

# 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-02090	Worcester North		WOR.2948
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**Town/City:** Worcester

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

## Photograph



View from SE

**Address:** 58 Austin Street

**Historic Name:** Charles S. & Ellen L. Goddard House

**Uses:** Present: Condominium apartments

Original: Single Residential

**Date of Construction:** ca. 1869

**Source:** historic maps & directories

**Style/Form:** Second Empire

**Architect/Builder:** unknown

### Exterior Material:

Foundation: stone

Wall/Trim: asbestos cement shingle

Roof: asphalt shingle

### Outbuildings/Secondary Structures:

none

### Major Alterations (*with dates*):

Rear addition & conversion to three-family, ca. 1890

Asbestos cement shingles added, ca. 1960

Picture window added, ca. 1960

Partial sash replacement

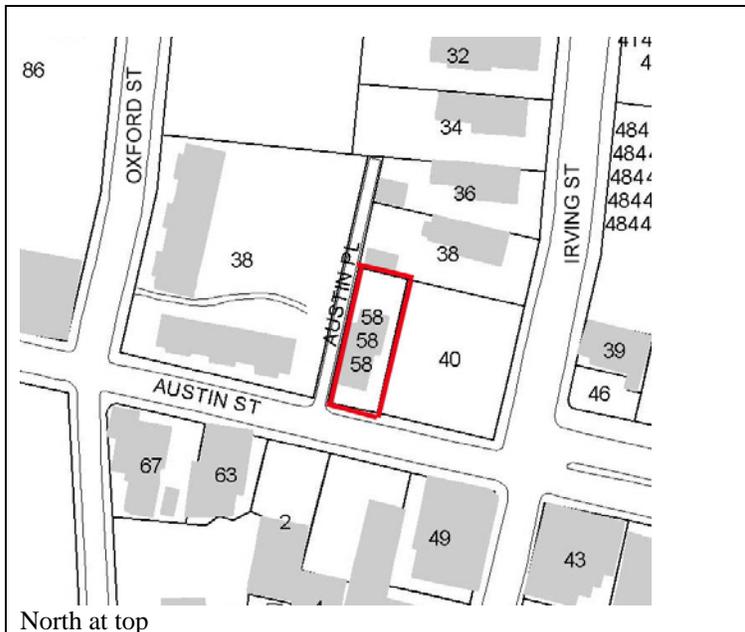
**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.0275 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-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

## Locus Map



**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

58 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2948

Recommended for listing in the National Register of Historic Places.

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

## ARCHITECTURAL DESCRIPTION:

The Charles S. & Ellen L. Goddard House is a two-story wood frame single dwelling (now condominium apartments) with a mansard roof. It is situated on a 0.0275-acre lot on the north side of Austin Street west of Irving Street. Austin Place abuts the east lot line; the narrow alley runs behind lots on the west side of Irving Street and opens on a large parking lot created in the center of the block. The rectangular lot is elevated above the street with the front lawn sloping down to the sidewalk and low stone retaining walls on the sides. There are small sections of lawn on the front (south) and sides of the house; the rear of the lot is paved.

The house has had asbestos cement shingles applied over its original wood clapboard siding, and a layer of brown asphalt shingles added to the mansard roof. The three-bay front façade has been altered with the recent addition of an entrance and picture window on the first story. Fenestration on the rest of the front and along the sides remains unaltered other than for selective sash replacement; a blank wall section on the west side corresponds with a staircase within the house. The mansard roof contains pedimented dormers in their original locations. The house was enlarged with a two-story mansard-roof rear addition when it was converted from a single- to a multi-family dwelling ca.1890. A multi-story rear porch, typical of three-deckers, also was added at this time, but has been altered more recently. There are no outbuildings.

The Charles S. & Ellen L. Goddard House is an example of mid-19<sup>th</sup>-century urban domestic architecture reflecting the taste for mansard roofs in the period. Converted to a three-family dwelling with a flat in the mansard associates it with the early stage of three-decker development in the city. Although altered, it is an intact survivor of mid-19<sup>th</sup>-century development in Crown Hill, as well as the increased density occurring later in the neighborhood.

## HISTORICAL NARRATIVE

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

**INVENTORY FORM B CONTINUATION SHEET**

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58 AUSTIN STREET

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Bootmaker Charles S. Goddard is first recorded in the city directory as residing at 28 (now 58) Austin Street in 1869, which likely is when the house was built. He first appears in the Worcester directories two years before, employed as a "clicker" and living at 10 William Street. Born in 1834, he is enumerated in the 1850 census, with his father George Goddard's household in Upton; both men were employed as bootmakers. By 1860, Charles and his Ireland-born wife, Ellen, were living in rented quarters West Boylston where he continued to work in the boot-making trade. In the 1870 census the Austin Street house contained two households, one comprised of the Goddards, their two young sons, three unmarried boarders and an Irish servant girl comprising one, and the other made up of boot factory worker Waldo G. Howe and his wife. Charles S. Goddard is identified as a boot manufacturer. He evidently had become a partner in D.G. Rawson & Co. the boot factory at 86 Austin Street.

By 1880 Charles S. Goddard and his family were living at 33 Irving Street, the north half of a brick double house, His business partner, Winthrop B. Fay, and his family lived next door at no. 35. The 58 Austin Street house was probably rented at this time. Goddard's eldest son, George A., was married and residing at 58 Austin in 1890. The city directory for that year identifies him as a shoe manufacturer and partner in Goddard Stone & Co. at 82 Austin Street, with partners A.m. Stone and sons George A. and Frank W. Goddard. (The factory is listed on the National Register and has been converted into condominium apartments.) The entry for the address in the 1890 house directory records George A. Goddard as living in a first-floor unit of a three-family house indicating that by this time the house had been enlarged by the existing rear addition and converted into a three-flat dwelling. Footprints on historic maps suggest that this addition was made sometime after 1886. The second-story unit was occupied by a household headed by Caroline Howard, a widow; carpenter Samuel May and his family occupied the third floor.

George A. Goddard was divorced by 1900 and living back in his parents' house at 33 Irving Street with his widowed mother and brother, Frank, and his wife. The 58 Austin Street house has been sold to Edwin W. Kerwin, a butcher. Both he and his wife, Frances, were first generation Irish-Americans; their daughter, Mary, had been born in 1899. Arthur K. Stowell, manager of J.G. Folsom & Co.'s furniture store at 580 Main Street, and his wife, Martha, lived on the second floor with lodger Levi G. Corbin, who is recorded as a reporter in the 1900 census and a coin wrapper in the house directory of the same year. The third unit was occupied by chiropodist Susan F. Raymond and her daughters, Carrie and Blanche, both working as clerks, and son, Ward, who was still in school. She was recorded in the census as having been divorced.

By 1920 ownership of the property had been transferred to Margaret F. and Alice Lee. Both were school teachers and lived with their widowed mother, Ann, an Irish immigrant. They rented one flat to widowed music teacher Emma A Corbin, who was enumerated with three boarders in the 1920 census, and the other to Henry J. Laurier, a machinist of French-Canadian descent, whose household also contained two boarders along with his wife, Gertrude, and infant daughter.

Harry F. and Margaret A. Dombroske, who lived at 139 Austin Street, bought the property from the Lee sisters around 1930, who continued to live in the house. Harry F. Dombroske worked as a clerk for the street railway. The house would be owned by non-residents for many years after and tenants came and went on a regular short-term basis, with the lone exception of carpenter John H Bosquet and wife, Delia, who stayed in their flat for twenty years. In 1960 Felix J. and Hortense V. Brissette were owners of record and evidently resided at the 58 Austin into the 1970s.

**SELECTED RESEARCH DATA**

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

1857M Not depicted

1867CD Goddard Charles S. clicker, h 10 William FIRST APPEARANCE

**1869CD Goddard Charles S. clicker, h 28 Austin FIRST INSTANCE**

1870M #28 no name

1870 C *Dwelling 219/ Household 525*  
 Goddard Chas S, 36, Boot Mfr, \$5000/\$1000, b. MA  
 Ellen L, 32, Keeping House, b. Ireland  
 Geo A, 8, at school, b. MA  
 Frank W, 7, at school, b. MA

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Frazer Maggie, 28, Clerk Fancy Goods Store, b. MA  
 Crocker Henry A, 38, Works Organ Factory, 0/\$1000, b. MA  
 Osgood Charles, 20, Clerk Hardware Store, b. MA  
 Godfrey Ellen, 22, Domestic Servant, b. Ireland  
*Dwelling 219/ Household 526*  
 Howe Waldo G, 37, Works B & Shoe Factory, \$4000/\$1000, b. MA  
 unintelligible [wife], 37, Keeping House, b. Maine

1886M C.S. Goddard

1890HD Goddard G.A. shoe manuf. 1 CD: Goddard Stone & Co. (Charles S. Goddard, A.M. Stone, F.W. & G.A. Goddard),  
 boot manufs, 82 Austin (adv.)  
 Howard Caroline, widow 2  
 May Samuel, carpenter 3  
 Smith L.D. organ maker, b.  
*Chas. S. Goddard, bld. \$3500; 4417 ft. \$2700*

1896M C.S. Goddard

1900HD Kirwin Edw. W. Mr. & Mrs. 1  
 Stowell Arthur K. clerk 2 CD: mgr. 580 Main (J.G. Folsom & Co., furniture)  
 Corbin L.G. coin wrappers, b., CD: Corwin Levi G. National Coin Wrapper Co.) 84 Front  
 Raymond Susan F. Mrs. 3 CD: Raymond Susan S. chiropodist 527 State Mutual Building  
 Raymond Carrie F.I. Miss, b. CD: clerk 56 Front (Brewer & Co., apothecaries)  
 Raymond Blanch E.B. Miss, b. clerk  
*Kerwin Edwin W. bld. \$3500; 4417 ft. \$2700*

1910HD Kerwin Edward W Mr & Mrs 1  
 Hodgeman Marion A Mrs 2  
 Hodgeman Clair A inspector b  
 Corbin Emma A music teacher b  
 Gardner Harriet E Mrs b  
 Wood Rose L Mrs 3  
 Walker Addie H watchman b  
*Kerwin Edwin W. bld. \$3500; 4417 ft. \$2700; also owns 11 Preston*

1911M E.W. Kerwin

1920HD Lee Ann Mrs  
 Lee Margaret F b  
 Lee Alice A b  
 Gardner Harriet Mrs b  
 Corbin Emma A music tchr b  
 Wood Thomas b  
*Lee Margaret F & Alice A. bld. \$3500; 4417 ft. \$3100*

1922M M.F. &amp; A. Lee

1930HD Lee Ann Mrs  
 Lee Margaret F b  
 Lee Alice A b  
 Cohen Louis  
 Graham Chester W  
 Graham Nora Mrs r  
*Dombroske Harry F. & Margaret A. bld. \$5500; 4417 ft. \$3100, also own 139 Austin*

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- 1940HD Bousquet John H CD: (Delia) carp  
Provost Saml r  
McCarthy Catherine C Mrs CD: widow Wm H  
McCarthy C Agnes r CD: clk  
McCarthy Wm J r CD: chauf Worcester Mkt  
Knight Eliza D Mrs r CD: widow Herbert P  
Pierce Etta G Mrs CD; widow Jos L  
Pierce Kenneth E r CD: clk Edward E. Taft (grocer 1064 Pleasant)  
*Dombroske Harry F. & Margaret A. bld. \$4000; 4417 ft. \$3000, also own 139 Austin  
CD: clk RyMS h. 139 Austin*
- 1950HD Bousquet Delia M Mrs  
Robinson Elsie Mrs r  
Wood Rose Mrs r  
McCarthy Cath C Mrs  
McCarthy Wm J r  
Phifield Warren V r CD: (Rita) machinist Christie & Thompson Inc (automotive distributors)  
Badjo Vita CD: clerk  
Badjo Philip V r CD: shipping clerk  
Herzog Robt F r CD: (Harriet) Castle Market, 746 Main (Aphrodite Badjo & Robt F Herzog) grocery  
*Lavine Philip H & Lena. bldg. \$4000; 4417 ft. \$3000, also own 5 Wabash & 59 King  
CD: Levine Philip H (Lena) h 5 Wabash Ave*
- 1960HD Berthiaume Julia Mrs r  
Schagnon Arth J r  
Drohan Sadie Evid r  
Brissette Donald  
Lufkin David B  
Zmysolowski Chester P  
*Brissette Felix J & Hortense V house \$4000; 4417 ft. \$3000*
- 1970HD Brissette Felix J  
Brissette Donald L  
*Brissette Felix J & Hortense V*

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- 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.
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WORCESTER

58 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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- 1901 *Worcester Index for 1901.*
- 1911 *Richard's Atlas of the City of Worcester, Massachusetts.* Springfield, MA: L.J. Richards & Co.
- 1922 *Richard's Atlas of the City of Worcester, Massachusetts.* Springfield, MA: L.J. Richards & Co.
- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

*Directories and Census*

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

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

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

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

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**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

58 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

**INVENTORY FORM B CONTINUATION SHEET**

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View from NE

**National Register of Historic Places Criteria Statement Form**

Check all that apply:

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

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

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

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

The Charles S. & Ellen L. Goddard House is an example of mid-19<sup>th</sup>-century urban domestic architecture reflecting the taste for mansard roofs in the period. Converted to a three-family dwelling with a flat in the mansard associates it with the early stage of three-decker development in the city. Although altered, it is an intact survivor of mid-19<sup>th</sup>-century development in Crown Hill, as well as the increased density occurring later in the neighborhood.

The House is a contributing component in the design and social history of the Crown Hill neighborhood.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2844
<b>Historic Name:</b>	Peirce Block
<b>Common Name:</b>	Gates Block
<b>Address:</b>	63 Austin St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Classical Revival
<b>Use(s):</b>	Apartment House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	
<b>Designation(s):</b>	



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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Wednesday, July 11, 2012 at 12:03 PM

**FORM B – BUILDING**

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

	WORCESTER NORTH		2844
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**Town** Worcester

**Place** (neighborhood or village)

Piedmont

**Address** 63 Austin Street

**Historic Name** Peirce Block

**Uses: Present** Apartment house

**Original** same

**Date of Construction** 1898

**Source** City & House Directories

**Style/Form** Classical Revival

**Architect/Builder** unknown

**Exterior Material:**

**Foundation** stone

**Wall/Trim** brick

**Roof** asphalt

**Outbuildings/Secondary Structures** none

**Major Alterations** (with dates)

Storefront & window replacement, c. 1990

**Condition** good

**Moved**  no  yes **Date**

**Acreage** 3,554 sq. ft.

**Setting** The building is sited on a rectangular lot on the southwest side of Austin Street southeast of the intersection of Oxford Street. One block northeast of Chandler Street, the building is situated in a mixed industrial/commercial zone with other working-class dwellings. The historic Crown Hill neighborhood is located up the hill to the northeast

**SEE ATTACHED MAP**

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

**Organization** City of Worcester Historical Commission

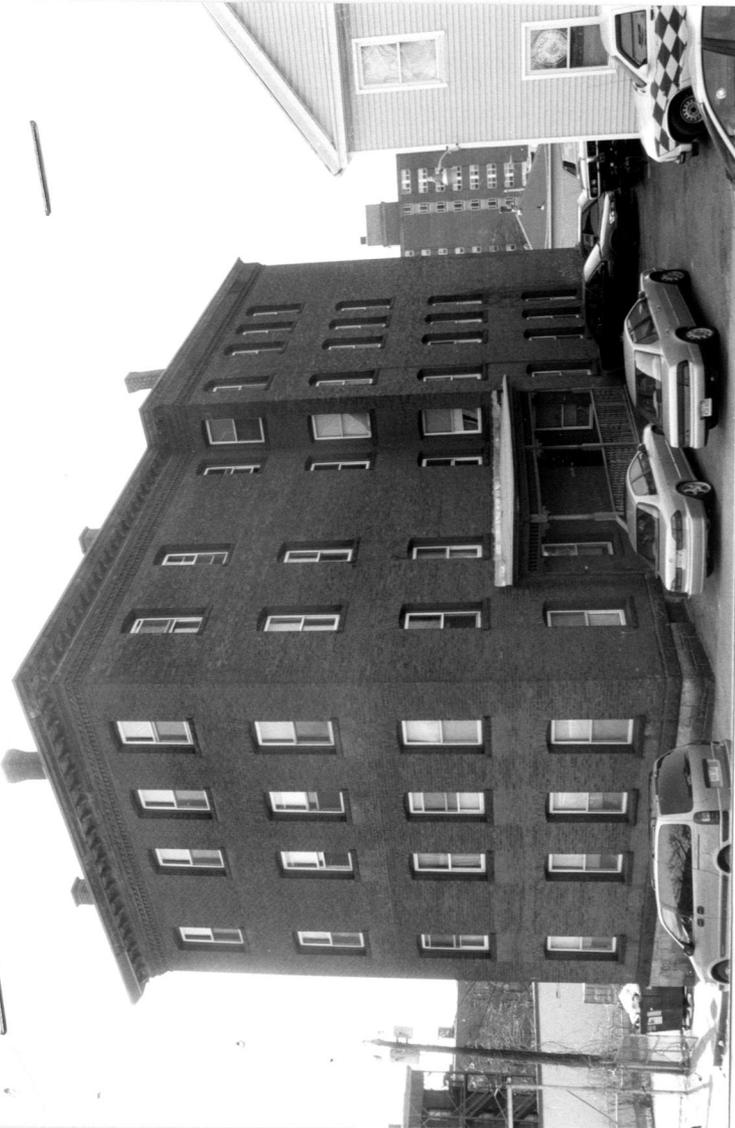
**Date** (month / year) August 2005

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SEP 30 2005

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



# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
63 AUSTIN ST

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

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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.*

The Peirce Block is a rectangular brick tenement building that virtually fills its small lot. The lot slopes towards the southwest (Chandler Street) exposing the basement level on that end. The basement is constructed of cut stone except where it is exposed on the rear or southwest end, which is constructed with brick. Built in 1898, it replaced a smaller dwelling. It presents a narrow end to Austin Street with a four-story four-bay façade comprised entirely of windows that are vertically aligned but irregularly spaced horizontally. The entrance is roughly in the center of the northwest side of the building in a slight recess where the wall bumps out about five feet or enough for an additional window bay. A one-story wood porch with turned posts, balustrade, and spindle frieze distinguishes the entrance extending nearly to the street façade. The southerly rear corner is notched and contains a five-story wood porch with exterior fire stairs extending down to ground level. The existing wood structure is a recent replacement that was evidently patterned after the original design. Windows set within brick openings with segmental arch heads; what were originally two-over-two wood window sashes have been replaced with one-over-one metal sashes. A textured brick frieze course at the roof line is the only embellishment visible in the masonry. The bracketed cornice on the front and side facades (it terminates at the bump-out on the northwest side) was fabricated from metal and has lost all its paint.

The interior contains two living units on each of the four floors with one potential unit in the section of basement exposed in the rear of the building. From the exterior, it appears that the units are divided front and back by stairs and halls in the center of the building where the entrance and blank wall sections are located.

## 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.*

A building has been located on this lot prior to 1870. Located at the southerly base of Crown Hill and only one block removed from Chandler Street, Austin Street developed as a mixed-use industrial/commercial zone with working-class dwellings and boarding houses mixed in. Owners and occupants have been in flux for most of its history. Nathan H. Gray, a varnisher, is the earliest resident of a single family dwelling located at 63 Austin Street in this period; the notation of his name on the 1886 city atlas suggests that he was the owner.

By 1896 George Peirce was the owner of the house, and the House Directory published in the same year indicated that two families were residing there: Isaac B. Nichols, a sexton, on the first floor and Milton Cleworth, a painter, in a basement unit. The lot slopes rather steeply towards Chandler Street and the basement of the present building is fully exposed on the rear or southwest side. This allowed Peirce to divide an

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apartment off from the rest of the house to increase rental income. Upstairs, the sexton housed a boarder – coachman William Locke – to mitigate his housing costs. The 1896 City Directory described George Peirce as a carpenter and real estate dealer; e resided nearby at 209 Austin Street. Peirce advertised in the directory and announced “Several new houses for sale. Modern built houses to rent. Valuable building lots in different parts of the City for sale.” (p. 604)

Within two years of George Peirce’s acquisition of the house at 63 Austin Street, it was demolished and replaced with a plain four-story brick tenement with two living units on each floor and, possibly one in the basement. The building was fully rented by the time the 1898 House Directory was published, although it was not reflected in that year’s real estate record, which had assessed the building at the address at only \$1,200. James Pryor, a rope manufacturer, resided on the ground floor with three boarders: a steamfitter, plumber, and carpenter. Benjamin Williams, a grocer, occupied the other ground floor apartment. A piano salesman and carpenter lived on the second floor, a printer on the third (the occupation of the other third floor renter was not divulged), and a woodworker and shoemaker on the top. The surnames were a mix of English and French Canadian.

By 1900, Peirce had sold the property to Charles B. and Ida E Gates. As was common practice, Ida E Gates was recorded as the owner to shield their private investment from the finances of her husband’s business. Charles B. Gates was the proprietor of John Gates’ Sons, a lumber company located at 179 Union Street. Like Pierce, being close to the construction trade, the Gates had ample opportunity to invest in growing demand for housing in Worcester during this period. In addition to their home at 10 Charlotte Street, the Gates owned two brick tenements: one at 722 Main Street and the latest at 63 Austin Street. By the time the Gates’ ownership of the tenement at 63 Austin Street was recorded, its value had increased to \$10,000.

Over the next decade, tenants came and went; there was little stability in worker housing. While all the names of heads of household had changed by 1911, the ethnic make-up of the building remained mostly English and French Canadian. Mary L. Trudeau, a widow, lived on the first floor with her two daughters, both milliners. Two other French Canadian widows, Mrs. E.A. Cadoret and Mrs. Delia Rivard resided on the third and fourth floors, respectively; the latter boarded two French Canadian leatherworkers. Harold L. Tibbitts, a lastmaker, and Arthur Graham, a horseshoer, headed families on the second floor. Frank and George Sawyer, the latter employed as a wire worker, and Miss Ida Williams boarded with the Grahams. On the third floor, master mechanic Jerry B. Long’s household included his widowed mother. The only variable in the tenant list, and indication of changing immigration in the city, is the presence of Armenian Manoog K. Shooshan, a confectioner, on the first floor.

