She was the widow of Theodore Manning and lived in Newton with their many children. From 1880 to 1891 they lived at 3 Oxford Place (WOR.1792), moving from there to Newton where Theodore and brother George opened a shoe store. In 1902 she rented the 5 Ashland house to Joseph O. Adams, a bookkeeper at Graton & Knight, industrial belt manufacturers, and his family, which included boarders Frank W. and William J. Cutting. By 1920 Manning had sold the house to Rolfe H. Talbot of Fitchburg, who rented the house to dressmaker Martha J. Barber who resided there with her daughter, Grace E. Barber, and Ruth H. Waite, a masseuse. Martha J. Barber had become the owner by 1930, boarding her daughter and Waite, as well as other single women over the next 30 years. Barber had picked up at least eight other buildings by 1930. In 1960 Grace E. Barber was recorded as the owner, indicating that her mother had died, and she sold the property to Manor Realty Trust by 1970. At that time the house was still a single family dwelling, rented to Joseph J. Holmes, an instructor at the College of the Holy Cross.

7 Ashland Street

Henry W. Eddy was a carpenter living on 25 Chatham Street before moving to 7 Ashland Street in 1872. His shop was located at 8 Norwich Street. On Chatham Street, his household included his wife, Julia, sons, Foster and Charles, teamster Edward D. Stone and his wife, Mary, and a female Irish domestic servant. His Ashland Street residence had an equally diverse population. In addition to Henry, Julia and Charles Eddy, Leslie Harvey and her two children, Fannie and John, shared the house. The Eddys also supported a boarder, and both families had a female servant. The Eddys owned and occupied 7 Ashland until 1920 when Julia A. Eddy's heirs sold the house to Doris George, an absentee landlord who by 1930 was renting each of the two living units to assistant rectors at All Saints Church. Duprey Realty Corp., which owned 38 other properties owned the house by 1940 and would rent three dwellings in the house over the next 30 years. Barbara P. Peterson owned the house in 1970.

¹ Charles Nutt, *History of Worcester and Its People* (1919) Vol. 4, 679-680.

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SELECTED RESEARCH DATA

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

- 1870M G.R. Bullens, no building depicted
1871CD: Bullens Geo. R. (Harrington & Bullens, watches & jewelry, 195 Main) bds 57 Lincoln house
Manning D. boot manufacturer, 18 Pleasant, h. 11 Bowdoin
Bigelow Alex. Treasurer Hopeville Manufacturing Co. h. 80 Pleasant
Eddy Henry W. carpenter, Norwich, h. 25 Chatham
- 1872SD 1 Bullens, George R. Harrington & Bullens, watches, silverware, 331 Main
3 bds. C. Walter Manning, bookkeeper, 28 Pleasant;
ho., David Manning, boot mfr., 26 Pleasant;
bds, David Manning, Jr.;
bds, George G. Manning, Childs & Manning Bros.-botts and shoes, 28 Pleasant;
bds, Joseph A. Manning, salesman, 28 Pleasant
5 ho., Alexander Bigelow, treasurer, Hopeville Mfg. Co, 424 Main; & Bigelow & Albee, 42 Gardner
7 ho., Henry W. Eddy, carpenter, 8 Norwich
- 1880C *11 Ashland [sic], Dwelling #253, Household #321*
Bullen George R, 49, jeweler, b. MA
Charlotte, 49, wife, keeps house, b. MA
Herrick Mary, 61, sister-in-law, at home, b. MA
Freeland Jane, 86, mother-in-law, at home, b. MA
Buckley Lizzie, 23, servant, b. MA
- 17 Ashland [sic], Dwelling #252, Household #320*
Manning David W, 68, boot manufacturer, b. NH
Lucy, 70, wife, keeps house, b. MA
George, 37, son, boot manufacturer, b. MA
Nellie, 31, daughter-in-law, 31, at home, b. PA
Rogers, 1, gr. son, at home, b. MA
Theo, 35, son, boot manufacturer, b. MA
Caroline, 27, daughter-in-law, at home, b. MA
Fred, 2, grandson, at home, b. MA
Charles 6/12. Grandson, at home, b. MA
Stroyder Mary, 27, servant, b. SC
Stiff, Annie, 15, servant, b. Sweden
- 19 Ashland [sic], Dwelling #251, Household #319*
Bigelow Alex, 68, wool manuf, b. MA
Manning, David, 32, son-in-law, lawyer, b. MA
Lizzie, 37, daughter, at home, b. MA
Alex, 1, grandson, at home, b. MA
Fitzgerald Cate, 38, servant, b. MA
- 17 Ashland [sic], Dwelling #250, Household #318*
Harvey Leslie, 45, housekeeper, b. MA
Fannie, 20, daughter, at home, b. MA
John W, 14, son, at school, b. MA
Burns Maria, 25, servant, b. Ireland
McClaire Mary, 20, servant, b. MA
Eddy Henry, 53, carpenter, b. MA

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Julia, 42, wife, keeps house, b. MA
 Chas H, 19, son, at school, b. MA
 Trask Mary E, 23, boarder, at home, b. MA
 Sullivan Delia, 21, servant, b. MA