By 1922 the Gates had sold the property to Thomas J McManus, a plumber who owned more than 20 other properties in the city with a combined value of \$170,000. The 63 Austin Street building was assessed at

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
63 AUSTIN ST

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

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\$30,000. Only the Graham family remained from 1911, and the O'Hara family and the widow Theresa A. Carty indicate an Irish presence, perhaps associated with the new owner. The property had changed hands again by 1928 when the Linbrod Realty Company was listed as the owner and the building assessed at \$25,000, indicating that real estate values in this part of the city, if not in Worcester as a whole, were starting to decline. The O'Haras held over from six years earlier with new English, French Canadian, Irish, Scandinavian, and Lithuanian surnames on the tenant list. Balter Realty Co. assumed title to the property in 1940 when the building's value had dropped to \$15,000. This was one of more than 25 properties owned by the company. Local hardware store owner Myer Rosen owned the building in 1952 and Israel Agbey held the title in the 1960s and 1970s. Throughout this period the property declined in value, although for the first time many tenant names carried over into the succeeding decade. In the 1975 House Directory listing, five of the eight residents were retired implying that another turnover was due in the coming years. Agbey also owned the property next door (67-69 Austin St, MHC # 2818)

## SELECTED DATA FROM CITY & HOUSE DIRECTORIES

### Maps

1870: previous house indicated  
1878: lot appears to be vacant  
1886: previous house indicated, N.H. Gray  
1896: previous house indicated: G. Peirce  
1911: previous house indicated: I.E. Gates  
1922: present brick building indicated: T.V. McManus

### Data from Selected House & City Directories

1886 CD: Gray, Nathan H. varnisher, h. r. 63 Austin  
1888 HD: Knibbs John W. stable  
1896 CD: Peirce, George, carpenter and real estate dealer, 209 Austin, house do. – *see page 604* from ad: "Several new houses for sale. Modern built houses to rent. Valuable building lots in different parts of the City for sale."  
1896 HD: Nichols Isaac B. sexton 1

# INVENTORY FORM CONTINUATION SHEET

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Locke William, coachman, b.  
Cleworth, Milton, painter 0

**1898** HD: Pryor James rope manufr. 1  
Brusky J.T. steamfitter, b.  
D'Orsay F.S. plumber, b.  
Whitney F.L. carpenter, b.  
Williams Benjamin, grocer  
Bates Edward, pianos 2  
Rose Frank J. carpenter  
Pease Ithiel 3  
Felt W.E.W. printer  
Schofield C.W. woodwkr 4  
Crane Edwin M. shoemaker

Owner: Peirce George 63 Austin, bld. \$1200; 2753 ft. \$1800

1900 HD: Owner: Gates Ida E. 10 Charlotte, blds. \$4000; 21085 ft. \$3500  
Ararat, 28 acres, \$1500  
Burncoat, 5 ½ acres, \$1700  
63 Austin, bld. \$15000; 2753 ft. \$1800  
Abbott blds \$1300; 15460 ft. \$1900  
Also Gates Charles B. 722 Main, bld \$10000; 4500 ft. \$5000  
Also Gates Charles B. & Ida E. 179 Union blds \$3000; 37337 ft. \$28000

1905 CD: Gates Charles B. (John Gates' Sons), 179 Union, h. 10 Charlotte or. Clifton  
Gates John's Sons, C.B. Gates, propr. Lumber dealers, 179 Union

1911 HD Shooshan Manoog K confectionery 1  
Trudeau Mary L Mrs  
Trudeau Mary G milliner b  
Trudeau Elmira M milliner b  
Tibbitts Harold L lastmaker 2  
Graham Arthur C horseshoer  
Sawyer Frank B b  
Sawyer George wireworker b  
Williams Ida Miss b

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Cadoret E A Mrs 3  
Long Jerry B master mechanic  
Long Ella V Mrs b  
Long Willard J b  
Rivard Delia Mrs 4  
Sylvester Joseph leatherworker b  
Fontaine Edward R leatherworker b  
White William H blacksmith  
Waite Edna Mrs b

Owner: Ida E. Gates

1922 HD: Carty Theresa A  
O'Hara Dennis M  
O'Hara Charles F b [*machinist*]  
O'Hara Ella F b [*hairdresser 438 Main rm 404*]  
O'Hara Mary M b [*clerk 541 Main*]  
Seymonds John b  
Crockett Louisa F Mrs  
Maynard Lizzie Mrs b  
Plummer Louis E [*machinist*]  
Murray John H [*watchman*]  
Murray George D b [*salesman 274 Main rm 309*]  
Porter Royal A b  
Graham Arthur C Mr & Mrs [*fireman Belmont Hospital*]  
Graham Chester W b [*clerk*]  
Dextra Frank Mrs [*Agnes C.*]

Owner: McManus Thomas J. 63 Austin, bld. \$30000; 2753 ft. \$2000  
Plus 24 other properties with buildings and lots totaling \$170,000

1922 CD: McManus Thomas J. plumber 128 Millbury h 40 Richards

1928 HD: Mahoney J A Mrs  
Bejoran Harry  
Benoit Louis  
Champeau Mary L r

# INVENTORY FORM CONTINUATION SHEET

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Johnson George r  
O'Hara Dennis  
O'Hara Charles F r  
O'Hara Mary r  
Cohen Louis  
Bond Everett  
Ried Philip  
Woodman Harry r

Owner: Linbrod Realty Corp., 551-563 Main and Federal, bld. \$50000; 7893 ft. \$236800  
63 Austin, bld. \$25000; 2753 Ft. \$2000  
64-74 Austin blds. \$45000; 9303 ft. \$7000

1940 HD

Crocker John M  
Horan John J  
Wilson Marie E Mrs  
Haggerty John E r  
Haggerty Mary E Mrs r  
Haggerty Wm J r  
Marcille Wm J  
Marcille Loretta A r  
Auger Paul r  
McMahon Norman J  
Lynch Mary Mrs r  
Lynch Robt F r  
Brousseau Alice E Mrs  
Brousseau Cecile Mrs r  
Brousseau Irene A r  
Brousseau Leon N r  
Brousseau Roland F r  
Walker Irene Mrs  
Walker Helen M r  
Bostwick Ernest H  
Bostwick Violet P r

Owner: Balter Realty Co 63 Austin bldg \$1500[?]; 2753 ft. \$2000  
Plus 25 other properties

**INVENTORY FORM CONTINUATION SHEET**

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1952 HD Efer Edith Mrs  
Peruta Wm [opr]  
Peruta Victor r [opr]  
Johnson Carl H [(Helen D) springwinder G.F. Wright Steel & Wire Co. 243 Stafford]  
Donovan Francis J [(Irene G) gringer Loring Coes Co]  
Landry Ella M [waitress]  
Bjorndal John E [(Marion)(Gray & White Store) grocer]  
McTigue Mildred M Mrs  
McTigue Marilyn J r [repr]  
Spring Florence M r  
Rice Chas R [(Victoria M) clk Thos A Hickey Inc. (meats)]

Owner: Rosen Myer trus (Milford) 63 Austin bldg \$15000; 2753 ft. \$2000  
Plus 4 other properties

1950 CD: Rosen Myer paints 616 Millbury r 63 Austin  
Rosen Myer (Celia) hardware h 237 Harding

1962 Fors Wm  
Ferguson Robt  
Fitzgerald Wm r  
Fitzgerald Wm P  
Bikes Donna  
Johnson Carl H  
Tonelli Alf  
McTigue Mildred M Mrs r  
Bailey Wm r  
Spring Florence Mrs  
Bjorndal John E

Owner: Agbey Israel, 63 Austin, block \$10,000; 3,554 ft \$2,500  
67 Austin & 50-52 Oxford, house \$4,000; 5,666 ft \$3,500  
[not listed in CD]

1975 Fitzgerald Wm P [(Bertha D) mach opr Owens Illinois]  
Fors Wm I [retd]

**INVENTORY FORM CONTINUATION SHEET**

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Johnson Carl H [*(Helen M) retd*]  
McTigue Mildred M Mrs [*retd*]  
Tonelli Alf R [*(Georgianna) fcty wkr Cover Corp*]  
Spring Florence M Mrs [*retd*]  
Bailey Wm [*retd*]  
Burgos Efigenia [*new listing*]  
Vacant

Owner: Agbey Israel [*not listed in CD*]

**INVENTORY FORM CONTINUATION SHEET**Town  
WORCESTERProperty Address  
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**BIBLIOGRAPHY and/or REFERENCES** *see continuation sheet**Maps*

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- 1878 Triscott, S.P.R.. Map of the City of Worcester. Boston: G.H. Walker.
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*Directories and Census*

- The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.
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- The Worcester House Directory. Boston (then Malden): R.L. Polk & Co., 1939-. Published semi-annually.

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.*



63 AUSTIN ST.



50

50

WELLINGTON

54  
4-73

JADUCKS AV



56

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

Community      Property Address  
WORCESTER      63 AUSTIN STREET

Area(s)      Form No.

	2844
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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 four-story, brick apartment building located at 63 Austin Street is significant as an intact and distinctive example of this important housing type in the city. Built in 1898, with two apartments per floor, it represents the transition from the traditional floor-through lay-out of "flat" dwelling units found in most brick apartment blocks built before 1900 to smaller and more consolidated one-bedroom apartment plans popular in the 1910s and 1920s. The building retains its original pattern of fenestration, metal roof cornice, wood entrance porch and exposed rear porches and stairs. An architect has not been identified for this building. George Peirce, who advertised in the city directory as a carpenter and real estate dealer, was the owner when it was built.



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2845
<b>Historic Name:</b>	Kelley, Abner - Greenwood, Herbert C. Rental House
<b>Common Name:</b>	Goulding, Charles F. - Fitch, Julia House
<b>Address:</b>	67 Austin St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	
<b>Year Constructed:</b>	C 1870
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Greek Revival
<b>Use(s):</b>	Abandoned or Vacant; Boarding House; Multiple Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	
<b>Designation(s):</b>	



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.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

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Wednesday, July 11, 2012 at 12:04 PM

**FORM B – BUILDING**

MASSACHUSETTS HISTORICAL COMMISSION

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

	WORCESTER NORTH		2845, 2846
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**Town** Worcester

**Place** (neighborhood or village)

Piedmont

**Address** 67-69 Austin Street

**Historic Name** Kelley-Greenwood Rental House & Store

**Uses: Present** Multi-Family Residence & Store

**Original** Multiple-Family Residence

**Date of Construction** c. 1870; 1928

**Source** City & House Directories

**Style/Form** Greek Revival

**Architect/Builder** unknown

**Exterior Material:**

**Foundation** stone

**Wall/Trim** vinyl clapboard siding

**Roof** asphalt

**Outbuildings/Secondary Structures** none

**Major Alterations** (with dates)

Kitchen addition on side, 1890

Concrete block store, 1928

**Condition** fair

**Moved**  no  yes **Date**

**Acreage** 5,666 sq. ft.

**Setting** The building is sited on the southerly corner lot of the intersection of Austin and Oxford streets. One block northeast of Chandler Street, the building is situated in a mixed industrial/commercial zone with other working-class dwellings. The historic Crown Hill neighborhood is located up the hill to the northeast.



SEE ATTACHED MAP

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

**Organization** City of Worcester Historical Commission

**Date** (month / year) June 2005

RECEIVED

SEP 30 2005

MASS. HIST. COMM

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

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
67-69 AUSTIN ST

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
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## ARCHITECTURAL DESCRIPTION

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

The two-story wood frame house at the core of the multiple-unit residence at 67-69 was built c. 1870 as a multiple family dwelling. Situated on the southeasterly corner of the intersection of Austin and Oxford streets, its three-bay front façade faces Austin is distinguished by an enclosed pediment in the gable and a trabeated entrance on one side. The entrance likely was further embellished with a Greek Revival-style porch, but that and other characteristic embellishments, such as wide corner pilasters and frieze boards, were removed or concealed when the present vinyl clapboard siding was installed. Window sash and doors have also been replaced.

The rectangular two-story block is three bays wide on the front and four bays deep on the side. Three additions were made to the house. A two-story wing of was added to the rear (southwest) side of the house by 1878 that nearly doubled the floor space of the building and created larger dwelling units. A two-story, flat roof ell was also added to the Oxford Street side of the house. A chimney on the outside wall suggests its kitchen function. It is offset a few feet to the southeast side and has an exposed basement on at the rear where the topography declines towards Chandler Street. In 1928 a one-story store was constructed in the space between the house and the sidewalk at the street corner. Built using rock-faced molded concrete block, it was chamfered at the corner where the store entrance was located. This space was filled with a domestic window installed when the store was converted to a dwelling in the 1950s. There is a large display window and a door on the Austin Street façade, both of which appear to have been altered form the original.

## 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 1886 city map indicates that Abner Kelley owner the property at that time. This information is confirmed in real estate record in the 1890 house directory, which identified Kelley as the owner and placed a value of \$2500 on the building. Abner Kelley appears as early as 1870 in the city directory where he is recorded as a wood and lumber dealer living on Merrick Street.

During the 1880s and 1890s the house is occupied by Charles F. Goulding and his family, which included his widowed mother as a boarder. Another widow, Julia Fitch, is also listed as the head of another household. Goulding was recorded as being a clerk in 1888, a provisioner in 1890 and a bookkeeper in 1896. By 1890 there was a better indication that the house contained two units with the Gouldings in one and Julia Fitch and her daughter, Ida, in the other. Apparently, a two-story ell was added to the Oxford Street side of the house at this time to provide independent kitchens for the units.

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Abner Kelley died on April 12, 1895 at age 81. (1896 City Directory) and the property fell to his heirs. Jeremiah Hennessey, who operated a real estate office in his home at 130 Vernon Street, was the next owner. Hennessey owned eight other rental properties in the city. At this time the building was assessed at a value of only \$1,500. The predominant resident at this time was Mrs. Mary Javery, a French Canadian widow. In the early years her sons Frank, a weaver, and Armon, a fireman, boarded with her, but once they married and established their own households, she took in other unrelated boarders with French Canadian surnames.

Jeremiah Hennessey died in the meantime and his heirs sold the property in 1922 to Herbert C. Greenwood who operated an automobile repair shop at 64 Austin Street and a lodging house next door at 60-62 Austin. Greenwood enlarged the house with an addition on the rear and created new rental units with addresses around the corner at 50-52 Oxford Street. In 1928 a concrete block structure was constructed on the corner to contain Joseph E. Turgeon's bakery. With these additions, the value of the building was increased to \$2,900. Greenwood owned the property until 1940 when he disappeared from the directories. In that year Frank J. Chaput, a furniture mover, was living at #67 and operating a market in what was formerly the bakery space at #69. Chaput, a French Canadian, and his wife, Bernice, emerged as the owners in the next house directory.

In 1952 the Chaputs continued to reside in the house along with four other households at #67: Kenneth P. Moran, a bartender, with his wife, Lois; Mrs. Corrine Bercume (widow of Walter) and her son Euclide, who was in the U.S. military; Carl and Bertha Packard; and chauffeur Joseph E.G. Latour and his wife, Eleanor. The house directory also places Louis Welch, a helper, and his family at #67 ½, and Robert Lucier in #69, the old bakery/store. From this point on, the concrete block extension was either used as a dwelling or was left vacant. The value of the building in 1952 was assessed at \$4,000.

Isreal Agbey bought the property by 1962; he also had purchased the four-story brick tenement next door at 63 Austin Street (MHC # 2817). Agbey was not listed in city directories during the time he owned the house in the 1960s and 1970s. In 1962 there were three households residing at #67 and #69 was vacant. Two of the four dwelling units listed at #67 in 1975 were vacant and a new tenant was recorded in #69.

Maps

1870: present house indicated  
 1878: present house depicted w/rear section  
 1886: present house depicted w/ rear section, A Kelly  
 1896: present house indicated: A. Kelley  
 1911: present house indicated: J. Hennessey  
 1922: present house indicated: H. Greenwood

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## Selected Date from House and City Directories

1870 CD: Kelley Abner, wood and lumber dealer, h. Merrick

1886 CD: Kelley Abner, house 14 Merrick

1888 HD: Goulding Charles F. clerk  
Goulding D.C. widow, b.  
Fitch Julia, widow

1890 HD 67 Goulding C.F. provisions 1  
Goulding D.C. widow  
Fitch Julia widow 2  
50 Ox Manning Frank A. gardener  
Manning Annie M. physician  
52 Ox Elder Hannah, widow

Owner: Abner Kelley bld. \$2500; 5666ft. \$1700

1896 HD: Goulding C.F. bookkeeper 1  
Goulding D.C. Mrs. b.  
Fitch Julia Mrs. 2  
Fitch Ida Miss, b.

Owner: Kelley Abner heirs, 67 Austin, bld \$2500; 5666 ft. \$4000  
Also 302 Millbury and 8 S. Russell

1896 CD: Kelley Abner died April 12, 1895, age 81

1912 HD: Javery Mary Mrs 2  
Javery Frank B weaver b  
Javery Armon J fireman b  
Sweet Israel b

Owner: Hennessey Jeremiah heirs 67 Austin, bld. \$1500; 5666 ft. \$4000  
Plus 8 other properties

**INVENTORY FORM CONTINUATION SHEET**

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1910 CD: Hennessey Jeremiah real estate 130 Vernon h do

1922 HD McGowan Fred S  
Javery Mary Mrs  
Viney Leona Mrs b

Owner: Greenwood Herbert C. 67 Austin & 50-52 Oxford, bld. \$3300; 5666 ft. \$4200  
60, 62 Austin, blds. \$6000; 4000 ft. \$2800  
87 Irving, bld. \$2000; 2770 ft. \$1100

1922 CD: Greenwood Herbert C. auto repairer 64 Austin and lodging house 60 and 62 do

1928 HD: 67 Smith Edgar H  
Javery Mary Mrs  
Burby Louis r  
Soulier Frank r  
Fiske James r  
71 Turgeon Joseph E baker

Owner: Greenwood Herbert C. 67 Austin & 50-52 Oxford, bld. \$2900; 5666 ft. \$4200  
60, 62 Austin, blds. \$7000; 4000 ft. \$2800

1938 67 Smith Edgar H  
Clark Annie A Mrs  
Mace Anna r  
Smith Isabelle r  
69 Private storage

Owner: Greenwood Herbert C. 67 Austin & 50-52 Oxford, bld. \$2900; 5666 ft. \$3800  
60, 62 Austin, blds. \$6000; 4000 ft. \$2800

1940 67 Borden Louis H  
Chaput Frank J furn mover h  
Kniskern Walter P  
69 Chaput's Market

Owner: not recorded; Greenwood no longer in list; Chaput eventual owner



# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
67-69 AUSTIN ST

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

Area(s) Form No.

	2845, 2846
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PAGE 6

## BIBLIOGRAPHY and/or REFERENCES

*see continuation sheet*

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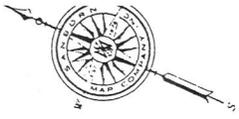
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Recommended for listing in the National Register of Historic Places. *If checked, you must attach a completed National Register Criteria Statement form.*



# 67-69 AUSTIN ST.

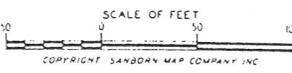


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54  
4-73

56





# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.1520
<b>Historic Name:</b>	
<b>Common Name:</b>	
<b>Address:</b>	86 Austin St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	252
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	No style
<b>Use(s):</b>	Factory Other
<b>Significance:</b>	Architecture; Industry
<b>Area(s):</b>	WOR.CI: Austin Streetscape
<b>Designation(s):</b>	



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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Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on:

Wednesday, July 11, 2012 at 12:17 PM



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300  
CT 252  
1520 ✓

Worcester *Pl-P. admiral*

Address 86 Austin Street

Original & present Factory

Owner

Public

Style

Source of date

Architect

Literature Indians  
Music Other  
Development of town/city  
Architectural reason for inventorying:

OR part of Area #

3. CONDITION Excellent Good Fair Deteriorated Moved Altered Added

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material

WALL COVER: Wood Brick Stone Other

ROOF: Ridge Gambrel Flat Hip Mansard  
Tower Cupola Dormer windows Balustrade Grillwork

CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed

PORCHES: 1 2 3 4 PORTICO Balcony

FACADE: Gable end: Front/side Ornament

Entrance: Side Front: Center/Side Details:

Windows: Spacing: Regular/Irregular Identical/Varied

Corners: Plain Pilasters Quoins Cornerboards

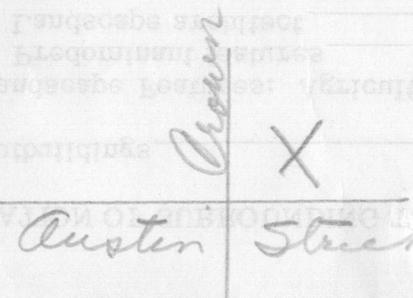
5. Indicate location of building in relation to nearest cross streets and other buildings

6. Footage of structure from street  
Property has feet frontage on street

Recorder

For Worcester Heritage Society

Photo # Date



SEE REVERSE SIDE

JUN 29 1973  
E-66 of 1038



# FORM B – BUILDING

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

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

03-016-09+32	Worcester North		WOR.2949
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**Town/City:** Worcester

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

## Photograph



View from NW

**Address:** 89 Austin Street

**Historic Name:** Daniel B. & Helena W. Maynard House

**Uses:** Present: Church

Original: Residential

**Date of Construction:** ca. 1866

**Source:** historic maps & visual assessment

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

Wall/Trim: brick

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Wood frame rear wing added, ca. 1890

Brick store added to front, ca. 1950

Converted to church, 1969

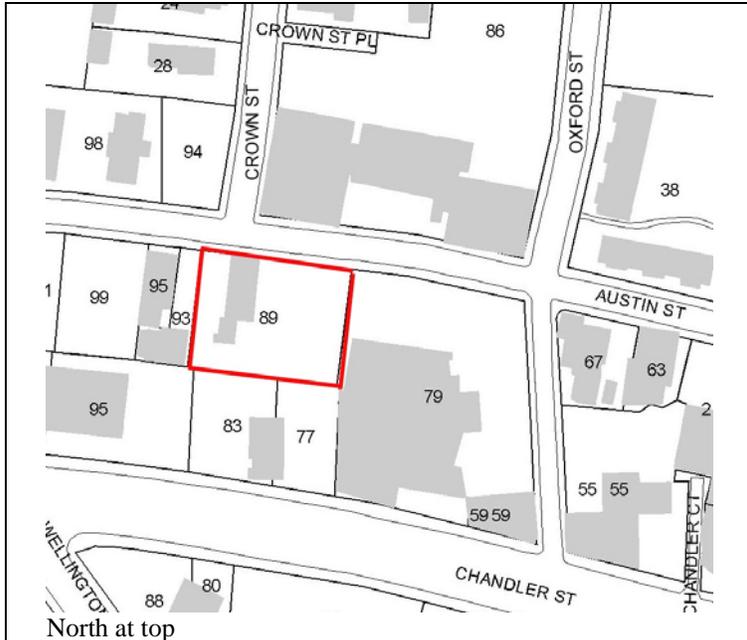
**Condition:** fair

**Moved:** no  yes  **Date:**

**Acreage:** 0.3736 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-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and multi-family residential buildings are located at the margins.

## Locus Map



**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

89 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2949

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 Daniel B. & Helena W. Maynard House is a two-story brick single dwelling (now a church) with a front gable roof with raised brick pediment. It is situated on a 0.3736-acre lot on the south side of Austin Street opposite Crown Street. The square lot has a broad frontage with the brick building occupying the west side; a four-story brick tenement once occupied the vacant east side of the lot. The east side of the parcel is now overgrown with vegetation; the area west of the house is paved.

The house displays distinctive brick work along the roof edge creating a tall raised frieze and projecting cornice with dentil band on the front and sides of the building. The front gable is distinguished by a full brick pediment punctuated by a central attic window. Before altered with the addition of the existing one-story front gable store extension in ca. 1950, the front façade probably contained three bays with an entrance ornamented commensurate with the cornice, although the façade itself is not framed by corner pilasters. (A smaller front extension built ca. 1920, the wall of which can be seen on the east side, was substantially enlarged in ca. 1950.) Two of the three second story windows are in their original positions on either side of the addition's roof; there is visible evidence that the center window was bricked in when the store section was built. Fenestration on the rest of the front and along the sides remains unaltered other than for selective sash replacement. The blank section of wall in the front of the west wall indicates that the entrance was on that side of the front façade, with the blank section corresponding with an internal staircase. The front façade of the addition contains a center entrance flanked by single windows. A two-story wood frame ell with a flat roof had been added offset on the rear by 1890; it was extended to meet the east wall at some later time. There are no outbuildings.

The Daniel B. & Helena W. Maynard House is an example of mid-19<sup>th</sup>-century urban domestic architecture with distinctive Greek Revival-style features executed in brick. Converted to a multi-family tenement in the early 20<sup>th</sup> century, reflecting its proximity to the boot and shoe factory across the street. Although altered, it is an intact survivor of mid-19<sup>th</sup>-century development in Crown Hill, as well as the increasing density occurring later in the neighborhood.

## HISTORICAL NARRATIVE

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

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

89 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2949

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.

Based on imprecise map information and visual assessment, it is possible that the brick house at 89 Austin Street was built prior to 1857, more than a decade before flour and grain merchant Daniel B. Maynard, its first documented occupant resided there. More intensive deed research will be required to determine if there were any previous owners of the house and lot. Maynard's origins prior to his appearance in Worcester in 1864 also are unknown; he may be the same person as the 24-year-old Rutland (MA) farmer recorded in the 1850 census. By 1866 he was living at 47 (now 89) Austin, and in 1870 he was in the retail furniture and paper hangings business, with a store at 289 Main Street. The 1870 census valued his real estate at \$10,000 indicating that he probably owned both his store and house. He and his wife, Helena, were enumerated with seven children under age 16 years and an Irish servant girl. A second family headed by Andrew McFarland, a provision maker, also lived at the address; their relationship to the Maynards is unknown.