- 1890HD 1 Bullens, George R., bookkeeper [bkkpr 48 Grafton – Washburn Car Wheel Co.]
 Herrick, Mary A., widow, b [widow of Benjamin F.]
Geo. R. Bullens, bld. \$6200; 1614 ft. \$2200
- 3 Manning David
 Manning G.G. shoe store, b.
David Manning, bld. \$5500; 1614 ft. \$2000
- 5 Maynard, William [woolen mfgr]
Wm. Maynard, bld. \$5500; 1614 ft. \$2000
- 7 Eddy, Henry W., carpenter [8 Norwich – his own shop]
 Sayward Mary E., student, b -
Henry W. Eddy, bld. \$6200; 2574 ft. \$3200; also owns property at 8 Norwich
- 1896M 1 G.R. Bullins
 3 E.L. Manning
 5 C. E. Manning
 7 H. W. Eddy
- 1900HD 1 Bullens, George R. Mr. & Mrs. -
 Hunt, C. K. Mrs., music tchr, b [Carrie King Hunt, music teacher, 54 Knowles Bldg].
 Simmons, Albert F., clerk, b [clerk, P.O.]
Geo. R. Bullens, bld \$6200; 1614 ft. \$2800
- 3 Gilman W.R. Dr. & Mrs.
Manning Ellen L. bld. \$5500; 1614 ft. \$2400
- 5 Vacant House
Carrie E. Manning, bld. \$5500; 1614 ft. \$2400
 1902: Adams, Joseph O. Mr. & Mrs. [1900 dir: bookkeeper, 66 Bloomingdale – Graton & Knight Mfrs,
 belt manufacturers, h 25 Oread Pl.; 1902 dir: same occup.]
 Cutting, Frank W., treas., b [1900 dir: teller, Mechanics Savings Bank, 311 Main, h 25 Oread Pl.;
 1902 dir: asst treas Worcester Mechanics Savings Bank, same address]
 Cutting, Wm. J., salesman, b [1900 dir: salesman, 546 Main-Perkins & Butler, paper warehouse,
 h 25 Oread Pl.; 1902 dir: same employment]
Carrie E. Manning, bld. \$5500; 1614 ft. \$2400
- 7 Eddy, Henry W. Mr. & Mrs., [8 Norwich – his own shop]
*Henry W. Eddy, bld. \$6200; 2574 ft. \$3200; also owns property at 18, 20 Lagrange; 6, 8 King; but no
 longer 8 Norwich*
- 1910HD 1 Bullens, George R. -
 Simmons, Albert F., b [inquiry clerk, P.O.]
Geo. R. Bullens, bld \$5700; 1614 ft. \$2800
- 3 Vacant house
Manning Ellen L. (Brookline), bld. \$5000; 1614 ft. \$2400
 1912: Lamson Louis E Dentist
- 5 Rockwell, A. E., physician [Rockwell E. P., physician, 248 Main – A. E. P. Rockwell physician office]
Carrie E. Manning, (Newton) bld. \$5000; 1614 ft. \$2400
- 7 Eddy, Henry W. Mr. & Mrs. [Eddy, Henry W.]
Henry W. Eddy, bld. \$6300; 2574 ft. \$3800; continues to own Lagrange & King St properties, above

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- 1911M 1 Bullens
3 Manning
5 Manning
7 Eddy
- 1920HD 1 Wood, Lillian P. Mrs.[1919 dir: Lillian Putnam Mrs.]
Powers, George F., b [1919 dir: Powers & Trott, 47 Pleasant, h 2 Chatham Pl.; 1922 dir: Powers & Tott, interior decorator (same address), rms 21 Irving]
Lovejoy, Wendell, Mr. & Mrs. [1919 dir: not listed; 1922 dir: Wendall R. h 563 Grafton]
Leary, Arthur, b [1919 dir: Arthur E. removed to Shrewsbury; 2 Arthurs in 1922 dir: Arthur, b 42 Prescott, Arthur J., supt 54 Commercial, rms 87 Pleasant]
Brown, Eileen, b [1919 dir: machine opr bds 111 Chandler; not listed in 1922 dir]
Aldrich, Charles F, b [1919 dir: lawyer, 340 Main rm 602, bds 6 Marston way; not listed in 1922 dir]
Rice, James Mr. & Mrs.[1919 dir: h 188 Highland; 3 James Rices in 1922 – one at 188 Highland is an architect; James C. is a wireworker h 1052 Main; James J. is an electrician, 274 Main rm 310 h 94 Hamilton]
Woodis, Lewis A., b [1919 dir: taxicabs & automobiles, 185 Commercial, h 441 Pleasant; 1922 dir: taxicabs & autos to rent, 153 Green, bds 3 West
Jeremiah J. Higgins, bld. \$4500; 1614 ft. \$2800; also owns property on Pleasant, Fifth Ave, & 2 on Dixfield
3 Lamson Louis E Mrs
Lamson Louis E.B. bld. \$4000; 1614 ft. \$2400
5 Barber, Martha J. Mrs., dressmaker [1919 dir: widow, Frederick W., dressmaker @518 Main rm 42, h 276 W Boylston; 1922 dir. now at 5 Ashland]
Barber, Grace E., b [1919 dir: h 276 W Boylston; 1922 dir. now at 5 Ashland]
Waite, Ruth H., b [1919 dir: initial A? massage, bds 276 W Boylston; 1922 dir: A massage, 5 Ashland]
Rolfe H. Talbot (Fitchburg) bld. \$4000; 1614 ft. \$2400
7 Eddy, Henry W. Mr. & Mrs.
Smith, Abbie L. Mrs., b
Julia A. Eddy heirs, bld. \$5000; 1555 ft. \$2300; Henry W. Eddy, Ashland lot 960 ft. \$1200
- 1922M 1-3 Leavitt et al
5 M.J. Barber
7 D. George
- 1930HD 1-3 Swenson, Della E. Mrs [1929 dir: widow Edwin E. h 3 Maynard pl; 1931 dir: h 92 Lincoln]
Swenson, Edna G. r [1929 dir: sec 18 Chestnut- The Massachusetts Protective Life Assurance Co.- h 3 Maynard pl; 1931 dir: : h 92 Lincoln]
Barekas, George J. [1929 dir: Helen, candymaker]
Tashjian, Moses B. [1929 dir: lodginghouse 679 Main and dry goods 681 Main]
Tashjian, Hurat r [1929 dir: student at WPI]
Sibley, May L. Mrs.[1929 dir: Mrs. *Mary* L. Sibley clerk, 516 Main-Jackson & Curtis, bankers & brokers- res 10 Ashland]
Sibley W. Gladys r [not in 1929 dir; 1931 dir: steno 30 Exchange-Coglin Electric Co. wholesale electrical & radio supplies- res 37 Wellington]
Ekstrom, Carl A. [1929 dir: foreman, res 4 Hermitage lane; 1931 dir: Ida A., armorer 320 Park av- Harrington & Richardson Arms Co. fire arms mfrs - h 1 Ashland]
Terry, Margaret E. Mrs [1929 dir: saleswoman 384 Main- E.A. Sullivan Co women's & misses' clothing.
Dicran Simsarian (NYC) 1-3 Ashland, bld. \$30,000; 3228 ft. \$5200; also owns 145-151 Pleasant Ave.
5 Barber, Martha J. Mrs., dressmaker
Barber, Grace E. r
Endress, Marguerite r [1929 dir: cafeteria director 6 Chatham – Young Women's Christian Association]
Waite, Ruth A. r [1929: massage]

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Martha J. Barber; bld. \$6000; 1614 ft. \$2400 – she also owns 8 other bldgs. or units on Franklin St.

7 Rasmusson, Leonard B. Rev. [not in 1929 dir; 1931 dir: L. Beedy Rasmusson, wife Grace I., asst. rector All Saints Church, h 79 West]

Stabler, Walter B. Rev. [1929 dir: Walter Brooke Stabler, wife Marjorie H., asst rector All Saints Church; not in 1930 dir.]

Delores George, blds. \$9600; 2515 ft. \$3500; also owns 9 Ashland

145 Pleasant Vacant
 147 Pleasant Crossland James H barber
 149 Pleasant Wolder Samuel tailor
 151 Pleasant Robidoux William J confectionery

1940

1-3 Meyers, Oscar (Mamie) New York Dress Shop
 Barekas, Geo. J.; candy maker
 Johnson, Bengt H. (Greta M.) die makr
 Arrouquier, Flora Mrs.; widow Fredk
 Arrouquier, Fredk E. r; chauff. – Oliver & Plante Studio
 Arrouquier, Fredk E. jr. r; chauff.
 Mullens, Lydia M. Mrs. r
 Rondeau H. Gilbert
 Little, Mary Mrs.; waitress
 Little, Leonard r (Emma R.) chauff

145 Pleasant Levine Morris tailor
 147 Pleasant Parsons Temple G. photog
 149 Pleasant Parson's Radio raio rprs
 151 Pleasant Vacant

Somerset Holding Co. bldg \$25,000; 3228 ft. \$5000 – lists 145-151 Pleasant as part of same property; owns 20+ other properties

5 Barber, Martha J. Mrs., drsmkr h (widow Fredk) working out of her home
 Barber, Grace E. r
 Brown, Grace H. r [steno Worc County Trust Co.]
 McNeil, Jane r [clerk NET&T]
Martha J. & Grace E. Barber; bld. \$5000; 1614 ft. \$1200 – they own 2 other properties, both on Franklin

7 Seeler, Clara B. Mrs. [widow Felix]
 Seeler, Albert r [physician, Memorial Hosp.]
 Robbins, Jas. [Hazel; lab]
 Beresford, John D. [wife Alna; dept mgr. W. H. Sawyer Lumber Co.; Mrs. Alna Berestord also listed; salswmn, W/. H. Sawyer Lumber Co.]
Duprey Realty Corp. \$7000; 2515 ft. \$2000; Corp. also owns 38 other properties

1950

1-3 Meyers, Oscar [same as 1940]
 Comitas, S. L. [Shyridon L.; wife Marie S.; pntr]
 Cloutier, Rita Mrs.
 Arrouquier, Flora Mrs. [same as 1940]
 Arrouquier, Fredk E. r “ “
 Monroe, Nora T. Mrs. [widow, Chas F.]
 Monroe, Wm. F. [student]
 Little, Mary Mrs. [widow, Maurice; waitress]

145 Pleasant State Auto School
 147 Pleasant Connie Louise beauty shop
 149 Pleasant Bennett Upholsterer Co Inc
 151 Pleasant Pop's Spa

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- Chester R. Ciborowski; bldg. \$18,000; 3228 Ft. \$5000 (bldg includes 145-151 Pleasant St.)*
- 5 Barber, Martha J. Mrs. [widow, Fredk W., h 15 (sic) Ashland]
 Barber Grace E. r
 Creamer, Rachel A. r [clk State Mutual Life Assurance Co.]
 Engley, Ada B. r
 McNeil, Jane r [same as 1940]
Martha J. & Grace E. Barber; bldgs. \$5000; 1614 ft. \$800
- 7 Peloquin, M. Albertine Mrs. [waitress]
 Peloquin, Florence R. r [ofc clk Carl Burwick & Co.- bags]
 Robbins, Jas. [wife, Hazel S.]
 Straube, Bernhard C.
 Straube, Edw. L r [lab]
 Straube, Gretchen W. r [sec Philip H. Duprey]
Duprey Realty Corp. \$8000; 2515 ft. \$1300; Corp. also owns 14 other properties
- 1960 1-3 Padula, Annabel [1959 dir: teacher Chandler St. School]
 Sloan, Frank [Frank A. bartndr Bancroft Hotel]
 Caissie, Leon J.[1959 dir: wife Grace; h 14 Sycamore; not listed in 1962 dir.]
 Caisse, Grace E. [see above]
 Little, Mary Mrs. [same as 1950]
 Hedenstad, Norman L. [1959 dir: asmlr Coppus Eng Corp. r 31 Tatman; not listed in 1962 dir.]
- 145 Pleasant Northeast Sewing Stores Inc
 149 Pleasant Vacant store
 151 Pleasant Nick's Spa variety
Julia D. Tsivitsi & Achilea K. Kushtgini block \$18,000; 3228 Ft. \$5000 (includes 145-151 Pleasant St.) – Julia alone owns 2-4 Greenwood St. & 532 Pleasant St.
- 5 Barber, Grace E. [1962 dir. here]
 Waite, Ruth A.
Grace E. Barber; house \$5000; 1614 ft. \$800
- 7 Anderson, Stuart P. [teacher High Sch of Commerce]
 Jones, Margt Mrs.[1959; comp Worc Telegram Publ Co; r 27 Chestnut; here in 1962 dir: Margt W.; comp Worcester Telegram & Gazette]
 Gordon, Margt. R. Mrs. [1959 dir. r 27 Chestnut; 1962 dir: clk Mass. Federated Foods r here]
 Straube, Edwin L. [here in 1959 dir.]
 Straube, Gretchen [Gretchen W.; sec. Philip H. Duprey]
Duprey Realty Corp.house \$6000; 2515 ft. \$1000; Corp. also owns 5 other properties
- 1970 1-3 Padula, Annabel [teacher City School Dept.]
 Chamberland, Adelard [not listed in 1970 City Dir.]
 Groh, Abby E. [lining maker H.H. Brown Shoe]
 Koffman, Israel [furn opr Presmet Corp.- metal goods mfrs.]
 Little, Mary Mrs. [retd]
 Casper, Agnes H. Mrs. [asmlr, Culver-Stearns]
Julia D. Tsivitsi & Achilea K. Kushtgini bldg. \$18,000; 3228 Ft. \$5000 (bldg includes 145-151 Pleasant St.) – Julia alone owns 2-4 Greenwood St. & 532 Pleasant St.
- 5 Holmes, Joseph J. [2 listed in City Dir – no additional info on 1, 2nd is instr HC [College of The Holy Cross] Manor Realty Trust, hse. \$5000; 1614 ft. \$800; it owns 3 other properties)
- 7 Brown, Eug [not listed in 1970 City Dir.]
 Pease, Grace E. [ofc sec Maher McCann & Talcott]
 Straube, Gretchen W. Mrs. [no occup. listed in 1970 dir.]
Barbara P. Peterson hse \$6000; 2515 ft. \$1000