Daniel B. Maynard is recorded as the owner of the 89 Austin Street property on the 1886 map of the city, which depicts an unidentified wood frame building behind the brick house and a stable in the southwest corner of the lot. By 1890 Daniel B. Maynard had died and his family dispersed, although his heirs still held title to the house. It continued to house two families, one headed by polisher Nelson Lefevre and the other by truckman and piano mover Joseph B. Brooks. The 1896 map identifies Fannie E. Talamo as the owner of 89 Austin; it also depicts the wood frame rear extension currently on the house. It also records the appearance of a large new four-story brick tenement east of the house containing more than eight living units and named "The Magnus." (This building no longer is extant.) Fannie E. Talamo lived nearby at 28 Crown Street with her husband, Jacob M., a dry goods merchant, three children, her parents, Abraham and Paulina Feingold, and her sister, Jeannette. With the exception of the children, who had been born in Massachusetts, the Talamos and Feingolds were Russian Jews, having arrived in the United States in 1881.

By 1910 Fannie Talamo had conveyed title to 85 and 89 Austin to her mother, Paulina Feingold, then a widow living at 102 Providence Street in the Jewish section of the city. Most of the tenants during that time had French Canadian surnames: Dion, Jacques and Courville, reflecting the movement of that ethnic group into the neighborhood. Soon after, the front porch of the house was removed and a one-story store extension erected on the west side of the façade to function as a grocery. There were at least seven dwelling units in the 89 Austin house and more than a dozen in the neighboring tenement in 1920. Heads of households in no. 89 included brakeman William Bishop, a French Canadian; George Bourne, a watchman; Harry Stone, assistant manager of a bowling alley; photographer George Lamar, born in Vermont to French Canadian parents; Joseph Stone, a job printer, also French Canadian; and cobbler Charles Sibley, who may have operated a shoe shop in the front commercial section of the house.

Paulina Feingold had sold the Magnus to M. (possibly Morris) Cohen by 1922, and Emma U. Rullo is recorded as the owner of the 89 Austin house in the 1930 house directory. Rullo lived in the building and operated a grocery in the front addition. With the exception of Harry Stone's widow, Clara, occupancy had turned over completely. Feingold evidently had recovered title to the house, for in 1936 she conveyed title to the Worcester County Institute for Savings by a deed of a foreclosure. DuPrey Realty purchased the distressed property and 18 months later sold it to Irene Gaudette, daughter of Worcester building contractor, Adolph Gaudette. In 1945 she sold the house to Charles Stephanou, a real estate speculator who owned six other properties in the city, including 94-96 Austin Street across the street on the corner of Crown, now gone.

The 1950 house directory lists four tenants with the store section used for storage. Ten years later, the only occupants were Art's Plumbing Supplies and one residential tenant, Edward W. Sorbey. The existing store extension was enlarged to its present extent. Apparently, all or part of the first story of the house had been gutted, which made it attractive to the Church of God Pentecostal Salvation Rock, Inc., which bought the building from Stephanou in 1969. A church presently occupies the building: the Iglesia Christiana de la Comunidad (Christian Community Church), which plans to demolish the historic house for a new church building.

**SELECTED RESEARCH DATA**

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

1857M an unidentified building depicted

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

89 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2949

- 1864CD Maynard Daniel B. h Quincy FIRST APPEARANCE
- 1866CD Maynard David [sic] B. flour & grain, 2 Pleasant h 47 Austin FIRST INSTANCE
- 1867CD Maynard Daniel, (Haven, M & Co.) h. 47 Austin
- 1870M #47 D.B. Maynard
- 1870CD Maynard Daniel B. furniture & paper hangings, 289 Main, h 47 Austin
- 1870C *House 344, Household 372*  
 McFarland, Andrew, 44, provision maker, 0/\$2,000, b. MA  
 Adrliga [sic], 38, keeping house, b. R.I.  
 Curtis A, 19, none, b. MA  
 Walter, 16, clerk clothing store, b. MA  
 Orilla, 13, at school, b. MA  
 Maynard, Daniel B, 45, furniture dealer, \$10,000/\$3,000, b. MA  
 Helena W, 42, keeping house, b. MA  
 Warren M, 15, at school, b. MA  
 Geo S, 13, at school, b. MA  
 Hattie E, 12, at school, b. MA  
 Alfred H, 7, at school, b. MA  
 Charles B, 5, at school, b. MA  
 Frank W., 2, at home, b. MA  
 Marion, 3/12, at home, b. MA  
 Course, Hannah, 35, domestic servant, b. Ireland
- 1886M D.B. Maynard, brick house, wood frame rear building, barn
- 1890HD Lefevre Nelson, polisher 1  
 Terreault Frank, clerk, b.  
 Brooks, Jos. B. truckman 2 CD: truckman & piano mover, 446 Main (adv.)  
*D.B. Maynard, hrs. blds, \$2900; 16275 ft. \$7800*
- 1896M Fannie E. Talamo (includes house, barn & large brick building)
- 1900HD Regan James W. Mr. & Mrs. 1 CD: Reagan James W. helper  
 Brooks Joseph B. truckman 2  
 Rockwood E.R. Mr. & Mrs., b. CD: Rockwood E. Raymond, machinist, 79 Beacon (Worcester  
 Machine Screw Co.)  
*Talamo Fannie E. 85 & 89 Austin, blds. \$22200; 16275 ft. \$7800; also owns 28 Crown St.*  
*CD: Talamo Jacob M. dry goods, 123 Green, h. 28 Crown*
- 1910HD Dion Napoleon millwright 1  
 Jacques Philip b  
 Courville Levi carpenter 2  
 Courville Flavien machinist b  
 McManus Mary L Mrs 0  
*Feingold Paulina, 85 & 89 Austin, blds. \$19700; 16275 ft. \$7800; also owns 102 Providence*  
*CD: Feingold Paulina wid Abraham, h. 102 Providence*
- 1920HD Bishop Wm A  
 Bourne Geo H b  
 Stone Clara Mrs  
 Lamar George

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

89 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2949

- 
- Lamar Henry  
Sibley Charles shoe repairer b  
Stone Joseph  
*Feingold Paulina, 89 Austin, bld. \$2000; 8275 ft. \$4100; also owns 102 Providence*
- 1930HD Rullo Emma U Mrs grocer h  
Emond Joseph H  
Ducas Alice Mrs  
Hamill Edna M r  
Rullo Emma U Mrs  
Stone Clara  
*Rullo Emma, bld. \$5000; 8275 ft. \$4100*
- 1936D Foreclosure, 4 Feb 1936 Paulina Feingold to Worcester County Institute for Savings
- 1936D 2661:81, 4 Feb 1936, Worcester County Institute for Savings to DuPrey Realty
- 1937D 2703:325, 31 August 1937, DuPrey Realty to Irene Gaudette
- 1940HD Vacant store  
Chapman David CD: (Irene) lab  
Clark Annie A Mrs CD: widow Fredrk  
Smith Isabel M r  
Morinee Rehn P  
Morinee Arline E r  
Morinee Pearl R r  
Dupuis Noel r CD: hlpr  
Starke Mabel Mrs  
Meader Esther P Mrs r  
*Gaudette Irene, bldg. \$2500; 8275 ft. \$2500*
- 1945D 2944:136, 22 Jan 1945, Irene Gaudette to Charles Stephanou
- 1950HD Storage  
Burrows Elvina Mrs  
Gratton Dorothy Mrs r  
Starke Mabel Mrs  
Schofield Elliot R CD: (L Alice) chauffeur  
Nason Jos CD: shipping dept H E Shaw Co, 81 Mechanic (wholesale cigars, cigarettes, tobacco & confectionery)  
*Stephanou Chas bldg. \$3000; 8275 ft. \$2500; also owns 94-96 Austin (now gone) and 5 other properties*
- 1960HD Art's Plumbing Supplies  
Sorby Edw W  
*Stephanou Chas bldg. \$3000; 8275 ft. \$2000; also owns 94-96 Austin (now gone) and 6 other properties*
- 1969D 4981:259, 1 Oct 1969, Charles Stephanou to Church of God Pentecostal Salvation Rock, Inc.
- 1970HD Edwards Robt O  
Sullivan John J  
Vacant store  
*No owner listed*

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

89 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2949

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**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

89 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2949

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from NE

*[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 Daniel B. & Helena W. Maynard House is an example of mid-19<sup>th</sup>-century urban domestic architecture with distinctive Greek Revival-style features executed in brick. Converted to a multi-family tenement in the early 20<sup>th</sup> century, reflecting its proximity to the boot and shoe factory across the street. Although altered, it is an intact survivor of mid-19<sup>th</sup>-century development in Crown Hill, as well as the increasing density occurring later in the neighborhood.

It is a contributing component in the design and social history of the Crown Hill neighborhood.

# FORM B – BUILDING

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

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

03-016-00001 03-016-00013	Worcester North	V	WOR.2950 WOR.1021
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 93 & 95 Austin Street

**Historic Name:** Horgan Tenant Three Decker (#93)  
Micah & Roxy Holbrook House (#95)

**Uses: Present:** Multiple Residential

**Original:** Multiple Residential

**Date of Construction:** 1856 (#95)  
1888 (#93)

**Source:** historic maps & directories

**Style/Form:** Classical Revival (#93)  
Greek Revival (#95)

**Architect/Builder:** unknown

**Exterior Material:**

- Foundation: brick (#93)  
Stone (#95)
- Wall/Trim: brick (#93)  
composition clapboard (#95)
- Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

- Window sash replaced #93, ca. 2000
- Exterior & fenestration replaced on #95, ca. 2009
- Shed dormers raised on #95, ca. 2009
- Front and side porches added on #95, ca. 2009

**Condition:** good

**Moved:** no  yes  **Date:**

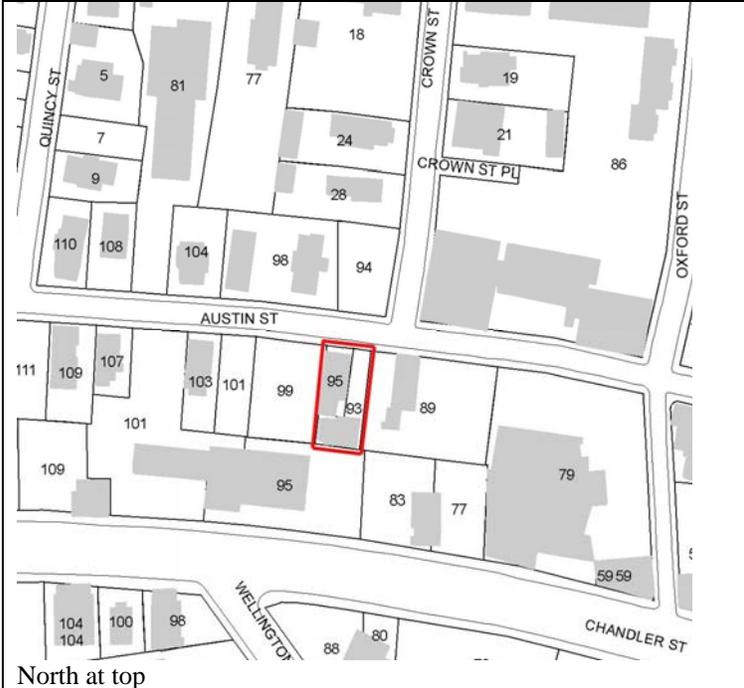
**Acreage:** 0.0764 + 0.0532 = 0.1296

**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-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

WORCESTER

93 & 95 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.2950 WOR.1021
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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 two houses at 93 & 95 Austin Street originated and spend nearly all of their histories as part of a single lot; only recently have the two buildings been separated on individual lots. The buildings occupy most of the small lots, which total 0.1296 acre. An open area east of the house at 95 Austin has been paved and is part of the lot containing 93 Austin. The two-story wood frame house on the front of the property (#95) was built first in 1856 with the brick three decker in the rear (#93) was built in 1888. The buildings are described below in chronological rather than numerical order.

### 95 Austin Street

The Micah & Roxy Holbrook House is a two-story wood frame two-family dwelling (now multiple) with a front gable roof with pediment. It is situated on a 0.0532-acre lot on the south side of Austin Street opposite Crown Street. The small lot has a narrow frontage with a small front yard with a granite curb running just inside the sidewalk. A row of evergreens that screen the west side of the house appear to be on the adjacent vacant lot. A paved parking lot on the east side of the house is a part of 93 Austin Street.

The original form of the house is discernable in spite of an extensive recent renovation. The three-bay front façade fenestration pattern is intact with its off-center entrance, although the door, windows and porch have been replaced. A cornice along the base of the gable creates a pediment consistent with the Greek Revival style popular at the time of construction. Side facades have been altered with the addition of large shed dormers and, on the east side, three-story porches and side entrances. All features including siding, windows and doors are replacements. Porches also have been added to a small rear ell.

### 93 Austin Street

The Horgan Tenant Three Decker is a three-story brick multiple dwelling with a hipped roof. It is situated on a 0.0764-acre lot on the south side of Austin Street at the rear of 95 Austin Street of which it once was a part. The L-shaped lot has a leg connecting to Austin Street that is paved for a parking lot. The building also is L-shaped with its entrance in the narrow leg on the west side. A three-story porch has been reconstructed on the west end of the house. In what is otherwise a plain design, the distinctive feature of the brick walls are the segmental arched over the windows; sashes have been replaced. There are no outbuildings.

The Micah & Roxy Holbrook House (#95) was a distinctive example of mid-19<sup>th</sup>-century urban domestic architecture in the Greek Revival style, but its integrity has been severely compromised by recent renovations. The Horgan Tenant Three Decker (#93) is one of the few brick three deckers in the neighborhood and reflects the intensification of dwelling units in the vicinity of the shoe factory on Austin Street. It is among other examples of brick tenements built on the street at that time.

## 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

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WORCESTER

93 &amp; 95 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

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.

It appears that the two-story wood frame house at the source of 95 Austin was built in 1856 for grocer Micah Holbrook and his family. Born in Massachusetts, Holbrook's former whereabouts have not been identified. The 1860 census indicates that he and his wife, Roxy, were sharing the house with their son, William D. Holbrook and his young family. Another son, Charles W. Holbrook was living in the household in 1870; machinist Frank Smith and his wife, Marie, lived in the second dwelling unit. By 1880 the property was in the hands of Micah Holbrook's estate, and in 1888 it was owned by the Horgan family, of whom little is known, but who immediately built a brick three-decker in the rear of the lot. John J. Horgan, an Irish immigrant who arrived at age seven years, resided with his family in one unit in the Holbrook house (#95). He was a partner in a men's furnishings store, Frank J. Quinn & Co. at 96 Front Street, and ran a saloon at 58 Green Street. In 1890 the other unit in the 95 Austin house was rented to John W. McKeon, bookkeeper for George F. Hewitt's liquor distributorship on 34 Foster Street. The three flats in the new brick house at 93 Austin were rented to G.B. Carpenter and W.B. Richardson, both carpenters, and barber James Authier.

In 1900 John J. Horgan was recorded in the census as a widower with five children aged seven to 13 years. The house directory from that same year indicates the second unit was rented to Charles A. Disney, a foreman at Compton & Knowles loom works. The first floor flat at 93 Austin was occupied by the widow Catherine Lacey and four of her six children. According to the census, her sons John and William Lacey both were conductors for the street railway (either before or after John worked as a cutter at the Goddard shoe factory across Austin Street based on the city directory) and a daughter, Katherine was a seamstress. Alfred E. Whitney had recently moved into the second-story flat with his family. He was a pressman at the Matthews Manufacturing Company on 104 Gold Street, which made sheet metal goods. On the third floor lived John and Mary Leary; he was a driver for a liquor distributor. (Many residents were involved in the liquor trade.) The 1900 house directory records J.F. Boyle of Fitchburg as the owner of the property. Perhaps he was a relative of the Horgans, because by 1910 the title was back in the hands of the family, i.e., the estate of Catherine Horgan, who had continued to live at 95 Austin following the death of her husband.

By 1920 the property and its two houses had been conveyed to Wilfred and Anna Bolduc. He was a French Canadian who arrived as an infant; she was born in Massachusetts to French Canadian parents. It appears that Wilfred grew up in Worcester. In 1900, at age 15 years, he was living with his parents and siblings on Orient Street; his father, John Bolduc, was a tannery worker. In 1920 Wilfred was working as a cutter in a shoe shop. Anna Bolduc may have come to Worcester from Lawrence. In 1920 the Bolducs' household consisted of four daughters aged seven years and younger, Anna's sister, Marion Boullie, and four male lodgers. Wilfred was employed as a leather cutter, probably at the shoe factory; one of the lodgers, William C. Denning, was a surgeon. The second dwelling unit in the house was occupied by a family headed by carpenter Ernest Dube, also a French Canadian. The grocer, Louis Girard, another French Canadian, his wife and daughter, the minister John J. Place and his large family, and the widow Florence M. Holman lived in the 93 Austin three decker.

The Bolducs owned the property and resided at 95 Austin for over 50 years. It appears the during the Depression title briefly had been transferred to a real estate holding company, while the Bolducs remained in residence. Through this entire period they rented rooms to boarders. Sometime after 1930 the second dwelling unit was incorporated into the rooming house. Tenants revolved through the 93 Austin three decker, many of them with French Canadian surnames. Long-term residents include Herman Dupre, a laborer at Hope Cemetery, and his wife, Mary; Louis A. and Emma LeBlanc; and machinist Earl H. Treworgy and his wife Geneva, who first resided in the second 95 Austin unit in the 1920s and, after moving to 93 Austin, lived there into the 1970s.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

93 &amp; 95 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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

## SELECTED RESEARCH DATA

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

- 1856CD Holbrook Micah, h 49 Austin (#95) FIRST INSTANCE
- 1857M a building depicted
- 1858CD Holbrook Micah, grocer, h 49 Austin
- 1860C *Dwelling #1193 / Household #1608*  
Micah Holbrook, 64, grocer, \$8,000/\$6,000, b. MA  
Roxy Holbrook, 61, b. MA  
*Dwelling #1193 / Household #1609*  
William D. Holbrook, 29, merchant, 0/\$3,000, b. MA  
Charlotte E. Holbrook, 27, b. MA  
Dora Holbrook, 4, b. MA
- 1870M #49 (95 Austin) Holbrook
- 1870CD Holbrook Micah, h 49 Austin  
Holbrook Charles W. h 49 Austin
- 1870C *Dwelling #343 / Household #570*  
Holbrook Micah, 75, commission grocer, \$8,000/\$3,000, b. MA  
Roxanna, 75, keeping house, b. MA  
*Dwelling #343 / Household #571*  
Smith Frank H, 35, machinist, 0/\$500, b. MA  
Marie R, 25, keeping house, b. RI
- 1880CD Holbrook Micah, h 95 Austin
- 1886M M Holbrook Hrs. front house (95) only
- 1888HD 93 Austin FIRST INSTANCE
- 1890HD 93 McCartney G.B. carpenter 1  
Richardson W.B. carpenter 2  
Authier James, barber 3  
95 Horgan John J. saloon 1 CD: Frank J. Quinn & Co. (& J.J. Horgan), men's furnishings,  
96 Front and saloon, 58 Green  
McKeon J. W. bookkeeper 2 CD: McKeon, John W. collector 34 Foster (Geo. F. Hewitt,  
liquors, &c.  
McKeon M.A. seamstress, b.  
*J. Horgan, hrs. blds. \$5100; 5510 ft. \$2800*
- 1896M J.F. Boyle, shows both 93 & 95
- 1900HD 93 Lacey Catherine Mrs. widow William  
Lacey John A skiver, b. CD: cutter, 82 Austin (C.S. Goddard & Son, boot & shoe mfrs)  
Lacey William, conductor, b. CD: 15 Market (Worc. Consolidated Street Rwy)

**INVENTORY FORM B CONTINUATION SHEET**

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- Whitney Alfred E. pressman 2 CD: toolmaker, 104 Gold (Matthews Manuf. Co, sheet metal goods & nickel platers)  
Leary John T. driver 3
- 95 Horgan Catherine Mrs. 1 CD: widow John T.  
Disney C.A. Mr. & Mrs. 2 CD: Disney Charles A. foreman 126 Green (Compton & Knowles, loom works)  
*Boyle J.F. (Fitchburg) blds \$5100; 5510 ft. \$2800*
- 1910HD 93 Convery Leo C collector 1  
Kessler Cohn leatherworker 2
- 95 Holly Helen Mrs 1  
Holly Margaret dressmaker b  
Horgan Catherine A Mrs 2  
Horgan James F electrician b  
*Horgan Catherine A. estate, blds \$5100; 5510 ft. \$2800*
- 1920HD 93 Holman Florence M Mrs  
Place John  
Girid Louis
- 95 Bolduc Wilfrid J  
Dube Ernest  
Lamb Frank b  
*Bolduc Wilfred & Anna, blds \$5100; 5510 ft. \$2800*
- 1930HD 93 Allen Frank H  
Allen Edith I r  
Brewer Bernard r  
Hannan Charles A  
Labonte Joseph  
Brodeur Onesime Mrs r  
Lucas Charles r
- 95 Bolduc Wilfrid J  
Buron Delphos r  
Bailey George r  
Cleveland Mark G r  
Newcombe Hattie r  
Packard Walter r  
Treworgy Earl H  
*Cramer Max, blds \$9000; 5510 ft. \$2800; also owns 16 other properties*
- 1940HD 93 Dupre Herman CD: (Mary) laborer Hope Cemetery  
Dupre Delia Mrs r CD: wid Louis  
Donahue Hugh F CD: apprentice
- 95 Bolduc Wilfred J CD: (Anna) leather cutter  
Dube Henry r CD: laborer  
Hutchinson Angeannette T Mrs r  
O'Connor Maude M Mrs r CD: widow Jeremiah  
O'Connor Norinee F r CD: clerk  
Robichaud Ella L r  
StDennis Philomena Mrs r  
Sweeney Albert r CD: clerk  
Treworgy Earl H r CD: (Geneva B.) lathe operator

**INVENTORY FORM B CONTINUATION SHEET**

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*Somerset Holding Corp.(339 Main, rm 201) blds \$7500; 5510 ft. \$2000; also owns 23 other properties*

- 1950HD 93 LeBlanc Louis A CD: (Emma)  
Terworgy Earl H  
Dupre Herman  
95 Bolduc Wilfred J  
Bagley Minnie Mrs r  
Hedelund Richd D r CD: (Lillian A) machinist  
Hutchinson Wm r  
Montgomery Josephine r  
Moore Peggy r  
*Bolduc Wilfred J & Ann blds \$7500; 5510 ft. \$2000*

- 1960HD 93 LeBlanc Louis A  
Terworgy Earle H  
Farnon Philomenia Mrs  
95 Bolduc Wilfred J  
Belisle Geo r  
Sill Richd r  
Covicelli John r  
Tessler Leo r  
Trudell Jos r  
Mikogosian Arpenik r  
Carpenter Laura Mrs  
*Bolduc Wilfred J & Ann 2 houses \$7500; 5510 ft. \$2000*

- 1970HD 93 Mathiew Edmond A  
Terworgy Earle H  
Ellis Thos O  
95 Bolduc Anna A Mrs furn rms  
*Bolduc Anna*

**BIBLIOGRAPHY and/or REFERENCES***Maps & Atlases*

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**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

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

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

*Directories and Census**The Worcester Almanac, Directory and Business Advertiser.* Worcester: H.J. Howland, 1844-1864. Published annually.*The Worcester Directory.* Worcester: H.J. Howland, 1865-1872. Published annually.*The Worcester Directory.* Worcester: Drew, Allis & Co., 1873-1919. Published annually*The Worcester Directory.* Worcester: Sampson & Murdock Co., 1920-1938. Published annually.*The Worcester Directory.* Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.*The Worcester House Directory.* Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.*The Worcester House Directory.* Worcester: Sampson & Murdock Co., 1920-1938. Published semi-annually.*The Worcester House Directory.* Boston, then Malden: R.L. Polk & Co., 1939- . Published semi-annually.*The Worcester Society Blue Book; Elite Family Directory and Club Membership.* New York: Dau Publishing Co., 1902-1924. Published annually.*Population Schedules of the Federal Decennial Census.* Washington, D.C.: National Archives of the United States, 1790-1910. From Ancestry.com.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

93 & 95 AUSTIN 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 NE #93 on left, #95 on right



View of #95 from NW

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

93 & 95 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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



View of #93 from NE



View from W, #93 on right, #95 on left

# FORM B – BUILDING

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

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

03-024-18+23	Worcester North	V	WOR.1029
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 98 Austin Street

**Historic Name:** Amos & Amarith White House

**Uses:** Present: Apartments

Original: Two-Family Residential

**Date of Construction:** ca. 1870

**Source:** historic maps & directories

**Style/Form:** Greek Revival

**Architect/Builder:** Amos White, probable builder

**Exterior Material:**

Foundation: stone

Wall/Trim: composition clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Front Doric porch probably added ca. 1900  
Dormers & side porch added ca. 2000  
Siding & Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.3014

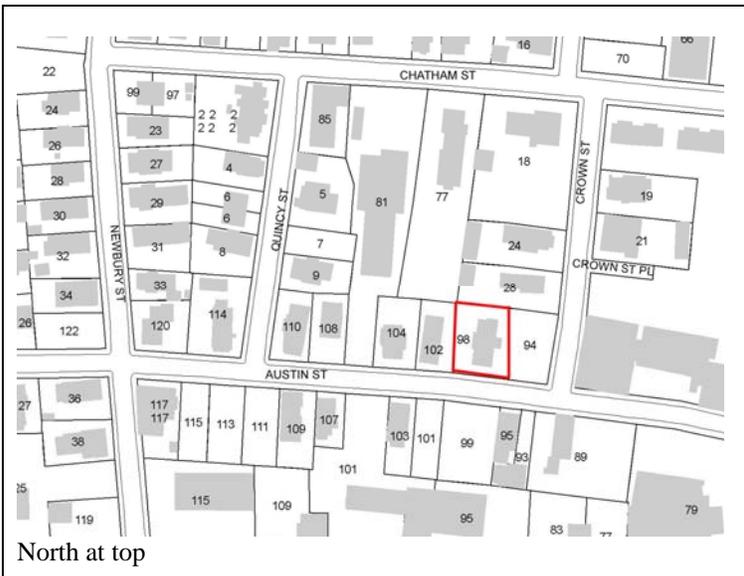
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from SE

## Locus Map



North at top

**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

98 AUSTIN 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 Amos & Amarith White House is a two-story wood frame two-family dwelling (now apartments) with a front gable roof projecting over (addition) a two-story Doric porch. It is situated on a 0.3014-acre lot on the north side of Austin Street west of Crown Street. An adjoining paved parking lot on the site of 92-96 Austin Street (demolished) is located east of the house. The lot containing the neighboring house to the west (102 Austin Street) has recently been merged with this parcel. It is documented on its own B From. The 98 Austin Street house is elevated above the street with a small front yard sloping down to a granite-slab retaining wall along the sidewalk. This wall has been broken for a paved parking area excavated on the west side of the house where a granite slab retaining wall has been erected, probably reusing some of what had been removed from along the sidewalk. There are small sections of lawn on the front (south), sides and rear of the house.