INVENTORY FORM A CONTINUATION SHEET

WORCESTER ASHLAND STREET TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

V EU	WOR.1014 WOR:2946-2947
---------	---------------------------

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

BIBLIOGRAPHY and/or REFERENCES

Maps & Atlases

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

Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually.
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.
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- The Worcester Society Blue Book; Elite Family Directory and Club Membership*. New York: Dau Publishing Co., 1902-1924. Published annually.

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

INVENTORY FORM A CONTINUATION SHEET

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V	WOR.1014
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from SE

INVENTORY FORM A CONTINUATION SHEET

WORCESTER ASHLAND STREET TERRACE

MASSACHUSETTS HISTORICAL COMMISSION

Area Letter Form Nos.

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V	WOR.1014
EU	WOR:2946-2947

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View from NW



View from NE

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	WOR.1014
Historic Name:	Freeland, Charles W. House
Common Name:	
Address:	1-7 Ashland St
City/Town:	Worcester
Village/Neighborhood:	Elm Park
Local No:	130-L-34
Year Constructed:	
Architect(s):	Eddy, Henry W.; Emerson, William Ralph; Fehmer, Carl
Architectural Style(s):	Row House; Second Empire
Use(s):	Multiple Family Dwelling House; Other Commercial
Significance:	Architecture
Area(s):	wor.cr: Worcester Multiple Resource Area WOR.CY: Lincoln Estate - Elm Park Area WOR.V: Oxford - Crown Extension District
Designation(s):	Nat'l Register District (3/5/1980); Nat'l Register MRA (3/5/1980)



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

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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 12:18 PM

FORM B - BUILDING

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

NRMRA DIS
3/5/90
CR

Elm Park

In Area no. 130-L <u>Y</u>	Form no. <u>1014</u> 130-L-34
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in relation to nearest cross streets and other buildings. Indicate north.

Town Worcester
 Address 1-7 Ashland Street
 Name Freeland Block
 Present use residential/commercial

Present owner several

Description:

Date 1870

Source building notice

Style Second Empire/Panel Brick

Architect Emerson & Fehmer of Boston

Exterior wall fabric brick

Outbuildings (describe) none

Other features mansard roof, sandstone

lintels with stylized incised decoration,

decorative brick banding

store front & one storey

Altered addition #1-3 Date mid-20th c.

Moved no Date _____

5. Lot size:
One acre or less X Over one acre _____

Approximate frontage 100'

Approximate distance of building from street

10'

6. Recorded by C. DeMallie, ed. B. R. Pfeiffer

Organization Worc. Heritage Pres. Soc.

Date February 1978

(over)

7. Original owner (if known) Charles W. Freeland

Original use residential

Subsequent uses (if any) and dates same

8. Themes (check as many as applicable)

Aboriginal	<input type="checkbox"/>	Conservation	<input type="checkbox"/>	Recreation	<input type="checkbox"/>
Agricultural	<input type="checkbox"/>	Education	<input type="checkbox"/>	Religion	<input type="checkbox"/>
Architectural	<input checked="" type="checkbox"/>	Exploration/ settlement	<input type="checkbox"/>	Science/ invention	<input type="checkbox"/>
The Arts	<input type="checkbox"/>	Industry	<input type="checkbox"/>	Social/ humanitarian	<input type="checkbox"/>
Commerce	<input type="checkbox"/>	Military	<input type="checkbox"/>	Transportation	<input type="checkbox"/>
Communication	<input type="checkbox"/>	Political	<input type="checkbox"/>		
Community development	<input type="checkbox"/>				

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

Designed by Carl Fehmer and William R. Emerson, both of whom became prominent Boston architects, the Freeland Block is one of the city's few blocks of rowhouses to remain largely unaltered. The building retains its slate mansard roof, sandstone window trim, and bandings of decorative brickwork. The building's first owner, Charles Freeland, was a native of Boston whose connections with Worcester are not presently known. The later ownership of individual units in the block by deifferent people, suggests that Freeland built the row on speculation as four separate living units, unlike other rowhouses in the vicinity of Austin and Irving Streets, which seem to have been used as apartments from the beginning.

One of the more important residents of the Freeland Block was its builder, Henry W. Eddy. A prominent local builder, Eddy was listed at 7 Ashland Street from 1872 through the turn of the century. A native of Auburn, Eddy moved to Worcester in 1850, working as a carpenter. Later in the nineteenth century, Eddy's business expanded to become a contracting firm.

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

Evening Gazette, Nov. 1870. (bldg. notice).
Worc's Columbian Tribute (1893), H. W. Eddy bio.

FORM B – BUILDING

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

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

03-028-00018	Worcester North		WOR.466
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Town/City: Worcester

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

Photograph



View from SE

Address: 6 Ashland Street

Historic Name: Joseph & Sarah Griggs House

Uses: Present: Church Parsonage

Original: Two Family Residential

Date of Construction: 1849

Source: historic maps, deeds & directories

Style/Form: Greek 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 replaced

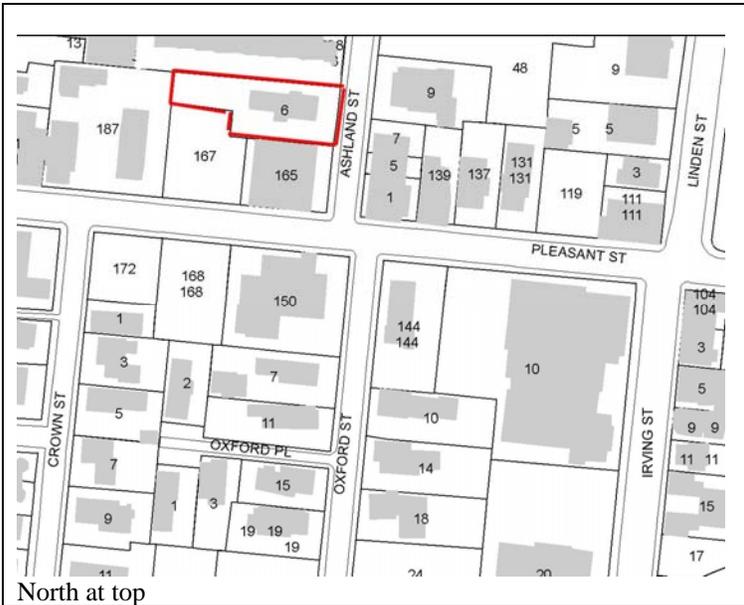
Condition: good

Moved: no yes **Date:**

Acreage: 0.2645 acres

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

Locus Map



North at top

Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

6 ASHLAND STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.466

Recommended for listing in the National Register of Historic Places.

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

ARCHITECTURAL DESCRIPTION:

The Joseph & Sarah Griggs House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.2645-acre lot on the west side of Ashland Street north of Pleasant Street. The lot is now bordered on the south by the Pleasant Street Baptist Church for which it has functioned as a parsonage since 1945; a mid-20th-century apartment house is located on the lot adjoining on the north. A paved driveway follows the north lot line to a paved parking lot in the rear of the parcel. A small front yard extends from the set-back house to a stone curb at the sidewalk. Stone steps lead up to the porch at the entrance. A paved sidewalk follows the south property line linking the rear parking lot with the street and a side entrance to the house.

The house's original wood clapboard siding has been covered with vinyl siding, with Greek Revival features, such as corner pilasters, bold roof-line entablatures with characteristic tall friezes, and window trim covered with vinyl as well. The front façade contains three bays with an entrance to one side. The existing entrance with a pair of glazed doors and ornate late Gothic porch were added sometime after the Civil War during the Pratt family's long occupancy. A Doric porch survives on the south façade extending from the front corner to a two-story cross-gable pavilion at the rear of the wall. It is possible that a similar porch on the front of the house connected to it, although there are tall windows extending down to the porch floor on the side, whereas the front windows are of normal size. A long two-story rear ell is aligned with the north wall; the junction is distinguished with a two-story bay window with beveled sides. There are no outbuildings. Window sash have been replaced.

The Joseph & Sarah Griggs House is an altered but still-distinctive example of a Greek Revival townhouse of the type built by Worcester's growing middle class in the antebellum period. Predating many of Crown Hill's similar residences, its decoration is less ornate; however, later alterations made an effort to update the house in that fashion.

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

6 ASHLAND STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WOR.466
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The two-story, two-family house at 6 Ashland Street was built in 1849 for tanner Joseph Griggs and his wife, variably named Sarah and Mary in censuses. The Griggs had lived previously around the corner 59 Pleasant Street (now a vacant lot at 167 Pleasant) and apparently moved to this house in their retirement while renting the Pleasant Street house. In 1850 their household included their daughter, Mary, her husband, Jonathan Munyan, a shoe manufacturer, and their two-year-old daughter, Jane. Shoemaker Amasa Alger and student Clark Russell, both teenagers, boarded with the family. In addition, a second family headed by shoe trader William W. Ayers, resided in the house. Ayers's wife, Emily, was born in Kentucky; her relationship to her namesake Emily C. Elam, 15 years of age, is unknown. By 1860, Joseph Griggs, who would have been 73 years of age, had died. His widow, Mary [aka Sarah], and daughters Mary Munyan and Almira Griggs remained in the house. Jonathan Munyan is not enumerated in the household, but his name appears on a deed three years later. The Munyans' daughter, Jennie, rounded out the family listing; there were no domestics or boarders. Restaurateur Lyman Taft and his young family constituted the other household.

In 1863 Joseph Griggs's heirs, his two daughters and son-in-law, conveyed the Ashland Street property to Abby C. and Sumner Pratt. The head of household was a retail dealer of manufacturers' supplies at 22 Front Street; the family moved to Ashland from nearby West Street. In 1870, Sumner Pratt was 60 years of age and his wife, Abbie, was 51 years. Their son, Frederick, who was in business with his father, and daughter, Emma, no occupation, lived with them, as did Sarah H. Reed, Abbie C. Pratt's sister (she is mistakenly described as a son-in-law in the 1880 census). The Pratts also employed a live-in domestic servant from Ireland, but the house functioned as a single-family dwelling throughout their ownership. By 1890 Sumner Pratt had died, with Abbie living in the house with daughter, Emma, and sister, Sarah H. Reed. Ten years later it was Emma and her aunt Sarah who constituted the household, with two Swedish servants, and by 1910 the house was occupied by Emma Pratt alone. In 1922, at sometime following her death, the house was sold to physician George A. Dix and Elizabeth M. Dix, his wife. They sold the house to the deacons of the Pleasant Street Baptist Church in 1945; the church, which was built next door around 1880, has used the house as a parsonage ever since.