The exterior of the house has been thoroughly renovated so that only the front porch is authentic. The porch originally had a front roof, but recently the gable roof has been extended over it. Granite steps lead up from the sidewalk. Composition clapboards cover the walls and window sash have been replaced. Large shed dormers have been added to both sides of the roof and a two-story porch has been constructed on the east side of the house. The three-bay front façade has doorways on both levels reflecting its two-family use. A blank expanse of wall at the front of the west side indicates the location of stairs on the interior. Fenestration patterns appear to be relatively unaltered, with the exception of the addition of dormers. A wide cross-gable pavilion is centered on the east wall. There are no outbuildings.

The Amos & Amarith White House is a distinctive example of late Greek Revival domestic architecture with its monumental Doric porch applied to the front of an otherwise conventional late 19<sup>th</sup>-century two-family house. Perhaps its association with carpenter Amos White was cause for the elaborate retardataire feature. Although altered, it is a noteworthy landmark in the Crown Hill neighborhood.

## HISTORICAL NARRATIVE

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

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

The stolid two-story Greek Revival porch evinces an earlier period than the post-Civil War construction date determined so far. It is assumed that carpenter Amos White built the house for his own home, but city records do not place him and his wife, Amaranth, at this address until 1870, the putative date assigned to it. (The house is not depicted on the 1856 map of the city; further deed research is needed to fully resolve this question.) White was 61 years of age in 1870 and identified variably as a carpenter in city directory and as an iron merchant in the census issued in that year. As a carpenter, he likely played a role in the design and construction of the original house, which based on an 1876 bird's-eye view, originated as a two-story front gable house with cross-gable bays and a one-story front piazza, typical of other middle-class houses being erected in the neighborhood at that time. The 1870 census enumerates White in the seventh ward, but possibly not in the 98 Austin Street house. He is head of a household consisting of himself, his wife and a 13-year-old daughter or granddaughter. In 1880 he and Amaranth are sharing the house with a second household headed by Charles Ford who worked in a boot shop. At age 71 years, Amos White had retired at this point, reporting to the census taker that he had been unemployed for 11 months that year.

Ten years later (1890), Amos White was dead and the house owned by his heirs. His widow, Amaranth, age 78 years, continued to occupy one dwelling unit in the house, while in the other iron foundry moulder Homer H. Hitchcock resided with his family and two boarders. Shortly afterwards, the house was bought by Dennis and Margaret Lynch, who also acquired the house next door at 102 Austin. (From this point on, the two properties remained in single ownership; sometime after 1971, the two lots were merged into one.) The Lynches moved into one of the two dwelling units in the White house and rented the two units in the house at 102 Austin Street to others. Dennis Lynch ran a commercial laundry on Pleasant Street. He was born in Ireland in 1852, immigrating to the United States at age six years. His wife, Margaret Callahan, was born in Massachusetts to Irish parents. In 1900 the Lynches had been married 20 years and had no children. Lynch replaced the existing house at 102 Austin with a three decker sometime between 1900 and 1910, and he may have added the Doric porch to 98 Austin at that time.

Dennis Lynch had died by 1910 leaving his widow, Margaret, and her sister, Ann L. Callahan, living in the house. They also had a boarder, Grace A. Coleman, who was a kindergarten teacher at Quinsigamond School. The other dwelling unit in the building was occupied by 65-year-old factory clerk Samuel C. Parsons and his family. Earlier, they had lived in a tenement at 76 Chandler Street. The household consisted of Samuel, his wife of 41 years, Charlotte, and two adult daughters: Mamie, a telephone operator, and Susie, a theater musician. Susie was married to Robert Taft, a jail foreman. Anna M. Shaw, a stenographer, boarded with the family. By 1920 Margaret Lynch had passed on leaving her sister and Grace Coleman sole residents in that household. Tobacconist James Henry rented the second unit. He was Armenian and his household included his wife, Margueritte, and young son and daughter, as well as Margueritte's mother, Mary Titus, brother George, a salesman in a cigar shop—probably the same one in which Henry worked, and sister Grace, a bank clerk. Their appearance at 98 Austin Street represents the period in which Armenians began coming to Worcester in great numbers and also shows the growing size of households in neighborhood houses.

The heirs of Margaret Lynch, probably Ann T. Callahan, had sold the houses at 98 and 102 Austin Street to Mary S. Elias by 1930. She had lived next door at 92 Austin Street (not extant), a multi-family dwelling on the corner of Crown Street, which had been owned by her late husband, Stephen, a shoe repairman, and remained with his heirs. Mary also owned a fourth house at 75 Irving Street. Like the Henrys and Tituses, Stephen and Mary Elias were Armenian immigrants. Mary Elias moved into 98 Austin with her sons, George, a dentist, and Stephen, and daughter Zarouly, a dental hygienist. Her tenants were Andrew Bell and his family. Bell and his wife, Floribelle, were born in Greece; he worked as a coffee salesman.

Within a few years, Mary Elias sold the houses at 98 and 102 Austin to locksmith Harry Sagarian, also an Armenian, and his family continued to own and occupy it for many years after. Harry Sagarian's wife, Esther, and son, John, continued the family locksmith business at 43 Chandler Street. The second unit in the house was continually rented.

## SELECTED RESEARCH DATA

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

1869CD White Amos, carpenter, Webster Sq, N.W.

1870M #50 no name

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

98 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1029
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NRDIS 5/6/1976 &amp; 3/5/1980

- 1870CD White Amos, carpenter h 50 Austin FIRST INSTANCE
- 1880C *Dwelling #74 / Household #124*  
White Amos, 71, carpenter, b. CT  
Amarinth, 68, wife, b. MA  
*Dwelling #74 / Household #125*  
Ford, Charles, 45, works in boot shop, b. MA  
Olive E, 42, wife, b. RI  
Staple, Silas, 22, boarder, works in boot shop, b. MA
- 1886M house pictured, barn attached to rear, no name
- 1890HD Hitchcock H.H. foreman 1 CD: Hitchcock Homer H, moulder, 63 Washington Sq. (Arcade Malleable Iron Co.)  
Little Mary, widow  
Macabey Silas, moulder, b.  
White Amarintha, widow 2  
*Amos White hrs. blds. \$2700; 7075 ft. \$3500*
- 1896M Margt. Lynch
- 1900HD Lynch Dennis Mr. & Mrs. 1 CD: laundry, 26 Pleasant  
Callahan Ann Miss, b. CD: Callahan, Ann L. foreman  
Haselden Henry S. Mr. & Mrs. 2 CD: printer 30 Wyman (Worcester Corset Co.)  
Bryan Lyman C. dentist, b.  
*Lynch Margaret blds. \$3500; 7075 ft. \$3500; Dennis Lynch owns 102 Austin & 5 Silver*
- 1910HD Lynch Margaret Mrs 1  
Callahan Ann L Miss b  
Coleman Grace A teacher b CD: kindergartner, Quinsigamond school  
Parsons Samuel C Mr & Mrs 2  
Parsons May A Miss b  
Taft Robert Mr & Mrs b  
*Lynch Margaret blds. \$3500; 7075 ft. \$3500; also owns 102 Austin*
- 1920HD Callahan Ann L  
Coleman Grace A b  
Henry James Mr & Mrs  
Titus Mary Mrs  
Titus George T b  
Titus Grace b  
*Lynch Margaret, heirs, blds. \$3500; 7075 ft. \$3500; also owns 102 Austin*
- 1930HD Elias Mary S Mrs  
Elias George S r  
Bell Andrew N  
Bell Peter r  
*Elias Mary S. blds. \$7000; 7075 ft. \$3500; also owns 102 Austin & 75 Irving. Stephen M. Elias heirs own 94, 96 Austin (now gone)*
- 1940HD Sagarian Esther Mrs  
Sagarian Eliz r

**INVENTORY FORM B CONTINUATION SHEET**

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

Nute Harold A CD: (signe M) clerk P.O.

Pilvian Michl

*Sagarian Harry, blds. \$4500; 7075 ft. \$2500; also owns 102 Austin**CD: Sagarian Harry (Eliz), locksmith, 18 Austin, h 98 do*

- 1950HD Sagarian Esther Mrs CD: widow Harry  
 Sagarian John H r CD: locksmith 43 Chandler (own shop)  
 Barsam Rose CD: seamstress Denholm & McKay Co  
 Fairbanks Henry M CD: (Stella L)  
 Peloian Michl CD: (Annie) shoe worker  
*Sagarian Esther & Elizabeth blds. \$5000; 7075 ft. \$2000; also own 102 Austin*

- 1960HD Sagarian Esther Mrs  
 Sagarian Eliz r  
 Price Kathleen E Mrs  
 Beaupre Raymond E  
 Peloian Anna K Mrs  
 Sanborn Ronald  
*Sagarian Ester & Elizabeth barn \$500, house \$4500; 7075 ft. \$1500; also own 102 Austin; Ester Sagarian also owns 43-45-47 Chandler (shop & store) and 38-42 Chandler (stores); Ester & John H. Sagarian own houses at 55 & 57 Austin and 48-50 Irving; John H. & Belva C Sagarian own house at 26 Clive.*

- 1970HD Sagarian Esther Mrs  
 Soli Aho  
 Varney Anna E Mrs  
 Karkasinas Steph S  
*Sagarian Esther*

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# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

98 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

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

## *Directories and Census*

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**INVENTORY FORM B CONTINUATION SHEET**

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98 AUSTIN STREET

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE

**INVENTORY FORM B CONTINUATION SHEET**

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View from SW



View from E

# FORM B – BUILDING

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

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

03-024-18+23	Worcester North	V	WOR.1030
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 102 Austin Street

**Historic Name:** Dennis Lynch Tenant Three Decker

**Uses:** Present: Multiple Residential

Original: Multiple Residential

**Date of Construction:** ca. 1905

**Source:** historic maps, city directories & visual assessment

**Style/Form:** Classical Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: composition clapboard

Roof: membrane

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
Exterior materials replaced ca. 2000  
Windows replaced ca. 2000

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.3014 acres

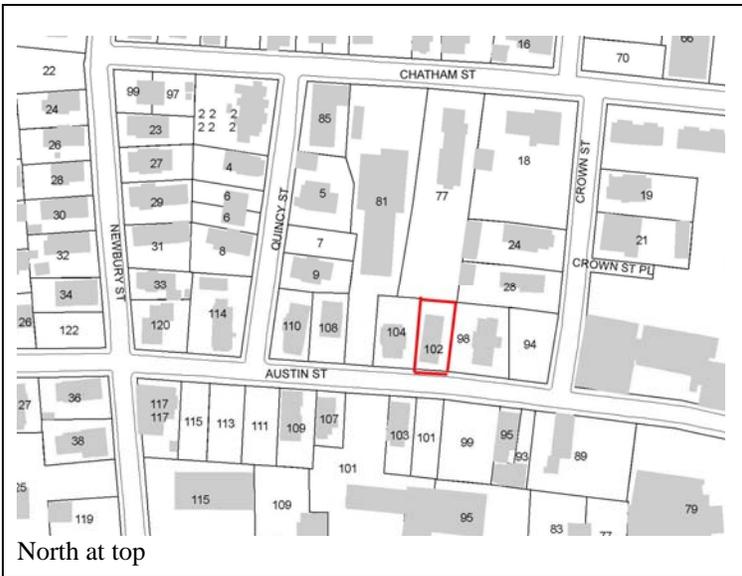
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from SE

## Locus Map



North at top

**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

102 AUSTIN 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 Dennis Lynch Tenant Three Decker is a three-story wood frame three-family dwelling (now apartments) with a flat roof. It is situated on a 0.3014-acre lot on the north side of Austin Street west of Crown Street. The lot containing the neighboring house to the west (98 Austin Street) has recently been merged with this parcel. It is documented on its own B Form. The 102 Austin Street house is elevated above the street with a small front yard sloping down to a granite-slab retaining wall along the sidewalk. This wall has been broken for a paved parking area excavated on the east side of the house where a granite slab retaining wall has been erected, probably reusing some of what had been removed from along the sidewalk. There are small sections of lawn on the front (south), sides and rear of the house.

The exterior of the house has been thoroughly renovated so that only the granite slab foundation is authentic. The foundation material suggests that the existing ca. 1905 building was built on the basement of the mid-18t-century house it replaced. The front façade contains three bays with a single entry on near the east corner. Two additional entries have been added to the east side of the house. Paneled pilasters distinguish the corners and terminate at a short frieze and projecting cornice. A one-story porch spans the front with stone steps leading up from the sidewalk. Composition clapboards cover the walls and windows have been replaced. A blank expanse of wall at the front of the west side indicates the location of stairs on the interior. Fenestration patterns appear to be relatively unaltered, although the first story on the west side is blank. The interior plan has been substantially altered to accommodate nine or more apartments. A three-story porch spans the rear wall; it a reconstruction with new materials. There are no outbuildings.

The Dennis Lynch Tenant Three Decker is an altered example of the type of three-decker house constructed in the Crown Hill neighborhood and throughout the city during the early 20<sup>th</sup> century.

## 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**

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102 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

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Sometime around 1895, Dennis and Margaret Lynch bought Elizabeth S. Scott's house at 102 Austin Street. At the time, they also bought the house next door at 98 Austin from the heirs of Amos White. The Lynches set up housekeeping at 98 Austin and rented the two dwelling units in the Scott house. Dennis Lynch ran a commercial laundry on Pleasant Street. He was born in Ireland in 1852, immigrating to the United States at age six years. His wife, Margaret Callahan, was born in Massachusetts to Irish parents. In 1895 the Lynches had been married 15 years and had no children. Lynch replaced the existing house at 102 Austin with a three decker sometime between 1900 and 1910, and he may have added the Doric porch to 98 Austin at that time.

In 1900 Ann Conlan, a widow, was head of a household at 102 Austin that included her daughter, Margaret. They recently had moved there from a three-family house at 23 Newbury Street. Ann had been born in Ireland and immigrated to the United States in 1860 at age 19 years. She was employed as a stitcher in an underwear factory; her daughter worked as an operator. They replaced milliner Effie Dean, a divorcee, and her daughter Clara, a bookkeeper, in the flat. George E. Hoyt, a clerk at Denholm & McKay's department store on Main Street, lived in the other unit. He headed a larger household containing his wife, Lillie, and three children, all at school. His widowed father boarded with the family.

Dennis Lynch had died by 1910 leaving his widow, Margaret, and her sister, Ann L. Callahan, living in the house. They also had a boarder, Grace A. Coleman, who was a kindergarten teacher at Quinsigamond School. Four households were recorded at 102 Austin in 1910, headed by grocer George L. Powers, widow Marie Freeberg, barber Henry R. Chabot, and machine shop clerk Robert J. Sherwood. Powers had moved from Greenwich in western Massachusetts with his wife, Lena and son, Glen. Freeberg had been born in Sweden; she was supported by her son, Andrew, a woodworker in an organ shop and daughter, Mary, a printer for an envelope company. Chabot had lived with his family on Grafton Street prior to his marriage to his wife, Elizabeth, in 1907; his brother, Arthur, a spinner in a woolen mill, boarded with them. Sherwood came from Bakersfield Vermont with his mother, Emma, and sister, Carrie.

By 1920 Margaret Lynch had passed on leaving the property in the hands of her estate. The Chabots and Sherwoods continued to rent flats at 102 Austin. In the intervening ten years the Henry and Elizabeth Chabot had produced four children; Elizabeth's sister, Catherine, lived with them. Robert J. Sherwood had married and moved to another location in the city leaving his mother and sister in the flat, which they shared with leather factory worker George Tyler. Telephone lineman Edward R. Decatur rented the third flat, living there with his wife, Mabel, and two roomers, Scottish baker James B. Sanderson and express wagon driver Harry L. Moulton

The heirs of Margaret Lynch, probably Ann T. Callahan, had sold the houses at 98 and 102 Austin Street to Mary S. Elias by 1930. She had lived next door at 92 Austin Street (not extant), a multi-family dwelling on the corner of Crown Street, which had been owned by her late husband, Stephen, a shoe repairman, and remained with his heirs. Mary also owned a fourth house at 75 Irving Street. Stephen and Mary Elias were Armenian immigrants. Mary Elias moved into 98 Austin with her sons, George, a dentist, and Stephen, and daughter Zarouly, a dental hygienist. Emma and Carrie Sherwood and Edward R. and Mabel Decater were still renting flats at 102 Austin. The Sherwoods were enumerated with three boarders in the 1930 census. The third household was that of J. Courtland Robichaud, a construction laborer, and his wife, Mary, employed as a maid at City Hospital. Both were French Canadians; their household contained a daughter, May, 31 years of age, and three grandchildren, with the Robichaud surname but of unspecified parentage. (May was listed as "single" in the census.) Joseph Robichaud's 98-year-old mother also lived in the family

Within a few years, Mary Elias sold the houses at 98 and 102 Austin to locksmith Harry Sagarian, also an Armenian, and his family continued to own and occupy it for many years after. Harry Sagarian's wife, Esther, and son, John, continued the family locksmith business at 43 Chandler Street. By 1940 a completely new set of renters were listed in the house directory. Charles P. Floyd, a meat cutter for George Boepple Company, and his family were recorded at the address into the 1960s

**SELECTED RESEARCH DATA**

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

1870M #52 no name

1886M Mrs. E.S. Scott

**INVENTORY FORM B CONTINUATION SHEET**

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

- 1890HD Gould Lucy, widow 1 CD: widow of Ransom M  
Gould, Hattie, dressmaker, b.  
St. Gold Theo. engineer 2  
Scott Elizabeth S.  
*Elizabeth S. Scott, bld. \$1500; 6055 ft. \$3000*
- 1896M Dennis Lynch
- 1900HD Conlin Ann Mrs. 1 CD: widow James  
Conlin Margaret Miss, b. CD: operator  
Hoyt George E. clerk 2 CD: clerk, 484 Main (Denholm & McKay Co., dry goods)  
*Lynch Dennis, bld. \$1500, 6055 ft. \$3000; also owns 5 Silver; Margaret Lynch owns 98 Austin*
- 1910HD Powers George L grocer 1  
Pennington Lawrence W jeweler 2  
Scott Lewis H b  
Chabot Henry R barber 3  
Chabot Arthur L weaver b  
*Lynch Margaret blds. \$3300; 6055 ft. \$3000; also 98 Austin*
- 1920HD Chabot Henry R Mr & Mrs  
Decater Edward R Mr & Mrs  
Sanderson James B b  
Sherwood Emma E Mrs  
Sherwood Carrie E b  
Moulton Harry L b  
Tyler George M  
*Lynch Margaret, heirs, bld. \$3300; 6055 ft. \$3000; also 98 Austin*
- 1930HD Robichaud J Courtland  
Robichaud Mae I r  
Sherwood Emma E Mrs  
Sherwood Carrie E r  
Bartholomew Fannie Mrs r  
Decator Edward R  
Santon Howard r  
*Elias Mary S. blds. \$6500; 6055 ft. \$3000; also owns 98 Austin & 75 Irving. Stephen M. Elias heirs own 94, 96 Austin (now gone)*
- 1940HD Floyd Chas P CD: Clara C) meat cutter Geo Boepple Co  
Floyd Arthur E r CD sausage maker  
Haidas Gustave CD: (Stella) waiter  
Gentile Nicholas CD: (Jane B) janitor  
*Sagarian Harry, blds. \$4500; 6055 ft. \$2000; also owns 98 Austin  
CD: Sagarian Harry, locksmith, 18 Austin, h 98 do*
- 1950HD Floyd Chas P  
Silver Geo W CD: (Evelyn)  
Cahill Jas J CD: (Clara C) truck operator Norton Co  
*Sagarian Esther & Elizabeth blds. \$5000; 6055 ft. \$1500; also owns 982 Austin*

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

- 1960HD Floyd Chas P  
Lamothe Jos R  
Hesselton Robt F  
*Sagarian Ester & Elizabeth house \$5000; 6055 ft. \$1p00; also own 98 Austin; Ester Sagarian also owns 43-45-47 Chandler (shop & store) and 38-42 Chandler (stores); Ester & John H. Sagarian own houses at 55 & 57 Austin and 48-50 Irving; John H. & Belva C Sagarian own house at 26 Clive.*
- 1970HD Malbeouf Rosaline M Mrs  
Beaupre Raymond E  
Anderson Edmond  
*Sagarian Esther & Elizabeth*

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102 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1030
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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

03-016-00017 Worcester North V WOR.1024

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

**Town/City:** Worcester

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

**Address:** 103 Austin Street

**Historic Name:** John A. & Elizabeth Farley House

**Uses:** Present: Two- Family Residential

Original: Two-Family Residential

**Date of Construction:** 1859

**Source:** historic maps & directories

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

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

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.0944

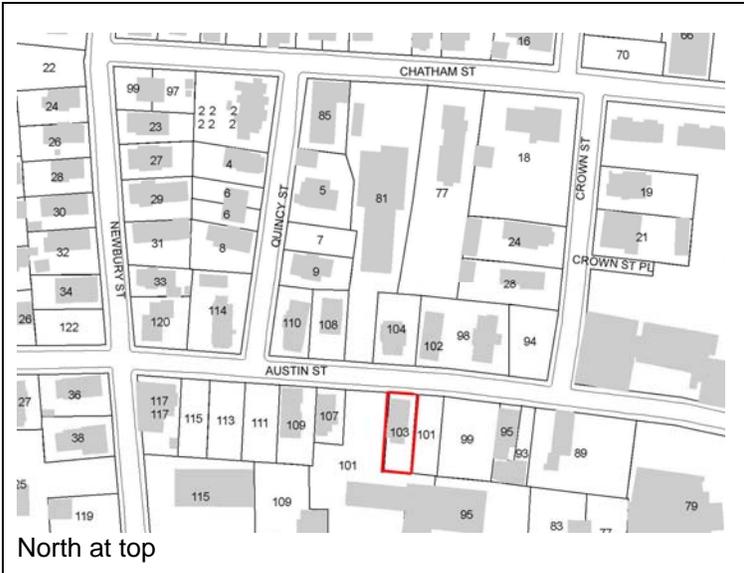
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from NE

## Locus Map



North at top

**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

103 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1024
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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 John A. & Elizabeth Farley House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.0944-acre lot on the south side of Austin Street west of Crown Street. The lot is now flanked by empty lots following the demolition of houses of similar age at 101 and 105 Austin Street. A paved driveway occupies the narrow space between the house and the east lot line, and there is a small rear yard. The house hugs the west lot line; a chain link fence surrounds three sides of the neighboring parcel, using the house as the eastern side of the containment area.