SELECTED RESEARCH DATA

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

- 1847 Deed, 424:108, 27 Apr 1847, Edward Lamb to Joseph Griggs, \$1,000, bounded by Jos. Griggs on west

- 1849CD Griggs Jos, tanner, h. Ashland FIRST INSTANCE
 1848CD Griggs Jos, tanner, h. Pleasant

- 1850C *Dwelling 236, Household 291*
 Joseph Griggs, 63, tanner, \$17,000, b. MA
 Sarah [sic] Griggs, 49, b. NH
 Jonathan Munyan, 27, shoe manfr, b. CT
 Mary G Munyan, 29, b. MA
 Amasa Alger, 14, shoe maker, b. MA
 Jane G Munyan, 2, b. MA
 Clark Russell, 15, student, b. MA

Dwelling 236, Household 292
 Wm W Ayres, 37, shoe trader, b. MA
 Emily J Ayres, 33, b. KY
 Wm E Ayres, 8, b. MA
 Emily C Elam, 15, b. MA

- 1857M house depicted

- 1860C *Dwelling #794, Household #1049*
 Lyman Taft, 30, Restaurant, 0 / \$1,000, b. MA
 Mary A. Taft, 27, b. MA
 Marion L Taft, 4, b. MA

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

6 ASHLAND STREET

MASSACHUSETTS HISTORICAL COMMISSION

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	WOR.466
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-
- Ella A Taft, 2, b. MA
Dwelling #794, Household #1050
 - Mary [sic] Griggs, 0 / \$1,200, b. MA
 - Almira Griggs, 32, \$30,000 / 0, b. MA
 - Mary Munyan, 35, \$3,000 / 0, b. MA
 - Jennie Munyan, 10, b. MA

 - 1863 Deed, 663:245, 28 Mar 1863, Almira T. Griggs, Jonathan Munyan & Mary I. Munyan, his wife to Abby C. Pratt & Sumner Pratt, her husband, \$7,000, all that piece of land with buildings thereon

 - 1865CD Pratt Sumner, manuf'rs supplies, 22 Front, h. 2 Ashland

 - 1870M 4 Ashland: S. Pratt

 - 1870C Pratt Sumner, 60, sells manufrs supplies, \$20,000 / \$20,000, b. MA
 Abbie C, 51, keeping house, b. MA
 Frederick S., 23, dealer in manufrs supplies ret, 0 / \$2,500, b. MA
 Emma, 20, no occupation, 0 / \$2,500, b. MA
 Reed Sarah H, 35, no occupation, b. MA
 Doherty Bessie, 21, domestic servant, b. Ireland

 - 1880C Pratt Sumner, 70, dealer in manufrs supplies, b. MA
 Abbie C, 62, wife, keeps house, b. MA
 Emma, 32, daughter, at home, b. MA
 Edward, 28, son, clerk, manufrs supplies, b. MA
 Reed Sarah H, 24, son-in-law [sic], at home, b. MA
 Creold Cate, 24, domestic servant, b. NH

 - 1890HD Pratt, Abbie C., widow [widow of Sumner]
 Read, Sarah E. Miss, b -
Abbie C. Pratt, blds. \$4500; 18210 ft. \$10,400

 - 1900HD Pratt, Emma A., Miss -
 Read, Sarah E. Miss, b -
Emma A. Pratt, blds. \$4500; 18210 ft. \$11,500

 - 1910HD Pratt, Emma A., Miss -
Emma A. Pratt, blds. \$4500; 18210 ft. \$11,500

 - 1920HD Pratt, Emma A. Miss [1919 dir. same]
Emma A. Pratt, blds. \$5000; 11522 ft. \$11,500

 - 1922 Deed, 2274:97, 15 July 1922, Frederick S. Pratt, trustee, to George A Dix.

 - 1930HD Dix , George A. physician, h [1929 dir: wife Elizabeth M., working out of his home]
George A. & Elizabeth M. Dix; blds. \$5500; 11522 ft. \$11500

 - 1930C Dix George A, 55, head, owns, \$16,000, physician, b. ME
 Elizabeth, 57, wife, b. CT,

 - 1940HD Dix, George. A., phys h [same as 1929/30]
George A. & Elizabeth M. Dix; bldgs. \$5500; 11522 ft. \$5000

 - 1950HD Spinney, Herman A. Rev [wife, Sara L.; pastor Pleasant St. Baptist Church]

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

6 ASHLAND STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.466

Spinney, Eliz L. r [student nurse]
 Spinney, Douglas H. r [student]
 Spinney, Phyllis E. r [fnshr Paper Craft Products Inc.]
Pleasant St. Baptist Church Trustees (no other info listed)

1960HD McClelland, Peter Rev. [1959 dir: wife Majory (*sic*) G.; pastor Pleasant St. Baptist Church; not listed 1962 dir.]
 McClelland, Peter D. [not listed in 1959 nor 1962 dir.]
Pleasant St. Baptist Church Trustees (no other info listed)

1970HD Washburn, Stanley A. Rev. [wife Olga C., pastor Pleasant St. Baptist Church]
Pleasant St. Baptist Church Trustees (no other info listed)

BIBLIOGRAPHY and/or REFERENCES*Maps & Atlases*

- 1828 "Map of Worcester." From the *Worcester Village Register*.
- 1833 Stebbins, H. *Map of Worcester, Shire Town of the County of Worcester*. Boston: C. Harris.
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- 1851 Walling, Henry F. *Map of the City of Worcester*. [Boston?]: Warren Lazell.
- 1857 Walling, Henry F. *Map of Worcester County, Massachusetts*. Boston: Wm E. Baker & Co.
- c1860 Ball, P. *Map of the City of Worcester, Massachusetts*. [Worcester?]: Smith & McKinney
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- 1911 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1922 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

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INVENTORY FORM B CONTINUATION SHEET

WORCESTER

6 ASHLAND STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.466
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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from NE

INVENTORY FORM B CONTINUATION SHEET

WORCESTER

6 ASHLAND STREET

MASSACHUSETTS HISTORICAL COMMISSION
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.466
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View from SW

	WOR.466
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[Delete this page if no Criteria Statement is prepared]

National Register of Historic Places Criteria Statement Form

Check all that apply:

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

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

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

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

The Joseph & Sarah Griggs House is an altered but still-distinctive example of a Greek Revival townhouse of the type built by Worcester's growing middle class in the antebellum period. Predating many of Crown Hill's similar residences, its decoration is less ornate; however, later alterations made an effort to update the house in that fashion.

FORM B – BUILDING

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

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

03-029-00020	Worcester North		WOR.464
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Photograph



Town/City: Worcester

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

Address: 9 Ashland St

Historic Name: Union Church Parsonage

Uses: Present: Multiple Family Residential

Original: Single Family Residential

Date of Construction: 1887

Source: historic maps & deeds

Style/Form: Shingle Style

Architect/Builder: unknown

Exterior Material:

Foundation: brick

Wall/Trim: wood clapboard & wood shingle

Roof: asphalt shingle

Outbuildings/Secondary Structures:

Garage (attached)

Major Alterations (*with dates*):

Window sash replaced

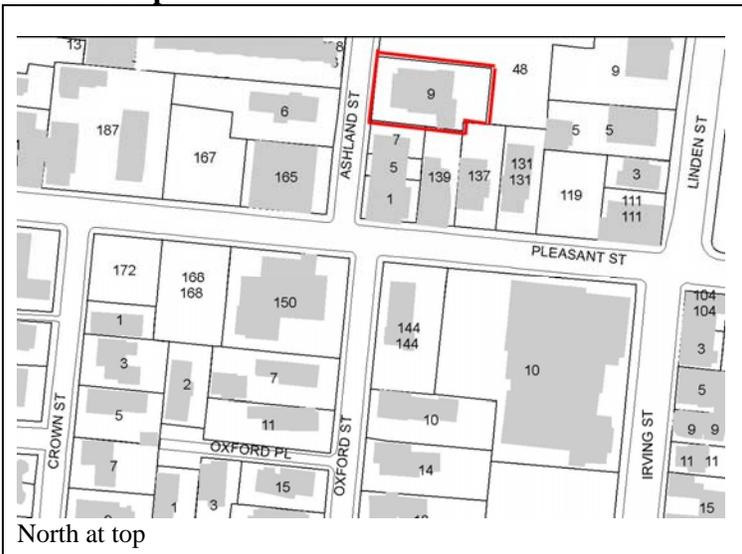
Condition: good

Moved: no yes **Date:**

Acreage: 0.2235 acres

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

Locus Map



Recorded by: Neil Larson, Larson Fisher Associates

Organization: City of Worcester Historical Commission

Date (*month / year*): June 2010

INVENTORY FORM B CONTINUATION SHEET

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Area(s) Form No.

WOR.464

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 Union Church Parsonage is a two-story wood frame single-family dwelling (now multiple) with a front gable roof. It is situated on a 0.2235-acre lot on the east side of Ashland Street north of Pleasant Street. The lot is bordered on the south by an older brick terrace (1-7 Ashland Street) on the northeast corner of Pleasant Street and on the north by a large paved parking lot where the All Saints Church rectory, as well as other historic houses, once were located. A paved parking areaway occupies the southwest corner of the lot, terminating at a one-story masonry garage added to the southeast corner of the house. There are small yards front and rear.

The house's original wood clapboard and patterned wood shingle siding is intact preserving the fundamental material of the Shingle Style design. The base of a brick chimney is exposed on the exterior in the center of the clapboarded first story of the front façade, although it has been painted. It is flanked by paired windows and surmounted by a jettied three-bay shingled second story with a framed panel in the center and single windows on the sides. The attic gable contains two windows with two intervening panels of similar size. The rounded-edge shingles cover this section with a wavy-edge pattern used in the apex above the windows. The roof eave on the north side of the façade extends down to the first story creating a shed roof annex in which the entrance is located. Tucked within a shallow recessed at the top of a short run of stairs, the entrance is framed by side lights and an arched transom in the Colonial style. Two-story cross-gable pavilions are centered both sides. The north one is located behind the entrance with a pent roof swooping down to the rear corner. The south pavilion has a bevel-sided first story and an oriel in the attic. There are smaller dormers in various location of the roof. Window sash have been replaced. A one-story cement block garage with a flat roof has been added later and attached to the rear of the south wall of the house.

The Union Church Parsonage is a rare and distinctive example of a Shingle Style house in the Crown Hill neighborhood. Built on a divided parcel that once also contained an earlier mansard house, the house is located in a border zone between Crown Hill and the more recently developed neighborhoods to the north. Its association with the Union Church and, later, Russell L. Hawes, inventor of a successful envelope folding machine adds to its 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

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listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

The distinctive two-story Shingle Style house was built as the parsonage for the Union Congregational Church (last at 15 Chestnut Street) about 1887, the year the lot on which it stands was deeded to the Union Society by Stowe F. Hawes and Manson D. Hawes, sons and executors of the last will and testament of Dr. Russell L. Hawes. Hawes was a physician who was also an industrial inventor. He designed the first commercially successful envelope folding machine; one that could produce 2,500 envelopes an hour.¹ Around 1865 the Hawes family moved from West Street to a new mansard house on the east side of Ashland Street. Russell Hawes died soon after, leaving his widow, Susie, with life tenancy. When she died, their sons divided the parcel and conveyed the northern section, with the house, to All Saints Church for their rectory (now gone). The southern section, which was vacant, was given to the Union Society, a Congregational Church then located on Elm Street, in 1887. It was on this parcel that the 9 Ashland Street house was built soon after.

Within 20 years, the Union Society sold the house to Charles Ranlet, a foreman at the American Steel and Wire Company on Grove Street. Ranlet's household included his wife, Josephine, young daughters Josephine and Frances, Croline M. Lovick, a French-Canadian nurse, and three female Irish servants. Josephine Ranlett was widowed by 1910 and by 1920 had sold the house to Richard C. and Gertrude E. Cleveland. The husband was president of Smith Green Company, which marketed lime mortar and other masons' materials. Their son 22-year-old, Bruce, a bank clerk, boarded with them along with an aunt, Maria A. Drury, 82 years of age, and two Irish servant girls. In 1926 Delores George bought the house and evidently ran a boarding house there for the next 22 years, a use the next owner, Mary E. Cosgrove, continued until 1957. The next owners, antique store owners Henry W. and Mary L. Listenik, also rented extra rooms to boarders. They sold the house in 1975 to Robert L. Yackels & Alan J. Wade.