The exterior of the house retains its original wood clapboard siding and Greek Revival features, such as corner pilasters, bold roof-line entablatures with characteristic tall friezes, front attic pediment with central window, and stylized porch. The front façade contains three bays with an entrance to one side. The entrance is framed by narrow sidelights and simple trim instead of a trabeated architrave, and that along with the hollowed porch piers and scroll-sawn decoration suggests the later construction date assigned to the house. The plain window trim is another late Greek Revival feature. A two-story, flat-roof rear ell was added later and wraps around the west side of the house. Window sash has been replaced. There are no outbuildings.

The John A. & Elizabeth Farley House is a distinctive example of the more ornate late Greek Revival style characterizing the better mid-19<sup>th</sup>-domestic architecture in the Crown Hill neighborhood. With the exception of window sash, this house retains its original exterior materials 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.

The distinctive Greek Revival-style two-family house at 103 Austin Street was not built when surveys were conducted for the 1857 map of the city, but two years later it is recorded with 55 as the street number (it would change to its present number in 1872), as the home of John A. Farley, a melodeon manufacturer, and his family. Farley was a native of New Hampshire and

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WORCESTER

103 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

based on the birthplaces of his two daughters, appears to have spent some time in Maine before coming to Worcester around 1854 to work tuning seraphims and melodeons at Nathan Farley, Jr. and John G. Pearson's seraphim manufactory on 203 Main Street. Nathan probably was John A. Farley's older brother and when Nathan returned to New Hampshire in 1859 to make piano cases there, the Worcester firm was renamed Farley & Taylor, for John A. Farley and Simeon Taylor, Jr.

The lot probably was sold to John A. Farley by Francis H. Dewey and Samuel P. and Leonard S. Harrington. It was either lot #31 or #32 of a subdivision of land conveyed by George Jaques to Dewey and the Harringtons in the early 1850s. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

George Jaques owned large amounts of land on the south side of Chandler Street west of Wellington where his home was located, as well as lesser amounts north of Chandler. A member of the first board of trustees of the City Hospital, he gave the city three and one-half acres of land on the south side of Prince Street (now Jaques Avenue) in 1872 provided they built a new hospital to accommodate at least 25 patients within three years. Jaques died the following year and his will granted the City Hospital his home and real estate valued at \$200,000 for an endowment. This was likely the means by which the city came to control a number of building lots on the south side of Austin Street west of Newbury Street. More than two decades earlier, he sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company.

Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.<sup>1</sup> According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company, and functioned as their chief counsel. He died in 1887, leaving his son, Francis H. Dewey, Jr., in charge of his estate. Dewey appears to have controlled most of the Piedmont area west of Newbury Street. He and another partner, Joseph Mason, had platted a subdivision of over 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

In 1860 the house contained two households, one headed by John A. Farley that included his Vermont-born wife, Elizabeth, and Maine-born daughters, and the other consisting of pattern maker David G. Tapley, his wife, Nancy, and infant daughter, Ella. David tapley was born in Main and his wife in Vermont suggesting a prior relationship between the two families. The Farley's were recorded as living in the house alone in 1870, although it seems they lost their younger daughter, Harriet, sometime during the intervening decade. Perhaps this is what motivated Farley to move his family to 393 Main Street that year. Their absence may be why the house is not named on the 1870 map of the city.

It is not clear if Farley sold the Austin Street house or rented it, but by 1871 fifty-three-year-old garment worker Henry Reed, Jr. occupied one unit in the house with family, which in 1880 consisted of his wife, two unmarried sons, both of whom worked in a printing office, and his mother-in-law. In that same census year, the second dwelling contained bookkeeper Edward B. Miles, his wife, Evelyn, young son, Rufus, and a male lodger. Frank Gray is indicated as the owner of a lot containing both 101 and 103 Austin Street in 1886, as well as the neighboring house and lot at 105 Austin, where he had his residence. He does not appear in the city directory until sometime between 1871 and 1878. The 1880 census identifies him as an agent of a dye and chemical works; elsewhere he is simply called "salesman." Further deed research would be needed to better define the houses' histories in this stage, but 101 and 105 Austin no longer exist.

Households headed by insurance accountant George F. Hunt and sewing machine salesman G. Clarence Hutchinson were listed at 103 Austin in the 1890 house directory. The Hunts boarded A.E. Robbins, a student, and the Hutchinsons boarded George C. Hunt, an unmarried Civil Engineer. Clifton H. Havener and Walter E. Hayden were heads of households living at 103

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

103 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

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Austin in 1900. Clifton's daughter, Marion, was a bookkeeper for a bicycle and sporting goods store owner by her brother Lud C. Havener. The haydens boarded plumber Leon C. Hoyt and nurse Clara Coombs. The Hayden's and Hoyt were living in the house ten years later; the Haveners had been replaced by James B. DeShazo, a state boiler inspector, and his wife and aunt. DeShazo came to Worcester from Virginia; his wife, Emma was Canadian.

By 1920 Frank Gray had sold the property to Benjamin I. Coonen, a Russian Jew who immigrated to the United States in 1900. He was identified in the census as a real estate broker and owned 10 other properties at the time. He and his wife, Minnie, boarded nine other people in their 40 Oxford Street home. New tenants were recorded at 103 Austin Street in 1920. Jasper Bilazarian owned the house in 1930. The Armenian laborer lived in the house with his wife, Margaret, and son, Seth, both also born in Armenia; all three immigrated at different times between 1907 and 1913. Seth Bilazarian was employed as an auto mechanic. Another Armenian, Paul Stephanian, rented the second unit, living there with his cousin, Greg, a weaver, and roomer John Kaprillias, a laborer at the loom works. The 103 Austin house was one of a number that had been acquired by Armenians in this period. The Bilazarians owned and lived in the house into the 1960s, renting the second flat to other Armenians. Seth E. Bialzarian and his wife, Sarah, sold the house to Peter Sotirou sometime after 1960, and it remained with that family until 1999.

**SELECTED RESEARCH DATA**

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

1857M not pictured

1859CD Farley John A (Taylor & F.) h. 55 Austin FIRST INSTANCE  
Taylor Simeon Jr (T & Farley), melodeon makers & pianoforte dealers, 239 Main, h. Vernon

1848CD Farley [Nathan Jr] & Pearson [John G.], manufacturers of seraphines &c., 208 Main, h. 42 Portland  
1854CD Farley John A, seraphine & melodeon tuner, h. 36 Pleasant

1860C New Boston NH  
Nathan Farley Jr., 45, piano case maker,

55 Austin St., Worcester  
*Dwelling #1195 / Household #1612*  
John A Farley, 39, melodeon manfr, \$4,000 / \$800, b. NH  
Elizabeth Farley, 40, b. VT  
Mary C Farley, 15, b. Maine  
Harriet A Farley, 13, b. Maine  
*Dwelling #1195 / Household #1613*  
David G Tapley, 28, pattern maker, b. Maine  
Nancy P. Tapley, 27, b. VT  
Ella M. Tapley, 5/12, b. MA

1870M #55 no name

1870C John A Farley, 50, organ mfr, \$7,000 / \$20,000, b. NH  
Elizabeth Farley, 49, keeping house, b. VT  
Mary C Farley, 22, none, b. Maine

1871CD Farley J. A. (Taylor & F.), h. 392 Main  
Reed Henry Jr., cutter at D.H. Eames [clothing, Harrington Corner], h. 55 Austin

1880C *Dwelling #58, Household #98*  
Reed Henry Jr., 53, tailor, b. MA

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

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Frances E, 49, wife, b. MA

Frank B, 26, son, works in printing office, b. MA

Samuel D, 21, son, works in printing office, b. MA, sick with consumption

Bliss Lydia G, 86, mother-in-law, b. MA

*Dwelling #58, Household #99*

Miles Edward B, 31, bookkeeper, b. MA

Evelyn E, 27, wife, b. MA

Rufus E, 4, son, b. MA

Jacobs Arthur L, 21, lodger, machinist, b. CT

1881CD Gray Frank, salesman, house 105 Austin

1886M F. Gray; also owns 101 &amp; 105 Austin (both gone)

1890HD Hunt Geo. F. accountant 1 Hunt George F. insurance

Robbins A.E. student, b.

Hutchinson G.C. manager, b. CD: Hutchinson G. Clarence sewing machines 59 Park

Hunt G.C. civil engineer, b. CD: Hunt George C. engineer, 43 Knowles Bldg.

*Frank Gray, blds. \$5000; 8240 ft. \$4100 CD: dye stuffs h. 105 Austin*

1896M Frank Gray; also owns 101 &amp; 105 Austin (both gone)

1900 Havener C.H. Mr. &amp; Mrs. 1 CD: Havener, Clifton H.

Havener M.E. bookkeeper, b. CD: Havener Marlon E., clerk, 507 Main (Havener Lud C., bicycles &amp; athletic goods)

Hayden W.E. Mr. &amp; Mrs. 2 CD: Hayden Walter E. cutter

Hoyt Leon C. plumber, b. CD: 209 Pleasant (Greene J.H.E., plumber)

Coombs Clara, nurse, b.

*Gray Frank bld \$2000; 8240 ft. \$4100 (lot included 101 Austin – bld.\$3000 – now gone); also owned 105 Austin, also gone*

1910HD DeShazo James B Mr &amp; Mrs 1

Griffin Margaret S Mrs b

Hayden W E Mr &amp; Mrs 2

Hoyt Leon C plumber b

*Gray Frank bld \$2000; 8240 ft. \$4100 (lot included 101 Austin – bld.\$3000 – now gone); also owned 105 Austin, also gone*

1920HD Holden Orrison A

Holden Herbert A b

Penny Robert E

*Coonen Benjamin I. bld \$2000; 4112 ft. \$2100; also owns 10 other properties*

1930HD Bilezerian Jasper

Bilezerian Seth r

Stephanian Paul D

*Bilazarian Jasper, bld \$4500; 4112 ft. \$2100*

1940HD Bilezerian Jasper

Bilezerian Seth r CD: (Sarah) auto mechanic

Sisoian John R CD: (Araveg) barber 1335 Main (own shop)

*Bilazarian Jasper, bld \$4000; 4112 ft. \$1200*

# INVENTORY FORM B CONTINUATION SHEET

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103 AUSTIN STREET

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- 1950HD Glenboski Steph S CD: (Rita D) crane opr  
Sagarian Harry B CD: (Bertha M) buffer  
Sagarian Mesack r CD; student  
Sagarian Saml r  
Damian Nellie Mrs r  
Bilezerian Jasper  
*Bilazarian Jasper, bld \$3800; 4112 ft. \$1000*
- 1960HD Glenboski Steph S  
Dufresne Geo  
*Bilazarian Seth E & Sarah N, house \$3800; 4112 ft. \$1000*
- 1970HD Shaw Harold  
Alcides Valentine  
Sotiriou Peter  
*Sotiriou P N & L*

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

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MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

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

103 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1024
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from NW

# FORM B – BUILDING

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

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

03-024-0017A	Worcester North	V	WOR.1031
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 104 Austin Street

**Historic Name:** Edwin & Eliza Ames House

**Uses:** Present: Three Family Residential

Original: Single Family Residential

**Date of Construction:** 1866

**Source:** historic maps & directories

**Style/Form:** Gothic Revival

**Architect/Builder:** unknown, probably Edwin Ames

**Exterior Material:**

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
Vinyl siding added, ca. 1970  
Front porch replaced  
Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.1350 acres

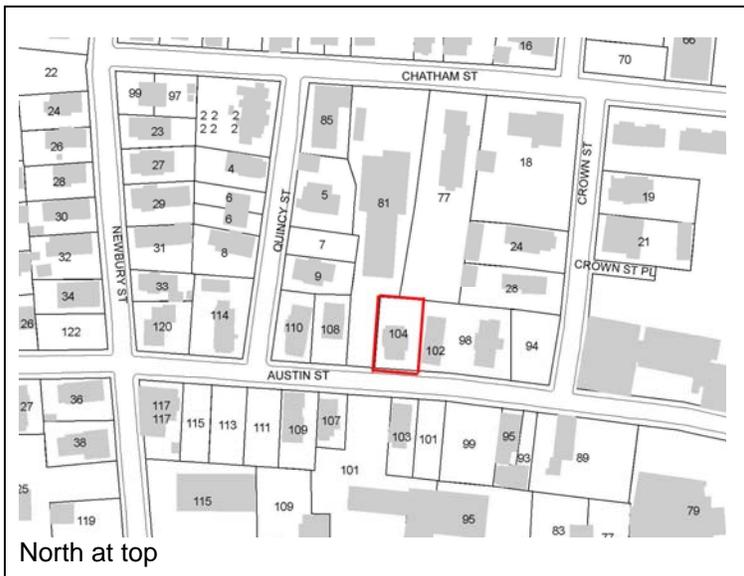
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from SW

## Locus Map



**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

104 AUSTIN 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

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 Edwin & Eliza Ames House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.1350-acre lot on the north side of Austin Street east of Quincy Street. The west side of the lot borders on a paved right-of-way leading to a nursing home on the adjoining parcel to the north; this R.O.W. was taken from 104 Austin at some recent date. A paved driveway occupies the narrow space between the house and the R.O.W. and connects to a paved parking area in the rear of the lot. The house is sited on the front of the lot on a raised terrace fronted by a granite slab retaining wall stretching between stone posts demarcate the front corners of the lot; granite steps lead from the sidewalk to the top of the terrace where they meet the entrance porch. Lawn covers the remaining exposed areas of the property.

The house's original wood clapboard siding and decorative features are concealed by, if not removed for, the existing vinyl siding. A full front porch depicted in the 1878 bird's-eye view of the city has been removed and replaced with a current porch over the entrance. The front façade contains three bays with an entrance to one side. The entrance is a replacement as are the window sash. Cross-gable pavilions are centered on the sides. The roof projects over the walls to form deep eaves, any original decoration has been removed. There are no outbuildings.

The Edwin & Eliza Ames House is an altered example of a mid-19<sup>th</sup>-century two-family house with pointed cross-gable roofs designed in the Gothic Revival taste. It was a house type common to this period and the new streets of the expanding Crown Hill neighborhood.

## HISTORICAL NARRATIVE

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

The house at 104 Austin Street was built in 1866 for master mason Edwin Ames and his family, at the time consisting of his wife Eliza, young daughter, Winifred, and mother-in-law, Mary G. Heywood. Previously, the Ameses lived in a small cottage around

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

104 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1031
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NRDIS 5/6/1976 &amp; 3/5/1980

the corner at 5 Quincy Street. The lot had been sold to Ames or an unknown predecessor by Francis H. Dewey and Samuel P. and Leonard S. Harrington. It was lot #34 of a subdivision of land conveyed by George Jaques to Dewey and the Harringtons in the early 1850s. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

George Jaques owned large amounts of land on the south side of Chandler Street west of Wellington where his home was located, as well as lesser amounts north of Chandler. A member of the first board of trustees of the City Hospital, he gave the city three and one-half acres of land on the south side of Prince Street (now Jaques Avenue) in 1872 provided they built a new hospital to accommodate at least 25 patients within three years. Jaques died the following year and his will granted the City Hospital his home and real estate valued at \$200,000 for an endowment. This was likely the means by which the city came to control a number of building lots on the south side of Austin Street west of Newbury Street. More than two decades earlier, he sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company.

Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.<sup>1</sup> According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company, and functioned as their chief counsel. He died in 1887, leaving his son, Francis H. Dewey, Jr., in charge of his estate. Dewey appears to have controlled most of the Piedmont area west of Newbury Street. He and another partner, Joseph Mason, had platted a subdivision of over 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

Initially, a second household shared the house with the Ames family. In 1870 this household was headed by organ tuner Henry Steen, born in Rhode Island, his wife, Angie, and brother, Clarence, also an organ tuner. Yet, by 1880 directories and censuses indicate that the Ames family was the sole household along with a servant and changing boarders. This reflects a change in Edwin Ames's career. Owning real estate valued at \$20,000 in 1870, which at least included three Austin Street addresses: his home at 104, and 115 (now gone) and 117 Austin, all two-family dwellings, Edwin Ames retired as a brick mason and identified himself as one who derived his income from real estate. Later, he would add a three decker at 131 Austin Street. Both he and his wife lived into old age, and their daughter inherited the family home. Ames evidently sold his other properties before his death.

Sometime after 1890, Winifred Ames married one of her parents' boarders, William Turner, a superintendent at J.R. Torrey & Company razor strop factory nearby at 128 Chandler Street. The 1900 census lists her as divorced. Within a few years she had married for a second time to another boarder, steamfitter Francis Eugene Fuller; their son, Edwin, was born in 1907. By 1920 she had lost her parents and her husband and had brought a second household into 104 Austin, the widow Josephine G. Tuson and her son, Harold, a bank clerk. Winifred Fuller also boarded Jean Muhlig, a store clerk. Fuller remained in the house into the 1940s, when she probably died; the whereabouts of her son is not known. Susie S. Mosier owned the building in 1950. She was a laundry worker living in an apartment block at 43 Irving Street. In that year three families occupied the house, headed by factory worker Joseph MacWade, sign painter Joseph Katz, and William H. Baird. From this point, tenants circulated through the house. In 1960 Peter, Jr. and Rose Barsoum owned the house; they lived on 136 Crescent Street. They had sold it to carpenter Peter Stoupis and his wife, Georgia, by 1965, who lived there with two other families, one of them, headed by Worcester State Hospital attendant Harold E. Craft, had lived there for over 10 years.

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

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**MASSACHUSETTS HISTORICAL COMMISSION**

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Area(s) Form No.

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

## SELECTED RESEARCH DATA

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

- 1866CD Ames Edwin, mason, h 54 Austin FIRST INSTANCE  
 1859CD Ames Edwin, mason, bds Quincy  
 1865CD Ames Edwin, mason, h 5 Quincy
- 1870M #54 E. Ames also owns #67 (115 Austin, now gone) and #69 (117 Austin)
- 1870CD Ames Edwin, mason, h 54 Austin
- 1870C *Dwelling #329 / Household # 546*  
 Ames Edwin, 44, brick mason, \$20,000 / \$2,000, b. MA  
 Eliza M., 40, keeling house, b. CT  
 Winifred, 6, at school, b. MA  
 Heywood Mary G, 65, none  
 Sullivan Mary, 23, domestic svt, b. Ireland  
*Dwelling #329 / Household # 547*  
 Steen Henry L, 35, organ tuner, 0/\$500, b. RI  
 Angie C, 28, keeping house, b. MA  
 Clarence C, 25, organ tuner, b. RI
- 1880C Ames Edwin, 54, ret. brick mason, b. MA  
 Mary E, 49, wife, b. CT  
 Winifred D, 15, daughter, b. MA  
 Edwin H, 14, son, b. MA  
 Heywood, Mary G, 74, mother-in-law, b. MA
- 1886M E. Ames; also owns 115 (now gone), 117 & 131 Austin
- 1890HD Ames Edwin real estate  
 Towne Addison W. clerk, b. CD: B.&M. freight house  
 Turner Wm. supt. b CD: 128 Chandler (J.R. Torrey & Co., razor strops)  
*Edwin Ames, blds. \$4000; 9880 ft., \$4900*
- 1896M Edwin Ames; also owns 115 (now gone), 117 & 131 Austin
- 1900HD Ames Edwin Mr. & Mrs.  
 Turner Winifred Mrs. b.  
*Ames Edwin, blds. \$4000; 9880 ft. \$4900; also owns 115 (now gone), 117 & 131 Austin and 92 Piedmont*
- 1910HD Ames Edwin Mr & Mrs  
 Fuller Francis E Mr & Mrs b  
 Gates Gertrude E R Mrs b  
*Ames Edwin, blds. \$4000; 9880 ft. \$4900; also owns 117, 119 & 131 Austin*
- 1920HD Fuller Winifred Mrs  
 Tuson Harold E  
 Tuson Josephine G Mrs b  
 Muhlig Jean b  
*Ames Edwin, heirs, blds. \$4000; 9880 ft. \$4900*

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- 1930HD Fuller Winnifred Mrs  
Watson Mary Mrs r  
*Ames Edwin, heirs, blds. \$6300; 9880 ft. \$4900*
- 1940HD Fuller Winifred Mrs CD: widow Frank  
*Fuller Winifred et al blds. \$2100; 9880 ft. \$3000*
- 1950HD MacWade Jos A CD: (Dora) operator; MacWade Ruth E. IBM clerk, H&M Arms Co  
Kelley Patk J r CD: fireman, Filenes  
Kelley Thos B r CD: inspector, Economic Machinery Co  
Katz Jos CD: (Irene) sign painter  
Baird Wm H  
Campbell Hazel E r CD: stitcher  
Niford Jesse Mrs r  
*Mosher Susie S bldg \$5000; 5880 ft. \$1800 CD: Mosher Susie E Indry wkr, h 43 Irving*
- 1960HD Craft Harold E  
Bush Dorothy L Mrs  
*Barsoum Peter jr & Rose, house \$6500; 5880 ft. \$1500*
- 1970HD Craft Harold E  
Stoupis Arth  
Kostopoulos Louisa J  
*Stoupis A & G*

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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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PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from SE

# FORM B – BUILDING

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

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

03-016-00028	Worcester North	V	WOR.1025
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 107 Austin Street

**Historic Name:** Samuel A. & Elizabeth L. Pratt house

**Uses:** Present: Residential

Original: Residential

**Date of Construction:** 1859

**Source:** historic maps & directories

**Style/Form:** Gothic Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

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:** 0.0741 acres

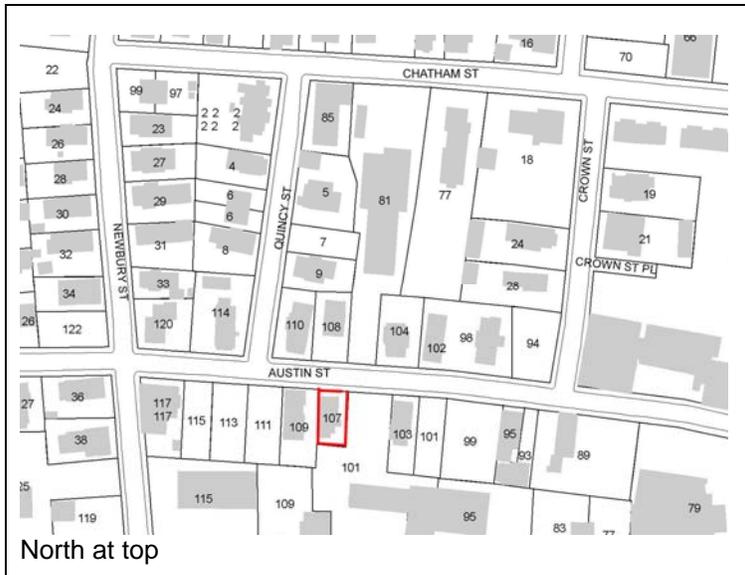
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from NW

## Locus Map



North at top

**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

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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 Samuel A. & Elizabeth L. Pratt house is a story-and-a-half wood frame single-family dwelling with a front gable roof. It is situated on a 0.0741-acre lot on the south side of Austin Street east of Quincy Street. The east side of the lot borders on a vacant lot paved for parking. The house is the center of a small lot with minimal yard on any side; there is no space for a driveway. The small front yard is demarcated by a granite curb along the sidewalk. A chain link fence now encircles the periphery of the property.

The house's original wood clapboard siding and Classical roof-line entablatures have been concealed by existing vinyl siding. A full front porch remains intact with tall entablature and hollowed pillars with scroll-sawn braces; a recent railing has been added between the pillars. The raking edge of the front gable is decorated with tall scroll-sawn Gothic-style verge boards. The front façade contains three bays on the first story with an entrance recessed within a trabeated architrave to one side. Side walls have no exposed decoration; a one-story ell is attached to the rear. Window sash have been replaced. There are no outbuildings.

The Samuel A. & Elizabeth L. Pratt house is a distinctive example of a small mid-19<sup>th</sup>-century Gothic cottage with notable wood decoration on the front façade.