SELECTED RESEARCH DATA

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

- 1870M not depicted; vacant southern part of house lot "Mrs. Hawes"
- 1887 Deed, 1245:567, 23 July 1887, Stowe F. Hawes & Manson D. Hawes, Leominster MA, executors of Last Will and Testament of Russell L. Hawes to Manson D. Hawes, trustee of Union Society. Northerly part (and house) to All Saints Church; southerly part to Union Society; Susie F. Hawes having had life tenancy.
- 1890HD Davis, Wm. V. W., clergyman [pastor, Union Church]
Stearns, Eliza C., Miss, b.
Union Society, bld. \$10000; 9306 ft. \$8900
- 1896M Union Society
- 1900HD Ranlet, Chas. Mr. & Mrs. [manager, 94 Grove –American Steel & Wire Co.]
Union Society, bld. \$8500; 9306 ft. \$10,200
- 1900C Ranlet Charles, 49, head, rents, foreman iron works, b. MA
Josephine L, 39, wife, b. MA
Josephine, 3, daughter, b. MA
Frances, 1, daughter, b. MA
Lovick Caroline M, 32, nurse, b. Fr. Canada
Lawler Agnes M, 22, servant, b. Ireland
Sullivan Julia, 22, servant, b. Ireland
Riordan Ellen, 35, servant, b. Ireland
- 1910HD Ranlet, Chas. Mrs. [Josephine L. widow of Charles]
Charles Ranlet heirs, bld. \$6000; 9731 ft. \$9700

¹ http://www.postalmuseum.si.edu/resources/6a2o_envelopes.html.

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- 1911M C. Ranlett Est.
- 1920HD Cleveland, Richard C. Mr. & Mrs. [1919 dir: pres. Smith Green Co. 25 Foster, rm 5 – lime cement & masons materials]
Cleveland, Bruce, b [1919 dir: U S A, bds 9 Ashland]
Drury, Thomas Mrs., b
Gertrude E. Cleveland, bld. \$6500; 9738 ft. \$8800
- 1920C Cleveland Richard C, 48, head, owns, proprietor wholesale ??? store, b. Eng. Canada
Gertrude E, 47, wife, b. MA
Bruce, 22, son, clerk banking co, b. MA
Drury Maria A, 82, aunt, b. NY
Harvey Bridget, 22, servant, b. Ireland
Mary, 20, servant, b. Ireland
- 1922M G. Cleveland
- 1926 Deed, 2408:56, 24 June 1926, Gertrude E. Cleveland to Dolores George
- 1930HD Givan, James A. physician [1929 dir: wife Thelma G.; office at 9 Ashland, h 61 Sagamore Rd.]
George, Delores Mrs. [not in 1929 dir; 1931 dir: *Dolores*, widow Frank W.]
George, Robert B. r [not in 1929 dir; 1931 dir: student]
Clapp, Ralph r [1929 dir: clerk 340 Main –State Mutual Bldg w/oodles of businesses/offices]
Simons, John r [1929 dir: John K., rep Old Colony Corp 332 Main]
Vogt, Frederick r [not in 1929 dir; 1931 dir: salesman, res 11 Oxford]
Delores George, blds. \$12800; 9738 ft., \$8800 – also owns 7 Ashland
- 1940HD Givan, James A. physician [Thelma G.; office at 9 Ashland, h 10 Paul Revere Rd.]
George, Dolores Mrs. [same as 1931 dir.]
Hunt, Geo. Clinton Mrs. r
Knight, Roscoe G. r
Hill, F. Whiting [wife Vivian N.; Beacon Leather Co. top lifts]
Hill, David N. r [salesman]
Delores George, bldgs. \$9800; 9738 ft., \$4500
- 1944 Deed, 2911:94, 30 Mar 1944, Dolores George to Mary E. Cosgrove
- 1950HD Cosgrove, Mary E.
Cosgrove, Michl E. r [comnr License Comn]
Staffe, Caroline Mrs.
Woodruff, Irving S.
Smith, Barbara r [home finder Worcester Children’s Friend Society]
Nixon, Lillian [clk]
Hill, Vivian N. Mrs [supvr Filene’s].
Mary E. Cosgrove; \$7500; 9738 ft. \$3800
- 1959 Deed, 4011:335, 20 Mar 1959, Michael E. Cosgrove, adm, est. Mary E. Cosgrove to Henry W. & Mary L Listenik
- 1960HD Lilley, Russell N. Mrs. [1959 dir: housemother, Blakeslee House, Clark Univ., h 157 Woodland; 1962 dir. h here but no occup. listed]
Fletcher, Grace [1959 dir. 2 by this name listed, neither living here; 1962 dir: h 81 Chatham;]
Smith, Barbara b [1959 dir: same as 1950]
Hill, Vivian N. Mrs. [1959 dir: widow of F. Whiting]
Leeper, Jean L. [1959 dir: youth director All Saints’ Episc. Church]

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Listenik, Henry W.[1959 dir: wife, Mae L.; mgr. Listenik Antiques; Mae works there too]
Henry W. & Mary L. Listenik; garage \$500, \$7000; 9738 ft. \$3800 –they also own 139-143 Pleasant, & 2 properties on June

- 1970HD Liturskis, Margt [not listed in 1970 city dir.]
 Hynes, Dorothy
 Listenik, Henry W. [wife Mary L.; mgr Listenik's Antique Shop; Mary works there too]
 Scanlon, Mary L. Mrs. [smstrs Ws Hosp]
 Horbacz, Stephanie P. [LPN Fairlawn Hosp. r56 Fruit St.]
 Walsh, Alice [bkpr Worc Dodge]
Henry W. & Mary L. Listenik, gar \$500, hse \$3800; 9738 ft. \$3800; they also own 139-143 Pleasant St.
- 1975 Deed, 5746:90, 24 Nov 1975, Henry W. & Mary L Listenik to Robert L. Yackels & Alan J. Wade

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 c1860 Ball, P. *Map of the City of Worcester, Massachusetts*. [Worcester?]: Smith & McKinney
 1870 *Atlas of the City of Worcester, Massachusetts*. New York: F.W. Beers & Co.
 1877 Wall, Caleb & S. Triscott. "Map of Worcester, Massachusetts – Showing oldest roads and location of earliest settlers." In Caleb Wall's *Reminiscences of Worcester*. Worcester: Tyler & Seagrave.
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- The Worcester Society Blue Book; Elite Family Directory and Club Membership*. New York: Dau Publishing Co., 1902-1924. Published annually.
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PHOTOGRAPHS (Neil Larson, 2009)



View from W



View from SW

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View from NE

	WOR.464
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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 Union Church Parsonage is a rare and distinctive example of a Shingle Style house in the Crown Hill neighborhood. Built on a divided parcel that once also contained an earlier mansard house, the house is located in a border zone between Crown Hill and the more recently developed neighborhoods to the north. Its association with the Union Church and, later, Russell L. Hawes, inventor of a successful envelope folding machine adds to its significance.