## HISTORICAL NARRATIVE

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the first to use the funding from the Housing and Community Development Act of 1974. Coordinated by the Crown Hill Development Committee, a façade project was instituted to reverse the deterioration and abandonment of historic buildings in the neighborhood. The city invested community development funds to stem the decline of buildings and infrastructure. The 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 107 Austin Street was built in 1859 for Samuel A. Pratt, a grocer, and his wife, Elizabeth L., who had owned the property since 1854. They had purchased the parcel in two deeds from Edward A. Parker and Josiah P. Houghton who probably obtained land in this area from Francis H. Dewey and Samuel P. and Leonard S. Harrington. It comprised parts of lots #30 and #31 of a subdivision of land conveyed by George Jaques to Dewey and the Harringtons in the early 1850s. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of

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Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

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In 1860 the Pratts' household consisted of their eight-year-old daughter, Marion, and three women from Connecticut who appear to be Elizabeth Pratt's mother and two of her sisters. By 1863 the Pratts had sold the house and vacated it by 1866 for a flat at 51 Austin (later 99 Austin, not extant) and soon after leaving the neighborhood entirely. Dentist Charles W. Estabrook bought the house in 1870 and promptly sold it that same year to Charlotte H. Bates. Charles and his brother, Jonas—or Jones—Estabrook briefly dabbled in Austin Street real estate and were established in perpetuity on the 1870 city atlas; Jonas lived at 51 Austin, where the Pratts had moved. Charlotte H. Bates was a widow, possibly of Elijah Bates of Maine, and lived on Nantucket in 1860 and in Leicester in 1870. She and her son and daughter lived in a two-family house on 40 West Street in 1880.

In 1885 Charlotte H. Bates conveyed the property to Ruth W. Bagley, wife of Medway hotel keeper William C. Bagley. The family may have lived in Worcester briefly as William C. Bagley is shown as a resident of the house in the 1887 city directory. From 1890 to 1903, when Bagley sold the house to Albina Charbonneau, the house contained tenants. Joseph W. and Albina Charbonneau, native French Canadians, lived in the house with their four Massachusetts-born sons for the next eighteen years. Joseph and his sons started out with a trade book business, but by the end of the period, they were selling religious goods.

In 1922 piano tuner Winfred Winch and his wife, Anna Belle, bought the house, and they lived there until 1969.

**SELECTED RESEARCH DATA**

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

1854 Deed, 527:295, 1 May 1854, Edward A. Parker to Samuel A. & Elizabeth L. Pratt, parcel S side Austin, 59 x 111 ft.  
Deed, 524:642, 11 May 1854, J.D. Houghton to Samuel A. & Elizabeth L. Pratt, parcel S side Austin, 16.5 x 111 ft.

1854 Pratt Saml. A., jr., agt. N.E.P., div. 42, h. 21 Portland

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

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- 1858M no building indicated
- 1859CD Pratt Saml. A., jr., agt. N.E.P., div. 42, h. 59 Austin FIRST INSTANCE
- 1860C Pratt Samuel A, 38, grocer, \$3,000 / \$800, b. MA  
Elizabeth L, 32, b. CT  
Marion E, 8, b. MA  
Whitney Lucy, 70, b. CT  
Mary A P, 41, b. CT  
Emily T, 18, b. CT
- 1863 Deed, 622:565, 26 March 1863, Samuel A. & Elizabeth L. Pratt to Walter Gates, \$2,500
- 1866 Deed, 724:475, 17 May 1866, Walter Gates to Darius D. Buffum, Smithfield RI
- 1870 Deed, 808:200, 26 Jan 1870, Darius D. Buffum, Smithfield RI, to Charles W. and Jones E. Estabrook (a part of the "estate" previously conveyed to Buffum by Walter Gates in 1866
- 1870M #59 Estabrook
- 1870C Estabrook Charles W, 44, dentist, \$6,000 / \$600, b. MA  
Helen A, 30, keeping house, b. NH
- 1871CD Estabrook Charles W., dentist, 164 Main, h. 59 Austin  
1865CD Estabrook Charles W, dentist, 188 Main, h. 54 Chatham  
1867CD Estabrook, Charles W, dentist, 7 Brinley Hall, h. 21 Orchard
- 1870 Deed, 830:262, 1 Dec 1870, Charles W. & Jones E. Estabrook to Charlotte H. Bates
- 1880C Gorham Laura W, 36, wife, widowed, dressmaker, b. VT  
Webb Edward A, 40, boarder, works in shoe shop, b. VT  
Lyons Arthur, 28, boarder, painter, b. England  
Dewey Horace, 20 boarder, works in boot shop, b. MA  
Adams Katherine L, 23, boarder, works in telephone office, b. MA  
Gorham Louise L, 7, daughter, at school, b. MA
- 1880C Two-family house, 40 West Street, Worcester  
Bates Charlotte H, 44, widow, keeping house, b. MA  
Grace A, 18, daughter, at home, b. MA  
Henry W, 17, son, clerk fire insurance, b. MA  
Darling Chas F, 30, boarder, cigar box maker, b. MA  
Onissa, 28, boarder, cigar box maker, b. MA
- 1885 Deed, 1206:218, Charlotte H. Bates to Ruth Walker Bagley
- 1886M C. Bates
- 1887CD Bagley William C, h. 107 Austin
- 1890HD Perkins Fredk. W. paper CD: paper warehouse 546 Main  
*Ruth W. Bagley, bld. \$1400; 3229 ft. \$1800*

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- 1896M R.W. Bagley
- 1900HD Hingston C.L. Dr. & Mrs. CD: Hingston Clayton L. veterinarian, 6 Barton Pl.  
*Bagley Ruth W. (E. Detroit Mich.) bld. \$1400; 3229 ft. \$1800*
- 1900C Hingston Clayton, 48, head, married 15 years, surgeon-vet, b. England, imm. 1874  
Katherine W, 36, wife, 2 of 2 children living, b. Ireland, imm. 1881  
Mary H, 13, daughter, at school, b. PA  
Ethel L, 11, daughter, at school, b. MA
- 1903 Deed, 1751:184, 26 May 1903, Ruth W. Bagley to Albina Charbonneau
- 1910HD Charbonneau Jos W Mr & Mrs  
Charbonneau Edw U salesman b  
*Charbonneau Albiba, bld. \$1000; 3229 ft. \$1800*
- 1910C Charbonneau Joseph W, 53, head, married 18 years, book store proprietor, b. Fr. Canada  
Albina M, 44, wife, 5 of 5 children living, none, b. Fr. Canada  
Edward U, 24, son, commercial trade books, b. VT  
Romeo A, 15, son, none, b. MA  
Leo A, 13, son, none, b. MA  
Roland N, 10, son, none, b. MA  
George, 5, son, none, b. MA  
Martin Rosamund, 23, boarder, clerk, millinery dept., b. MA
- 1920HD Charbonneau Joseph W Mr & Mrs CD: Charbonneau J. Wilfred, church goods, 10 Trumbull  
Charbonneau Romeo A b CD: watchmaker, 10 Trumbull  
Charbonneau Leo A b CD: clerk, 10 Trumbull  
Charbonneau Roland M b CD; printer  
*Charbonneau Albiba, bld. \$1000; 3229 ft. \$1800*
- 1921 Deed, 2242:185, 2 May 1921, Albina Charbonneau to Gertrude F. Clark
- 1922 Deed, 2265:139, 31 Mar 1922, Gertrude F. Clark to George G. Munyon  
CD: Clark Gertrude M, widow Fred D, ins., 507 Main Rm 812, h. 209 Austin
- 1922 Deed, 2270:256, 31 May 1922, George G. Munyon to Anna Belle Winch  
CD: Munyon George G, jr opr, Norton Co, h at W Boyleston
- 1930HD Winch Winfred O  
Shore Valna r  
*Winch Anna Belle, bld. \$3000; 3229 ft. \$1800*
- 1940HD Winch Winfred O piano tuner h  
*Winch Anna Belle, bld. \$2500; 3229 ft. \$1000*
- 1950HD Winch Winfred O piano tuner h  
*Winch Anna Belle, bld. \$2500; 3229 ft. \$1000*
- 1960HD Winch Winfred O  
*Winch Anna Belle, house \$2500; 3229 ft. \$1000*
- 1969 Deed, 4991:472, 10 Nov 1969, Anna Belle Winch to Melvin Erickson

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1970HD Erickson Melvin  
*Erickson M H & L T*

**BIBLIOGRAPHY and/or REFERENCES***Maps & Atlases*

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- 1833 Stebbins, H. *Map of Worcester, Shire Town of the County of Worcester*. Boston: C. Harris.
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- 1901 *Worcester Index for 1901*.
- 1911 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1922 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
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*Directories and Census*

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- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.

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

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

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

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

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

107 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1025
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from NE

# FORM B – BUILDING

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

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

03-016-00021	Worcester North	V	WOR.1026
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 109 Austin Street

**Historic Name:** William A. & Mary A. Richardson House

**Uses:** Present: Multi-Family Residential

Original: Single-Family Residential

**Date of Construction:** ca. 1865

**Source:** historic maps & directories

**Style/Form:** Gothic Revival

**Architect/Builder:** Alva Philbrook, possible builder

**Exterior Material:**

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):

Queen Anne-style porch added ca. 1890  
Vinyl siding added  
Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

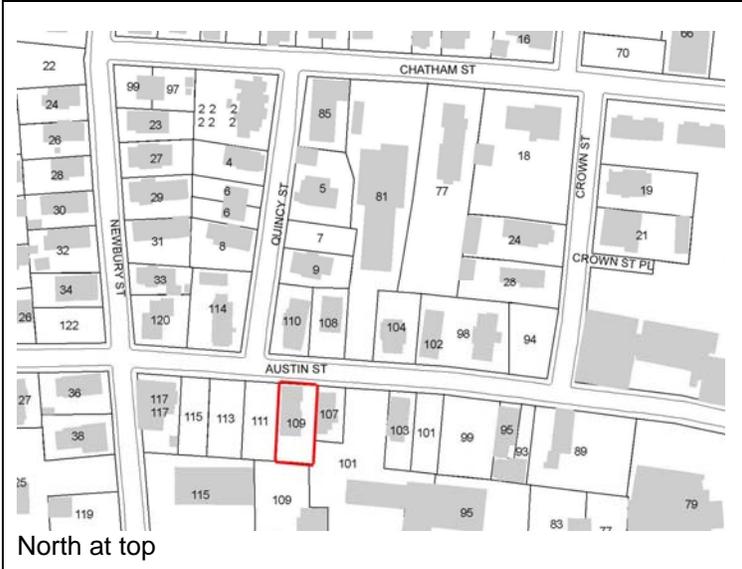
**Acreage:** 0.1305 acres

**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-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

WORCESTER

109 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1026
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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 William A. & Mary A. Richardson House is a two-story wood frame single-family dwelling with a front gable roof. It is situated on a 0.1305-acre lot on the south side of Austin Street east of Quincy Street. The west side of the lot borders on a vacant lot paved for parking; an unpaved driveway occupies the space between the house and the west lot line. A small front yard is demarcated by a granite retaining wall along the sidewalk; stone steps lead from the sidewalk to the porch.

The house's original wood clapboard siding and Classical roof-line entablatures have been concealed by existing vinyl siding. A full front porch, paneled posts, solid braces, spindle frieze, and balustrade with cross-brace panels surmounted by a row of spindles. A pediment above the porch distinguishes the entrance, which contains double doors with plate-glass panels. The three-bay front façade is a typical townhouse feature; the window above the entrance has been removed and sided over. Arched bracing was added to the apex of the gable when the porch was added to update the appearance of the house. Side walls have no exposed decoration; a two-story cross-gable pavilion is centered on the west wall, with a two-story ell attached to the rear. A dormer has been added to the east side of the house. Window sash have been replaced. There are no outbuildings.

The William A. & Mary A. Richardson House is an example of a mid-19<sup>th</sup>-century domestic architecture in a restrained Gothic Revival style. The intact Queen Anne-style porch, added somewhat later, is a distinctive feature..

## 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 two-story wood frame house at 109 Austin Street appears to have been built around 1865 for grocer Benjamin F. Nourse and his wife. They bought the property from carpenter Alva Philbrook, who lived elsewhere and turned the property over in less than eight months suggesting that he was the builder. The lot had been sold to shoemaker Octavius Harper or an unknown

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

109 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

V	WOR.1026
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NRDIS 5/6/1976 &amp; 3/5/1980

predecessor frbyom Francis H. Dewey and Samuel P. and Leonard S. Harrington. It was lot #29 of a subdivision of land conveyed by George Jaques to Dewey and the Harringtons in the early 1850s. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

George Jaques owned large amounts of land on the south side of Chandler Street west of Wellington where his home was located, as well as lesser amounts north of Chandler. A member of the first board of trustees of the City Hospital, he gave the city three and one-half acres of land on the south side of Prince Street (now Jaques Avenue) in 1872 provided they built a new hospital to accommodate at least 25 patients within three years. Jaques died the following year and his will granted the City Hospital his home and real estate valued at \$200,000 for an endowment. This was likely the means by which the city came to control a number of building lots on the south side of Austin Street west of Newbury Street. More than two decades earlier, he sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company.

Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.<sup>1</sup> According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company, and functioned as their chief counsel. He died in 1887, leaving his son, Francis H. Dewey, Jr., in charge of his estate. Dewey appears to have controlled most of the Piedmont area west of Newbury Street. He and another partner, Joseph Mason, had platted a subdivision of over 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

Benjamin F. Nourse died by 1867 and by the next year the house was occupied by William A. Richardson, a 34-year-old machinist, and his wife, Mary. At the time, Richardson was in partnership with Henry D. Ward and George A. Gates manufacturing lamp extinguishers on 10 Foster Street. In 1869 the Richardsons bought the house, and they lived there for the next 31 years. During that time, William A. Richardson and Gilbert H. Harrington were in the business of manufacturing firearms (1875 until Richardson's death in 1897) under their names, first on Manchester Street (1871-1877) and then on Hermon Street (1877-1894). (The short period of the Nourses' ownership and William A. Richardson's significance in the firearms has resulted in the house being named for the latter.)

Both of the proprietors of Harrington & Richardson Arms Company were initiated into the business as employees of the Wesson brothers in Hartford, Connecticut, of whom Gilbert W. Harrington was the nephew. Frank Wesson started his own firearms manufacturing firm in 1859 having patented two-trigger rifles and spur-trigger pistols with Nathan Harrington. He entered a partnership with Gilbert H. Harrington in 1871 to manufacture guns in Worcester. Harrington bought Wesson out in 1874, and the following year brought William A. Richardson into the business. In 1888 the firm was incorporated as Harrington & Richardson Arms Company. Their original capital investment was \$75,000. Harrington was president, Richardson was treasurer, and George F. Brooks was secretary. In 1894 the company built a large new facility on Park Avenue in Worcester (not extant). After the deaths of Harrington and Richardson in 1897, Brooks became the manager and the company was held by heirs Edwin C. Harrington (Gilbert Harrington's son) and Mary A. Richardson (William Richardson's wife). The business continued producing firearms for over a century, closing in 1986.<sup>2</sup>

In 1870, William A. and Mary Richardson shared the house with boot factory worker Hiram Baird and his family, although after that it seems that the Richardsons occupied the entire dwelling. Richardson's widow, Mary, sold the house at 109 Austin to cabinetmaker Elgin E. Cross in 1900. Born in New Hampshire, Cross was head of a household including his wife, Jennie, born in Vermont, and daughter Ethel. Ten years later, daughter Ethel and husband Bradford Bishop, a tailor born in Canada, were in

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

<sup>2</sup> Franklin Pierce Rice, *Worcester of Eighteen Hundred and Ninety-eight: Fifty Years a City: a Graphic Representation of Its Institutions, Industries, and Leaders* (1899). [http://en.wikipedia.org/wiki/H\\_&\\_R\\_Firearms](http://en.wikipedia.org/wiki/H_&_R_Firearms).

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

109 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1026
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NRDIS 5/6/1976 &amp; 3/5/1980

the household, along with Thaddeus Hubbard, Jennie Cross's father. Salesman Albert L. Smith is listed in the 1910 house directory as head of a second household, but this was not recorded in the census. Frank W. Myers, a trolley motorman, bought the house in 1918, and the Crosses moved to 68 Fruit Street. He was single at the time and boarded in widow Julia A. Goodnow's household. A second family comprised of Herbert and Florence Whittemore, their daughter, Grance MacDonald, and granddaughter Grace Elaine occupied another dwelling unit. Frank Myers and, by then, his wife Lizzie, lived in one household in 1930; the other was rented to jeweler Karl Kleinberg, a Latvian, and his family.

The house was bought by Ethel L. Reid in 1935, who appears to have been Elgin E. and Jennie Cross's daughter. (Reid lived at 68 Fruit Street where the Crosses moved in 1918.) She rented the house to two families until 1951 when she sold the house to Joseph Zones; he and his family lived there for over 20 years. The next owner, Richard I Salmon, obtained the property in 1972.

**SELECTED RESEARCH DATA**

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

- 1865 Deed, 697:201, 23 Jan 1865, Octavius Harper to Alva Philbrook, "tract with buildings," \$3,100  
Deed, 708:535, 8 Sept 1865, Alva Philbrook to Benjamin Nourse, "tract with buildings", 49.5 x 111 ft., \$3,500
- 1865CD Harper Octavius, shoemaker, h. 1 Newport  
Philbrook Alva, carpenter, bds 6 Portland  
Nourse B.F., provisions &c., 5 Southbridge, h. 6 Sth'ge
- 1867CD Nourse, B.F. Mrs. h 61 Austin FIRST INSTANCE
- 1868CD Richardson, (W.A.) Ward (Henry D.) & Gates (George A.) manuf'rs lamp extinguishers, 10 Foster, h 61 Austin
- 1859CD Richardson W.A. cutter at Havey's, bds Ex. Hotel  
1865CD Richardson W.A. machinist, h 13 Lincoln
- 1869 Deed, 791:554, 30 June 1869, Samuel Cook to William A. Richardson, "tract with buildings thereon," \$5,000
- 1870M #61 Baird
- 1870C *Dwelling #339 / household #564*  
Baird Hiram, 46, works boot factory 0/ \$400, b. MA  
Zasht ?, 45, keeping house, b. MA  
Irving J, 24, works boot factory, b. MA  
Walter H, 16, app. To wheelwright, b. MA  
Florella H, 22, none, b. VT  
Foster Eunice, 22, works box shop, b. MA  
*Dwelling #339 / household #565*  
Richardson Wm A, 36, iron machinist, \$3,000 / \$600, b. MA  
Mary A, 34, keeping house, b. MA
- 1870CD Richardson W.A. machinist, h 61 Austin  
Baird Hiram, clicker, h 61 Austin
- 1880C Richardson William A, 46, head, manuf of firearms, b. NH  
Mary A, 44, wife, b. MA  
Ware Annie M, 14, boarder, at school, b. PA  
Peeks Lucy A, 47, servant, b. MA
- 1886M W.A. Richardson

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

109 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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

1890HD Richardson W.A. fire arms CD: Richardson Wm. A. treas. Harrington & Richardson Arms Co.  
31 Hermon (adv)  
*W.A. Richardson, bld. \$2600; 5686 ft. \$2600*

1896M W.A. Richardson

1900HD Richardson W.A. Mr. & Mrs.  
Lamb William W. b.  
Bullock Lizzie L. Mrs. b.  
*Richardson Mary A. bld. \$3500; 5686 ft. \$2600*

1900 Deed, 1646:472, 23 May 1900, Mary A. Richardson to Elgin E. Cross

1900C Cross Elgin E, 42, head, married 14 years, cabinetmaker, b. NH  
Jennie, 35, wife, one of one child living, b. VT  
Ethel L, 12, daughter, at school, b. MA

1903CD Cross Elgin E.cabinetmaker 107 Foster, h. 109 Austin

1910HD Cross Elgin E Mr & Mrs 1  
Bishop Bradford B Mr & Mrs b  
Smith Albert L Mr & Mrs 2  
*Cross Elgin E. bld. \$3500; 5686 ft. \$2600; also owns 42 Newbury (now gone)*

1910C *Dwelling #125 / Household #287*  
Cross Elgin E, 52, head, cabinetmaker, b. NH  
Jennie C, 45, wife, b. VT  
Bishop Ethel, 22, daughter, b. MA, married 4 years, no children  
Bradford, 27, son-in-law, tailor, b. Eng. Canada  
Hubbard Thaddeus, 78, father-in-law, b. NH

*Dwelling #125 / Household #288*  
Smith Albert L, 73, head, own income, b. NY  
Maria A, 70, wife, b. MA

1918 Deed, 2149:457, 19 Mar 1918, Elgin E. Cross to Frank W. Myers

1920HD Whittemore Herbert L CD: foreman  
MacConnell Grace E Mrs b  
Goodnow Julia A Mrs  
Rawson Wm S b CD: real estate  
Myers Frank W b CD: motorman  
*Cross Elgin E. bld. \$3500; 5686 ft. \$2600; also owns 63 Fruit w/ Jennie C. Cross*

1920C *Dwelling #69 / Household #205*  
Goodnow Julia A, 83, head, widow, none, b. MA  
Myers Frank W, 47, boarder, single, motorman, electric car, b. CT  
Rawson William, 58, son, widow, general helper, private family, b. MA  
Hoyle Francis, 80, brother, widow, none, b. MA

*Dwelling #69 / Household #206*  
Whittemore Herbert, 58, head, asst. supt, auto supplies, b. MA

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

109 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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

Florence, 59, wife, none, b. MA  
 MacDonnell Grace, 32, daughter, married, piano player, moving pictures, b. MA  
 Grace Elaine, 7, grandchild, none, b. MA

1930HD Kleinberg Karl  
 Myers Frank W  
*Myers Frank W. bld. \$6500; 5686 ft. \$2600*

1930C *Dwelling #89 / Household #180*  
 Kleinberg Karl, 54, head, jeweler, watches, b. Latvia  
 Julia A, 45, wife, none, b. Latvia  
 Elsie, 16, daughter, b. MA  
 Donald, 7, son, b. MA  
*Dwelling #89 / Household #181*  
 Myers Frank W, 58, head, retired, b. CT  
 Lizzie E, 59, wife, b. MA

1935 Deed, 2647:279, 29 Aug 1935, Frank W. Myers to Ethel L. Reid

1940HD Petrie Chas L CD: (Annettie) towerman B&M  
 Petrie Ruth I r CD: saleswoman Denholm & Mckay Co. (dept. store)  
 Hakanson Conrad H L CD: carrier P.O.  
*Reid Ethel L. bld. \$3500; 5686 ft. \$1500; also owns 63 Fruit*

1950HD Petrie Annettie Mrs  
 Petrie Ruth I r  
 Richards Wm E CD: heating engineer H & R Arms Co  
*Reid Ethel L. (Birmingham Ala) bld. \$3500; 5686 ft. \$1500; also owns 63 Fruit*

1951 Deed, 3328:456, 28 May 1951, Ethel L. Reid, to Joseph Zones

1960HD Roy Richd R  
 Zones Jos  
 Zones Mathew r  
*Zones Jos under guardians, house \$3500; 5686 ft. \$1500*

1970HD Stone Russell  
 Zones Joseph  
 Zones J

1972 Deed, 5267:44, 29 Sept 1972, Joseph Zones, by admin, to Richard I. Salmon

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

109 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

V	WOR.1026
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NRDIS 5/6/1976 &amp; 3/5/1980

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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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- 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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- 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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- 1901 *Worcester Index for 1901*.
- 1911 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1922 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

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- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.
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- The Worcester House Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published semi-annually.
- The Worcester Society Blue Book; Elite Family Directory and Club Membership*. New York: Dau Publishing Co., 1902-1924. Published annually.
- Population Schedules of the Federal Decennial Census*. Washington, D.C.: National Archives of the United States, 1790-1910. Microfilm.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

109 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1026
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from NE

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

109 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1026
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NRDIS 5/6/1976 & 3/5/1980



View from S

# FORM B – BUILDING

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

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

03-024-00015	Worcester North	V	WOR.1022
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 110 Austin Street

**Historic Name:** Lewis & Chloe Bradford House

**Uses:** Present: Two-Family Residential

Original: Single-Family Residential

**Date of Construction:** 1849

**Source:** historic maps & city directories

**Style/Form:** Italianate

**Architect/Builder:** Lewis Bradford, probable builder

**Exterior Material:**

Foundation: stone

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

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

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.1203 acres

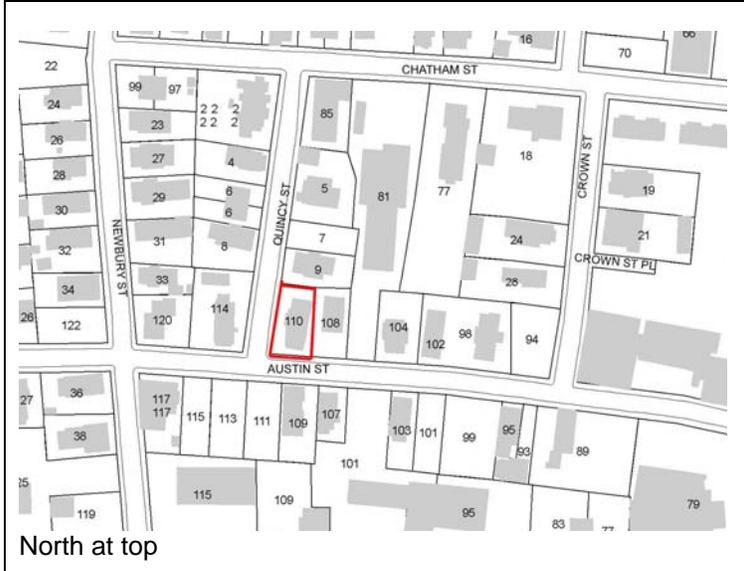
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from SE

## Locus Map



North at top

**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

110 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1022
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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 Lewis & Chloe Bradford House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.1203-acre lot on the north side of Austin Street on the northeast corner of Quincy Street. A paved parking area is notched into northwest corner of the lot off Quincy Street. The lot is elevated above a low retaining wall, probably the result of street widening; a granite slab wall traverses the Austin Street (south) side with a break for stone steps leading to a walkway to the entrance. The wall on the Quincy Street side is constructed of concrete as are the higher retaining walls for the parking area in the rear. The house is sited on the east side of the large corner lot with lawn on the front, west and rear sides. A tall spruce tree is located in the front corner. The lot is now surrounded by a chain link fence.

The exterior of the house retains its original wood clapboard siding and Italianate features, such as deep roof eaves with bracketed cornice, porch with hollowed pillars, scroll-sawn braces and bracketed cornice. The front façade contains three bays with an entrance to one side. The entrance has a simple architrave with twin doors having large plate glass windows. The plain window trim is another feature. A two-story cross-gable pavilion is centered on the west side at the point where a two-story rear ell is attached slightly offset to the east. Window sash has been replaced. There are no outbuildings.

The Lewis & Chloe Bradford House is a distinctive example of the Italianate style characterizing the better mid-19<sup>th</sup>-century domestic architecture in the Crown Hill neighborhood. With the exception of window sash, this house retains its original exterior materials 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.

The contractor and builder Lewis Bradford is first listed as residing on Austin Street in the 1849 city directory. Later entries pinpoint the address to 110 Austin Street, and a footprint of the house is depicted on the 1857 map of the city, which associates it with other buildings designed with Italianate features built in the 1850s nearby. It is likely that Bradford played a role in the

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WORCESTER

110 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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construction of a number of them. (Prior to 1849, he lived on Division, now Chatham Street.) The lot likely had been sold to Bradford or an unknown predecessor from Francis H. Dewey and Samuel P. and Leonard S. Harrington. It was lot #37 of a subdivision of land conveyed by George Jaques to Dewey and the Harringtons in the early 1850s. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

George Jaques owned large amounts of land on the south side of Chandler Street west of Wellington where his home was located, as well as lesser amounts north of Chandler. A member of the first board of trustees of the City Hospital, he gave the city three and one-half acres of land on the south side of Prince Street (now Jaques Avenue) in 1872 provided they built a new hospital to accommodate at least 25 patients within three years. Jaques died the following year and his will granted the City Hospital his home and real estate valued at \$200,000 for an endowment. This was likely the means by which the city came to control a number of building lots on the south side of Austin Street west of Newbury Street. More than two decades earlier, he sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company.

Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.<sup>1</sup> According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company, and functioned as their chief counsel. He died in 1887, leaving his son, Francis H. Dewey, Jr., in charge of his estate. Dewey appears to have controlled most of the Piedmont area west of Newbury Street. He and another partner, Joseph Mason, had platted a subdivision of over 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

Lewis Bradford and his wife, Chloe had a large family, with five children, and in 1850 occupied the entire house. By 1854, Lewis Bradford had died, leaving his widow and children in the house; in 1860 a second family was reported as living there. Sarah Stone may have been previously associated with or related to the Bradford family, as she was from Connecticut where most of the Bradford children were born. This part of the family history is yet to be discovered.

Within a few years the family bought property on the corner of Austin and Newbury Street and moved there, selling 110 Austin to woodworker David G. Tapley around 1867, which is when he is first listed at the address in the city directory. Prior to that, Tapley was renting in houses at 103 Austin Street (1860) and 12 Chatham Street (1865). The 1870 census describes him as a maker of reed boards for organs. A Maine native, Tapley was 33 years of age in 1870, and his household included his wife, Nancy, born in Vermont 37 years earlier, and children Ella M., 10 years of age, and Walter H., 5 years, both born when their parents resided in Massachusetts. A 26-year-old millinery store clerk, Helen Berry, boarded with the family. The house likely was designed as a two-family dwelling, and in 1870 Luther Goddard and his daughter (probably), Elizabeth were tenants. Luther, age 54 years, worked as a shoe binder' Elizabeth, thirty years his junior, kept house.

The Tapleys owned and lived at 110 Austin for over 40 years, with numerous tenants occupying the rental unit. In 1890 three dwelling units were identified in the house. One tenant household was headed by Andrew D. Shattuck, salesman for the F.S. Chickering installment store; the other by Janet Martin, principal of the Sycamore Street School. The widow Harriet E. Emerson and her four daughters rented the second flat in 1900. Two worked as bookkeepers and a third was a clerk in a crockery store. George Batcheller, a grocer, was the head of the tenant household in 1910.

By 1920 the house was owned by George F. and Margaret C. Power, suggesting that the Tapleys, who would have been both in their 80s, had died. George F. Power was a wire worker living on Seymour Street in 1910; in 1920 he was a policeman and a homeowner, albeit under his wife's name. The 1920 census records Margaret under the name Gilmarkin, as well as four

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

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children under age eight years; Mary Marks, a private nurse, was a boarder. In that year, as well as for quite a few afterwards, they rented the second unit to Henry W. Handy, a 62-year-old laborer in a leather factory, and his wife, Frances. William D. Spear is listed in the 1920 and 1930 directories as a boarder in the Handy household. John H. Blackmer, a clerk at the Pleasant Street Market was the tenant in 1940 and 1950. In 1930 his parents boarded with him; father Herbert K. Blackmer was a fish cutter at the same market. By 1950 Blackmer's landlord had changed to Archie (Nahabed) and Agnes (Agavni) Melikian. As time went on, this Armenian family boarded and rented to others from that place. In 1966 they sold the property to Raymond and Evelyn Brinson.

**SELECTED RESEARCH DATA**

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

1849CD Bradford Lewis, contractor &amp; builder, h. Austin FIRST INSTANCE

1850C Bradford Lewis, 58, carpenter, b. MA  
 Chloe, 56, b. MA  
 Maria, 30, b. MA  
 Priscilla, 25, b. CT  
 George, 22, cigar maker, b. CT  
 William, 20, wire worker, b. CT  
 Edwin, 13, b. CT

1860C *Dwelling #1116, Household #1487*  
 Bradford Chloe, 66, b. MA  
 Maria, 42, b. CT  
 Priscilla, 37, b. CT  
 George, 30, cigar maker, b. CT  
 William, 29, wire worker, \$3,000 b. CT  
 Edwin, 23, agent, b. CT  
*Dwelling #1116, Household #1487*  
 Stone Sarah, 44, b. CT  
 Louisa M, 22, tailoress, b. MA  
 J Augustus, 19, machinist, b. NY  
 Emma E, 16, b. NY

1867CD Tapley David G. pattern maker, h 60 Austin FIRST INSTANCE  
 1865CD Tapley David G. pattern maker h 12 Chatham

1870M #60

1870C *Dwelling 331, Household 549*  
 Goddard Luther, 54, shoe binding store, b. MA  
 Elizabeth, 24, keeping house, b. MA  
*Dwelling 331, Household 550*  
 Tapley David G, 33, reed box maker, \$6,000 / \$500, b. Maine  
 Nancy P, 37, keeping house, b. VT  
 Ella M, 10, at school, b. MA  
 Walter H, 5, at school, b. MA  
 Berry Helen, 26, clerk millinery store, b. VT

1880C 110 Austin St  
*Dwelling 68, Household 116*  
 Robinson George A, 35, works in chair shop, b. MA

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Ella M, 20, wife, b. MA

*Dwelling 69, Household 117*

Tapley David G, 47, works in organ shop, b. Maine

Nannie F., 46, wife, b. VT

Walter H, 15, son, at school, b. MA

1886M D.G. Tapley

1890HD Tapley D.G. woodworker 1 CD: reed board maker  
 Shattuck A.D. canvasser 2 CD: Shattuck, Andrew D. salesman 142 Main (F.S. Chickering, installment store)  
 Butler Clarence E. clerk, b. CD: 407 Main (N.S. Liscomb, hats, furs &c.)  
 Martin Jennette, teacher 3 CD: Martin Janet, principal, Sycamore st. school  
*David G. Tapley, bld. \$2500; 5220 ft. \$2800*

1896M D.G. Tapley

1900HD Tapley D.G. Mr. & Mrs. 1  
 Tapley Ella M. Miss, b.  
 Emerson Harriet E. Mrs. 2 widow William  
 Emerson Lizzie L. Miss, b.  
 Emerson Florence K. Miss, b. CD: bookkeeper, 12 Shrewsbury (E.B. Crane & Co., lumber dealers)  
 Emerson Mary J. Miss b. CD: bookkeeper, 30 Bradley (Wyman & Gordon, dropforgers)  
 Emerson Carrie L. Miss, b. CD: clerk, 480 Main (Clark-Sawyer Co., crockery, glass & silverware)  
*Tapley David G., bld. \$3000; 5220 ft. \$2800*

1910HD Tapley D.G. Mr. & Mrs. 1  
 Tapley Ella M. Miss, b.  
 Batcheller George S grocer 2  
 Batcheller Clifton L lastmaker b  
*Tapley David G, bld. \$3000; 5220 ft. \$2800*

1920HD Power George F Mr & Mrs  
 Handy Harry W Mr & Mrs  
 Spear William D b  
 Marks Mary nurse b  
*Power Margaret C. bld. \$2600; 5220 ft. \$2800*

1920C 110 Austin St  
*Dwelling 101, Household 259*  
 Handy Henry W, 62, head, laborer, leather factory, b. MA  
 Frances E, 65, wife, b. MA  
*Dwelling 101, Household 260*  
 Power George F, 33, head, policeman, b. MA  
 Gilmarkin, 30, wife, none, b. MA  
 Mary, 8, daughter, none, b. MA  
 Rita, 6, daughter, none, b. MA  
 George, 4 10/12, son, none, b. MA  
 John V, 1 3/12, son, none, b. MA  
 Marks, Mary, 49, roomer, nurse, private cases, b. MA

1930HD Power George F  
 Power Mary M r

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Handy Henry W  
Spear William D  
Pierson Frank  
*Power Margaret C. bld. \$6700; 5220 ft. \$2800*

1940HD Power George F CD: (Margt C) Police headquarters  
Power John V r CD: student Holy Cross  
Power Rita M r CD: student  
Blackmer John H CD: clerk Pleasant Street market  
Blackmer Herbert K r (Dora A) fish ctr Pleasant Street market  
*Power Margaret C. bld. \$6100; 5220 ft. \$1600*

1950HD Blackmer Herbert K  
Melikian Geo H CD: (Agnes)  
Melikian Jas r CD: Snow White cleansers & Launderers  
Kasparian Kasper B CD: (Julia) barber Jackson & Brodeau, Barbers 1082B Main  
*Melikian Archie & Agnes, bldgs \$5000; 5240 ft. \$1500*

1960HD Melikian Hachig  
Melikian Jas  
Kasparian Peter  
*Melikian Agnes & Nahabed, garage \$500 house \$4500; 5240 ft. \$1500*

1970HD McBride Geo  
Brinson Evelyn Mrs  
Deramus Caroline  
Kasparian Peter  
*Brinson E Trustee for R Brinson*

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110 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

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View from NE

# FORM B – BUILDING

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

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

03-024-00002	Worcester North	V	WOR.1032
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 114 Austin Street

**Historic Name:** Rufus H. & Adeline E. Chase House

**Uses:** Present: Three-Family Residential

Original: Two-Family Residential

**Date of Construction:** 1863

**Source:** historic maps & directories

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

Wall/Trim: wood clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**

Domestic barn  
workshop

**Major Alterations** (*with dates*):

Shed dormers added  
Window added to façade  
Window sash replaced  
Barn converted to shop

**Condition:** fair

**Moved:** no  yes  **Date:**

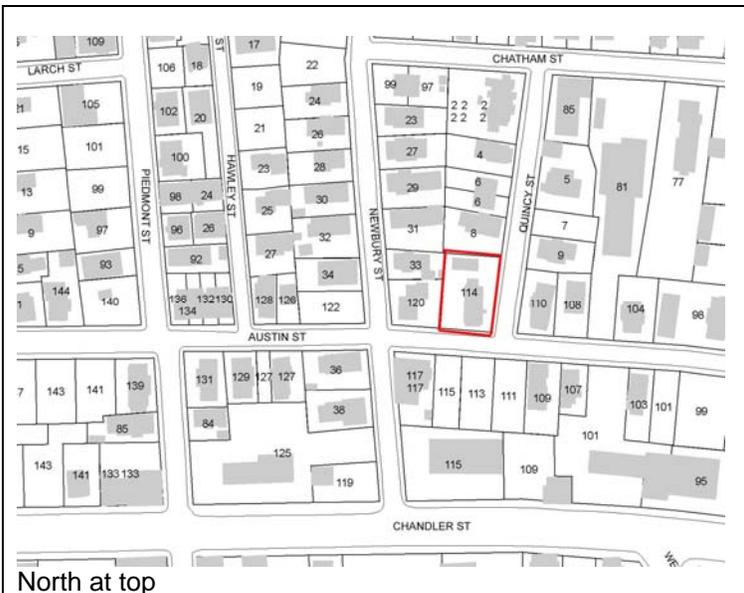
**Acreage:** 0.2142

**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-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

WORCESTER

114 AUSTIN STREET

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

Recommended for listing in the National Register of Historic Places.

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

## ARCHITECTURAL DESCRIPTION:

The Rufus H. & Adeline E. Chase House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.2142-acre lot on the north side of Austin Street on the northwest corner of Quincy Street. A paved driveway follows the west lot line to the rear of the lot terminating at a two-story garage addition to a barn there. The sloping site exposes a portion of the brick basement on the west side of the house. The house is sited on the west side of the large corner lot with lawn on the front, and east; a two-story barn with gambrel roof is sited at the rear of the lot with its front façade facing Quincy Street. The lot is now surrounded by a low chain link fence.

The exterior of the house retains its original wood clapboard siding and restrained Greek Revival-style features, such as corner pilasters, pronounced roof-line entablature with tall frieze, and open pediments. Features reflecting later Romantic-Era decoration include the one-story front porch with arched braces and two-story bay window on the east side. Simplified entrance architrave and window trim also are transitional design characteristics. The front façade contains three bays with an entrance to one side. The entrance has a simple architrave with tall sidelights; the door has been replaced. A small pair of windows has taken the place of the two larger original windows under the porch. A large two-story rear ell is attached slightly offset to the west; the scale of this section reflects the two-family dwelling plan within. A large shed dormer has been added to the roof on the west side of the house; the east side of the roof contains a small gable dormer and a later broken-eave shed dormer. Window sash has been replaced.

A barn has been depicted on maps showing the property since 1876, and the existing outbuilding likely contains features of it. The detached wood frame barn has a gambrel roof and wood clapboard siding; the roof probably was added at a later time. The mow door on the east, Quincy Street façade, suggests that there also had been a wagon door on this side before the building was adapted to function as a shop. Nevertheless, the current front façade is wholly an alteration of the original. With the exception of the mow door, doors and windows have been replaced more recently. A two-story addition was made to the rear of the barn to create a garage at basement level and an extension of first floor space on the upper level.

The Rufus H. & Adeline E. Chase House is a distinctive example of the persistence of the Greek Revival style in the design of better mid-19<sup>th</sup>-century domestic architecture in the Crown Hill neighborhood. With the exception of window sash, this house retains its original exterior materials 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

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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 114 Austin Street was built in 1863 for Rufus H. Chase and his family on a lot he had purchased the previous year from Josiah P. Houghton, who lived next door at 8 Quincy Street. Houghton had bought a number of lots from Francis H. Dewey and Samuel P. and Leonard S. Harrington. The Chase parcel seems to have been comprised of lot #38 and part of lot #39 of a subdivision of land conveyed by George Jaques to Dewey and the Harringtons in the early 1850s. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

George Jaques owned large amounts of land on the south side of Chandler Street west of Wellington where his home was located, as well as lesser amounts north of Chandler. A member of the first board of trustees of the City Hospital, he gave the city three and one-half acres of land on the south side of Prince Street (now Jaques Avenue) in 1872 provided they built a new hospital to accommodate at least 25 patients within three years. Jaques died the following year and his will granted the City Hospital his home and real estate valued at \$200,000 for an endowment. This was likely the means by which the city came to control a number of building lots on the south side of Austin Street west of Newbury Street. More than two decades earlier, he sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company.

Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.<sup>1</sup> According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company, and functioned as their chief counsel. He died in 1887, leaving his son, Francis H. Dewey, Jr., in charge of his estate. Dewey appears to have controlled most of the Piedmont area west of Newbury Street. He and another partner, Joseph Mason, had platted a subdivision of over 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

It appears that Rufus H. Chase came from nearby Hubbardston, Massachusetts, where he had worked as a cabinetmaker. While there he married Adeline Ellinwood. Once in Worcester, he was employed as a painter. He was a widow by 1880, living with his two daughters, Abbie, age 25 years, and Della, age 23. In that year there was a second household living in the house. Cabinetmaker Benjamin C. Moore and his family rented a dwelling in the house in 1890. Rufus H. Chase probably died that year, as in the next the property was deeded to his daughters. Abbie Chase had married Fred Knight, a bookkeeper for an insurance company, and lived at 1 Agawam Street in 1900 with their four children. By 1910 her unmarried sister, Della, was living with her family.

In 1905 the sisters sold the house to pool table manufacturer Warren Alexander. The family lived in the house until 1952, with Warren's son and namesake taking over the business and the home after his death. During those years, a second rental unit was maintained in the dwelling. A granddaughter, Marion A. Safford, conveyed the house to machinist Victor B. Thamel and his wife, Amelia. The Thamels lived at 114 Austin Street for 12 years, selling the house to John B. and Rita M. Gallant in 1964. Peter J. Andrews, living at 5 Congress Street, bought the property from the Gallants in 1987.

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

114 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1032
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NRDIS 5/6/1976 &amp; 3/5/1980

## SELECTED RESEARCH DATA

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

1862 Deed, 654:20, 3 May 1862, Josiah P. Houghton [8 Quincy St.] to Rufus H. Chase, 59x116 ft. lot, \$2,000

1863CD Chase (Rufus H) &amp; Nichols (H.P.) painters, rear 26 Front, h 62 Austin FIRST INSTANCE

1850C Hubbardson MA  
Chase Rufus H, 29, cabinetmaker, \$1100, b. MA  
Adeline E, 27, b. MA  
Earle Lewis, 19, laborer, b. MA  
Percy Noah M, 20, cabinet maker, b. VT  
1859CD Chase Rufus H. painter, rear Pearl, h Eaton place

1870M #62 Chase

1870CD Chase Rufus H. painter, rear 26 Front, h 62 Austin

1880C *Dwelling #67, Household #114*Crawford Ossian? Y, 50, clerk, b. CT  
Eliza V, 45, wife b. CT  
Grace B, 11, daughter, at school, b. MA*Dwelling #67, Household #115*Chase Rufus H, 59, painter, b MA  
Abbie, 25, daughter, b. MA  
Della A, 23, daughter, b. MA

1886M R.H. Chase

1890HD Chase Rufus H. 1 painter  
Moore Benjamin C. 2 CD: cabinetmaker 561 Main W.C. Chase agt. frames  
Moore Edwin E. clerk, b. CD: bookkeeper 137 Front (Graton & Knight Mfg. Co., belting)  
*R.H. Chase, blds. \$2900; 9330 ft. \$4200*

1891 Deed, 1349:33, 25 March 1891, Laura W. Chase to Abbie E. Knight &amp; Della A. Chase

1896M R.H. Chase

1900HD Smith Frank B. Mr. & Mrs. 1 CD: conductor, 15 Market (Worc. Consolidated Street Rwy)  
Gates George, armorer, b. CD: 320 Park Ave (Harrington & Richardson Arms Co.)  
Frost G.W. Mr. & Mrs. 2 CD: Frost, George W. clerk, 505 Main (Frost Frederick E., stationer,  
stencil cutter, die sinker, rubber and metal stamp maker, h. 42 Newbury)  
Frost Willard F. clerk, b. CD: 505 Main  
Joseph James, machinist, b.  
*Knight Abbie E. & Della A. Chase, blds. \$2900; 9330 ft. \$4500*

1905 Deed, 1803:153, 13 April 1905, Abbie L. Knight et al to Warren Alexander

1910HD Alexander Warren Mr & Mrs 1  
Alexander Prescott W student b  
*Alexander Warren, blds. \$2200; 9330 ft. \$4200*

**INVENTORY FORM B CONTINUATION SHEET**

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- 1910C Alexander Warren, 52, head, married 25 years, manufacturer, billiard tables, b. MA  
 Lydia M, 52, wife, 2 of 2 children living, b. MA  
 W. Prescott, 24, son, none, b. MA  
 Marion, 14, daughter, none, b. MA
- 1920HD Alexander Warren Mr & Mrs  
 Alexander Prescott W Dr & Mrs b  
 Alexander Marion b  
 Philips Luther E Mr & Mrs  
 Phillips Sarah L b  
*Alexander Warren, blds. \$2500; 9330 ft. \$4200; also owns two house lots*
- 1920C *Dwelling #82, Household #223*  
 Phillips Luther E, 45, head, salesman, shoe store, b. MA  
 Elizabeth, 51, wife, none, b. Scotland, imm 1870  
 Elinor, 19, daughter, none, b. MA  
 Sarah, 79, aunt, none, b. MA  
*Dwelling #82, Household #224*  
 Alexander Warren, 58, head, owner pool table factory, b. MA  
 Lydia M, 58, wife, none, b. MA  
 Warren R, 32, son, laborer, pool table factory, b. MA  
 Blanche, 32, daughter-in-law, none, b. MD  
 Marion, 24, daughter, bookkeeper, wholesale grocery, b. MA  
 Margaret, 9, granddaughter, none, b. MD  
 Warren R jr, 5, grandson, none, b. MD
- 1930HD Alexander Warren  
 Alexander Marion r  
 Alexander Warren P r  
 Kilmer Ida A Mrs  
 Gilbert Stella K Mrs r  
 Maple Josephine Mrs r  
*Alexander Warren, blds. \$5300; 9330 ft. \$4200; also owns 141 & 143 Austin (now gone)*
- 1940HD Alexander Lydia M Mrs CD: widow Warren  
 Alexander Warren P r CD: billiard and pool tables 8 Houchin Av (own shop)  
 Burkhardt Harry W (Beatrice A) stage hand  
*Alexander Warren, heirs, blds. \$5500; 9330 ft. \$2800; also owns 141 & 143 Austin (now gone)*
- 1950HD Alexander Warren P  
 Buckhardt Harry W  
*Safford Marion A trus 114 Austin bldgs \$4500; 9330 ft. \$2800*  
*CD: Safford Winthrop M (Marion A) slsmn Gilman & Moffett Co (wholesale confectioners) h 62 Coolidge rd*
- 1952 Deed, 3391:531, 2 Jan 1952, Marion A. Safford to Victor P. Thamel
- 1960HD Thamel Victor  
 Thamel Peter V r  
 Thamel Mary Mrs r  
 Dickie Dorothy J  
 Smith Dorothy M Mrs  
 Smith Donna M r  
*Thamel Victor P & Emilia, storage \$500, house \$5000; 9330 ft. \$2800*

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1964 Deed, 4497:154, 31 August 1964, Victor P. &amp; Amelia V. Thamel to John B. &amp; Rita M. Gallant

1970HD Gallant John B  
 Surprise John A  
 Dickie Dorothy  
*Gallant J B & R M*

1987 Deed, 10596:167, 30 June 1987, John B. Gallant to Peter J. Andrews [5 Congress St]

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**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

114 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1032
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

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View from NE



Workshop from SE

# FORM B – BUILDING

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

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

03-016-00025	Worcester North		WOR.1530
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**Town/City:** Worcester

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

**Address:** 117 Austin Street

**Historic Name:** Edwin Ames Rental House

**Uses:** Present: Multi-Family Residential  
Original: Four-Family Residential

**Date of Construction:** 1866

**Source:** historic maps & deeds

**Style/Form:** Second Empire

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
shed

**Major Alterations** (*with dates*):

- One-story masonry commercial addition, ca. 1885
- Slate mansard replaced
- Vinyl siding added
- Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.1398 acres

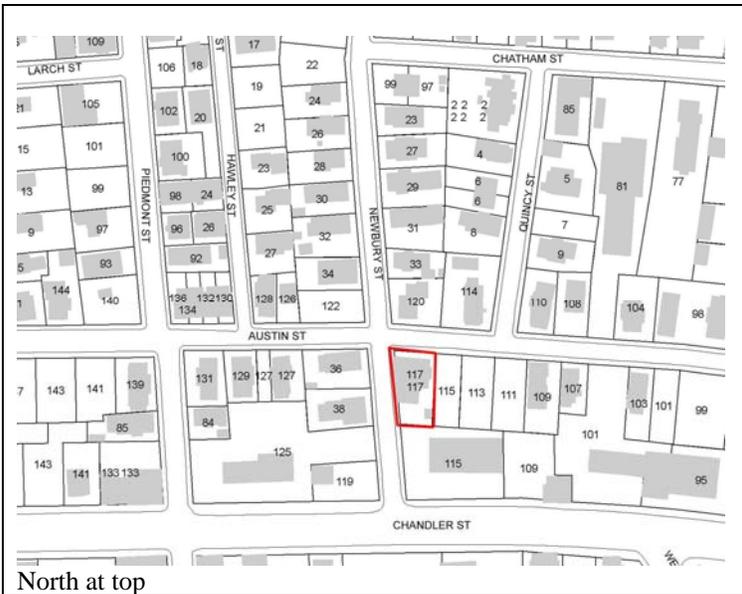
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from NE

## Locus Map



North at top

**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

117 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1530

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 Edwin Ames Rental House is a two-story wood frame four-family dwelling with a mansard roof. It is situated on a 0.1398-acre corner lot on the south side of Austin Street on the southeast corner of Newbury Street. The wide house is sited at the front of a long lot and closely approaching the sides. A concrete block retaining wall fronts a low sloping berm in front of the house; a cast concrete screen has been built on top of the wall. The east side of the lot abuts a chain link fence surrounding the neighboring vacant parcel where the house numbered 115 Austin Street once stood. The west (Newbury Street) side of the lot is filled with a one-story masonry addition built against the exposed basement wall of the house. A paved parking area has been excavated out of the southwest corner of the lot with poured concrete retaining walls on the north and east sides; the west side connects to Newbury Street. The remaining surface of the property is planted in lawn. A small wood frame storage shed is located in the southeast corner of the lot.

The original wood clapboard siding has been covered with vinyl siding with decorative features either obscured or removed. The only distinguishing design feature is the mansard roof with two pedimented dormers, although the presumptive slate roof has been replaced with green asphalt shingles. The front façade contains four bays with entrances in the center two bays and the dormers positioned above the space separating the doors and outside windows. The doors and windows are recent replacements. The roof of the porch covering the entrances appears to be an original feature, although the rest of it was rebuilt, probably when the vinyl siding was applied. Two-story, flat roof pavilions are centered on the east and west sides, and a small ell is centered on the rear, now expanded with additions on the west side and top. By 1886 a one-story flat roof masonry addition was erected on the west side of the house, filling the yard space between the basement and the sidewalk. It likely had a commercial use; more recently it has been covered with vinyl siding, removing windows and retaining only doors suggesting that it has become a storage facility. A small one-story wood frame storage building has been added to the southeast corner of the property.

The Edwin Ames Rental House is an altered example of Second Empire-style domestic architecture in the Crown Hill neighborhood. Its early construction date (1867) and semi-detached four-family plan-form is distinctive in the neighborhood context. It also represents the rapid and extensive expansion of the city west of Crown Hill in the post-Civil War 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

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society also began to purchase abandoned buildings to stabilize and resell with covenants. The core of this neighborhood was listed as a historic district on the National Register of Places in 1976, and the district was expanded in 1980. The effort has resulted in the renaissance of this significant grouping of mid nineteenth-century architecture in Worcester.

Francis H. Dewey, one of Worcester's largest early real estate developers, sold a 105x111 ft. lot on the southeast corner of Austin and Newbury streets to mason Edwin Ames in 1866 for 2,100 dollars. It was lot #34 of a subdivision of land conveyed by George Jaques to Dewey and Samule P. and Leonard S. Harrington around 1850. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

George Jaques owned large amounts of land on the south side of Chandler Street west of Wellington where his home was located, as well as lesser amounts north of Chandler. A member of the first board of trustees of the City Hospital, he gave the city three and one-half acres of land on the south side of Prince Street (now Jaques Avenue) in 1872 provided they built a new hospital to accommodate at least 25 patients within three years. Jaques died the following year and his will granted the City Hospital his home and real estate valued at \$200,000 for an endowment. This was likely the means by which the city came to control a number of building lots on the south side of Austin Street west of Newbury Street. More than two decades earlier, he sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company.

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By 1870 Ames would build two rental properties on the parcel, now addressed 115 (not extant) and 117 Austin Street. The same year Ames bought the lot from Dewey, he was building a house for his family at 104 Austin Street. Owning real estate valued at \$20,000 in 1870, which at least included three Austin Street addresses: his home at 104, 115 and 117 Austin, all multiple-family dwellings, Edwin Ames retired as a brick mason and identified himself as one who derived his income from real estate. His most significant project was the four-house brick terrace he built at 130-136 Austin Street around 1875. Later, he would add a three decker at 131 Austin Street.

There were four tenant households at 117-119 Austin in 1870, two in each half. They were headed by house carpenter Thomas G. Learned, telegraph wireman Joseph Raymond, dry goods store clerk Stillman Towne, and widow Louisa Stewart. All three men had young families and were typical short-term tenants getting a start in the new multi-family dwellings spreading west from the established parts of the city. Stewart, age 67 years, lived with two unmarried daughters aged in their twenties. This household represents another prevalent family group in rental housing: widows with adult children. By the end of the decade, all householdsthe Learneds had moved farther out to Beacon Street and the Raymonds up to Pleasant Street and new families headed by Benjamin Saville, a clerk, and Asahel Barlow, a commercial traveler, moved in. By 1890, another pair of families occupied the house.

Edwin Ames died in 1910 and his trustee sold the house to Bernard Press in 1914. He was a Russian Jew who immigrated to the U.S. in 1904; his wife, Sarah, had come 22 years earlier. They lived in a three-family house that they owned at 88 Barclay Street. In the 1910 census Presses occupation was listed as clothing salesman. Deal estate broker Luther Baker owned the house at 117 Austin by 1917. His offices were at 98 Front Street and he resided at 980 Main Street. Baker was 77 years of age with a long history in Worcester. In 1870 he worked in a meat market, and by 1880 he had become a provisions dealer. The 1900 census first identifies him as a realtor. He was born in Connecticut and had married his wife Carrie in 1883. They

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

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apparently had no children. The bank foreclosed on Luther Baker's mortgage in 1932, probably during the settlement of his estate. The bank conveyed the property to another realty group, Rogers & Company of Worcester, which turned it over three years later to Armenian-born Charles (Garabed) Manoogian. The identity of this man is unclear. He may have been the real estate agent Garabed Manoogian living at 72 Maywood Street in 1920 or Charles Manoogian, the clerk, living in the house he owned t 137 Blithewood Avenue, or he may have been both men. However, by 1940 he had moved to 117 Austin Street, which had been converted to a three-family dwelling. Long-term tenants were plumber John DesChenes and his wife, Mary, and Albert and Ella Berthiaume.

In 1968 Manoogian sold the house to Alfred C. and Stephanie A. Pisegna, who previously lived at 12 Congress Street. In the deed, the grantor stipulated that he would retain the third-floor apartment "as long as he lives." Evidently, he did not live (or live there) much longer, because the apartment was listed as vacant in the 1970 house directory.

## SELECTED RESEARCH DATA

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

- 1866 Deed, 768:9, 4 May 1866, Francis H. Dewey to Edwin Ames, tract on corner of Newbury and Austin streets [contained 115 & 117 Austin], \$2100.
- 1867CD Ames Edwin, mason, h 54 Austin [now 104]
- 1870M #69 E. Ames; also owns 67 (#115 Austin now gone) & owns and lives at #54 (104 Austin)
- 1870C *117 Austin, Dwelling #335, Household 556*  
 Learned Thos G, 44, house carpenter, 0 / \$300, b. ME  
 Harriet M, 40, keeping house, b. NY  
 Charles H, 15, at school, b. MA  
 Elbridge E, 7, at school, b. MA  
*117 Austin, Dwelling #335, Household 557*  
 Raymond Joseph, 45, telegraph wire repair, 0 / \$1000, b. MA  
 Ella, 37, keeping house, b. MA  
 Ella, 15, at school, b. MA  
*119 Austin, Dwelling #334, Household 554*  
 Towne Stillman, 44, clerk dry goods store, 0 / \$1,500, b. MA  
 Mary A, 40, keeping house, b. MA  
 Addison W, 6, at school, b. MA  
 Whiting Olive, 68, none, b. MA  
*119 Austin, Dwelling #334, Household 555*  
 Stewart Louisa, 67, keeping house, b. MA  
 Hattie, 27, none, b. MA  
 Nellie, 25, none, b. MA
- 1880C *117 Austin, Dwelling #65, Household 107*  
 Saville Benjamin, 26, clerk, b. MA  
 Theresa A, 22, wife, B. NY  
*117 Austin, Dwelling #65, Household 108*  
 Barlow Asahel, 55, commercial traveler, b. MA  
 Harriet A, 54, wife, b. MA  
 Herbert R, 16, son, works in wire mill, b. MA  
 Frederick C, 13, son, at school, b. MA  
*119 Austin, Dwelling #65, Household 109*  
 Towne Stillman, 54, clerk, b. MA  
 Mary A, 54, wife, dressmaker, b. MA  
 Addison N, 16, son, at school, b. MA  
*119 Austin, Dwelling #65, Household 110*  
 Baldwin Charles W, 44, toolmaker, b. NH

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Achsah A, 40, wife, b. CT  
 Cora A, 18 daughter, at school, b. MA

- 1886M E. Ames; also owns 115 Austin (now gone) & 131 Austin, also owns and lives at 104 Austin
- 1890HD Squires John T. sorter 1 CD: 70 Winter (Heywood Boot & Shoe Co.)  
 Anderson Thos. carpenter 2  
*Edwin Ames, bld. \$3000; 4545 ft. \$1800*
- 1896M E. Ames; also owns 115 Austin (now gone) & 131 Austin, also owns and lives at 104 Austin
- 1900HD Auger Alfred. E. machinist 1  
 McKeon Ann Mrs. 2 CD: widow Michael  
 McKeon J.F. skatemaker, b. CD: McKeon James F., operator 31 Mulberry (Winslow S. Skate  
 Manuf. Co.)  
 McKeon John P. armorer  
*Edwin Ames, bld. \$4200; 4545 ft. \$3000; also owns 115 (now gone), 104 & 131 Austin and 92 Piedmont*
- 1910HD Taylor John W carrier 1  
 Hjostedt Henry G carpenter 2  
 Hartnett Annie Mrs b  
*Ames Edwin, 117, 119 Austin cor. Newbury, bld. \$4200; 6090 ft. \$3000; also owns 104 & 131 Austin*
- 1914 Deed, 2070:186, 31 Dec 1914, Worcester Trust Co., trustee of the will of Edwin Ames, to Bernard Press, \$6,000
- 1917 Mortgage, 2125:581, 1 March 1917, Worcester Bank & Trust Co. to Luther Baker
- 1920HD Davis Frank G Mr & Mrs  
 Kent Ridgley W  
 Landry Jude  
 White Patrick b  
*Baker Luther, 117, 119 Austin bld. \$5000; 6090 ft. \$3000; also owns 980 Main & 494 Park av*
- 1930HD Straughan Jessie B  
*Baker Luther, heirs, 117, 119 Austin bld. \$12000; 6090 ft. \$3000; also owns 980 Main*
- 1932 Foreclosure deed, 2567: 362, 20 July 1932, Worcester Bank & Trust Co. to Frederick E. Rogers, Carl L. Morrill & Paul W. Scribner, dba Rogers & Company of Worcester [real estate]
- 1935 Deed, 2646:246, 19 July 1935, Rogers & Co. to Garabed, aka Charles, Manoogian
- 1940HD DesChenes John M CD: (Mary) plumber  
 Berthiaume Albert Q CD: (Ella G)  
 Braley Herbert W CD: (Mabel B) carpenter  
*Manoogian Chas, 117, 119 Austin bld. \$6000; 6090 ft. \$1800*
- 1950HD Berthiaume Albert Q  
 Donahue Gerald W r CD: equipment opr, street dept  
 DesChanes John M CD: (Mary) stock clk Lodding Engineering Corp  
 DesChanes Paul M r  
 Manoogian Chas  
*Manoogian Garabed alias Charles, 117, 119 Austin bldg. \$6500; 6090 ft. \$1200*
- 1960HD Waikus Jos E  
 DesChenes John M

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

117 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1530

Manoogian Chas B

*Manoogian Garabed alias Charles, 117, 119 Austin block. \$6500; 6090 ft. \$2000*

1968 Deed, 4889:567, 4 Oct 1968, Charles manoogian to Alfred C. and Stephanie A. Pisegna

1970HD Benjamin Ernest A  
Miller Sandra Mrs  
Vacant  
*Pisegna A C & S A***BIBLIOGRAPHY and/or REFERENCES***Maps & Atlases*

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- 1851 Walling, Henry F. *Map of the City of Worcester*. [Boston?]: Warren Lazell.
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- 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*.
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- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

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*The Worcester House Directory*. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.*The Worcester House Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published semi-annually.*The Worcester House Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published semi-annually.*The Worcester Society Blue Book; Elite Family Directory and Club Membership*. New York: Dau Publishing Co., 1902-1924. Published annually.*Population Schedules of the Federal Decennial Census*. Washington, D.C.: National Archives of the United States, 1790-1910. Microfilm.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

117 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1530

PHOTOGRAPHS (Neil Larson, 2009)



View from NE



View from NW

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

117 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.1530
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View from SW

**National Register of Historic Places Criteria Statement Form**

Check all that apply:

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

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

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

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

The Edwin Ames Rental House is an altered example of Second Empire-style domestic architecture in the Crown Hill neighborhood. Its early construction date (1867) and semi-detached two-family plan-form is distinctive in the neighborhood context. It also represents the rapid and extensive expansion of the city west of Crown Hill in the post-Civil War period.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.1530
<b>Historic Name:</b>	Ames, Edwin Multi-Family House
<b>Common Name:</b>	
<b>Address:</b>	117-119 Austin St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	262; 03-016-00025
<b>Year Constructed:</b>	
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Second Empire
<b>Use(s):</b>	Multiple Family Dwelling House; Other Commercial
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	WOR.CI: Austin Streetscape
<b>Designation(s):</b>	



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on:

Wednesday, July 11, 2012 at 12:15 PM

A 0565-N.WOR

	300 CI	262 1530
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2. Town Worcester Pl. Piedmont

Street address 117-119 Austin

Name \_\_\_\_\_

Use: original & present dwelling

Present owner \_\_\_\_\_

Open to public \_\_\_\_\_

Date 1870 Style Mansard

Source of date \_\_\_\_\_

Architect \_\_\_\_\_

OR part of Area # \_\_\_\_\_

riorated Moved Altered Added \_\_\_\_\_

DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material \_\_\_\_\_

WALL COVER: Wood \_\_\_\_\_ Brick Stone Other \_\_\_\_\_

ROOF: Ridge Gambrel Flat Hip Mansard \_\_\_\_\_  
Tower Cupola Dormer windows Balustrade Grillwork \_\_\_\_\_

CHIMNEYS: 1 2 3 4 Center End Interior Irregular Cluster Elaborate

STORIES: 1 2 3 4 ATTACHMENTS: Wings Ell Shed \_\_\_\_\_

PORCHES: 1 2 3 4 PORTICO \_\_\_\_\_ Balcony

FACADE: Gable end: Front/side Ornament \_\_\_\_\_

Entrance: Side Front: Center/Side Details: \_\_\_\_\_

Windows: Spacing: Regular/Irregular Identical/Varied \_\_\_\_\_

Corners: Plain Pilasters Quoins Cornerboards \_\_\_\_\_

5. Indicate location of building in relation to nearest cross streets and other buildings

6. Footage of structure from street \_\_\_\_\_  
Property has \_\_\_\_\_ feet frontage on street

Recorder \_\_\_\_\_

For Worcester Heritage Society

Photo # \_\_\_\_\_ Date \_\_\_\_\_

SEE REVERSE SIDE

JUN 2 1973





# FORM B – BUILDING

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

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

03-024-01+27	Worcester North		WOR.1531
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**Town/City:** Worcester

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

**Address:** 120 Austin Street

**Historic Name:** George Bradford House & Cigar Shop Site

**Uses:** Present: Two Family Residential  
Original: Single Family Residential

**Date of Construction:** 1857

**Source:** historic maps & directories

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

**Major Alterations** (*with dates*):  
Cigar shop demolished ca. 1960  
Vinyl siding added  
Window sash replaced

**Condition:** good

**Moved:** no  yes  **Date:**

**Acreage:** 0.1366 acres

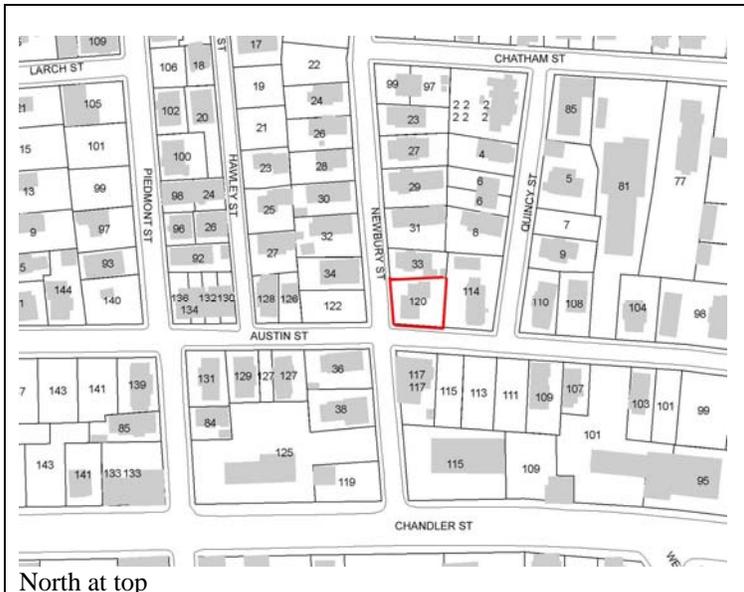
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

## Photograph



View from SW

## Locus Map



North at top

**Recorded by:** Neil Larson, Larson Fisher Associates

**Organization:** City of Worcester Historical Commission

**Date** (*month / year*): June 2010

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

120 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1531

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 George Bradford House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.1366-acre corner lot on the north side of Austin Street on the northeast corner of Newbury Street. The wide house is sited on the west side of the squarish lot, which was combined from two parcels with Austin Street frontages numbered 118, which contained the cigar shop, and 120, containing the house. By 1886, a lot was subdivided from the rear (north) side, creating 33 Newbury Street.

The house is slightly elevated above the street with a concrete retaining wall fronting on both streets; to this has been added a chain link fence. A paved driveway enters the property just east of the house and terminates in the corner of the house and side wing. An annex attached to the east end of the wing has been removed. The site of the cigar shop on the east side of the lot is now vacant and maintained as part of the yard, which wraps around in narrow sections on the other sides of the house.

The original wood clapboard siding has been covered with vinyl siding with decorative features either obscured or removed with the Greek frieze, gable pediment, and lintel surmounting the entrance highlighted in white material as the only indication of design origins. The front façade contains three bays with the entrance to the east side. The doors and windows are recent replacements. Concrete steps lead up to the entrance; no evidence of a front porch remains. A two-story kitchen ell is recessed back from the west wall, with a modified porch filling the void. A cross gable wing projects from the east side of the ell; this once linked the house to the cigar shop. There are no surviving outbuildings.

The George Bradford House & Cigar Shop Site is an altered example of Greek Revival-style domestic architecture in the Crown Hill neighborhood. Built in 1857, it is a late expression of Greek form and decoration. The shop where cigars were made is no longer extant. Its history includes use as a evangelical mission and grocery store.

## 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

120 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1531

Cigar maker George Bradford bought the corner lot on which 120 (then 66) Austin Street is located from Francis H. Dewey and Samuel P. and Leonard S. Harrington around 1857. It was lot #40 of a subdivision of land conveyed by George Jaques to Dewey and the Harringtons around that time. The subdivision contained 66 lots platted on both sides of Newbury Street between Chatham and Chandler streets, Austin Street east of Newbury, the west side of Quincy Street, the north side of Chandler east of Newbury, and on the east side of Wellington Street south of Chandler. While a map of the subdivision has been located in Worcester County deed book 456 page 647, the date and source of the deed from Jaques is illegible. A more comprehensive search in the Worcester Registry of Deeds may clarify the early history of the property.

George Jaques owned large amounts of land on the south side of Chandler Street west of Wellington where his home was located, as well as lesser amounts north of Chandler. A member of the first board of trustees of the City Hospital, he gave the city three and one-half acres of land on the south side of Prince Street (now Jaques Avenue) in 1872 provided they built a new hospital to accommodate at least 25 patients within three years. Jaques died the following year and his will granted the City Hospital his home and real estate valued at \$200,000 for an endowment. This was likely the means by which the city came to control a number of building lots on the south side of Austin Street west of Newbury Street. More than two decades earlier, he sold the L-shaped tract aligned with Newbury and Austin streets to Dewey and company.

Francis Henshaw Dewey was a member of the bar, and he served as a justice of the Superior Court of Massachusetts between 1869 and 1881.<sup>1</sup> According to the city directory, he resided at 23 Chestnut Street. Dewey was a large stockholder of the Washburn & Moen Manufacturing Company, and functioned as their chief counsel. He died in 1887, leaving his son, Francis H. Dewey, Jr., in charge of his estate. Dewey appears to have controlled most of the Piedmont area west of Newbury Street. He and another partner, Joseph Mason, had platted a subdivision of over 200 house lots in an area bounded on the north by Pleasant Street, on the east by Mason Street, on the south by May Street, and on the west by Winfield Street and Park Avenue. The brothers Samuel P. and Leonard S. Harrington were carpenters who by 1854 were promoting themselves as "real estate dealers" with an office in the Paine Block and living together at 30 Elm Street. They evidently were sons of the machinist Samuel Harrington, who lived on Salem Street. By 1862 Leonard had left the scene, but Samuel continued in the business for many years after.

Bradford's father, house builder Lewis Bradford, had built the house at 110 (then 60) Austin in 1849, and George, his mother and siblings moved from there to the house on the corner of Austin and Newbury sometime between 1860, when the census implies they were still living at 110 Austin Street, and 1867, when the 110 Austin Street house was sold to David G. Tapley. This may have occurred after 1862 when George Bradford bought a small lot with a 25 ft. frontage from Dewey that adjoined the east side of his corner lot. Here he would built a cigar making shop distinguished as 64 (later 118) Austin Street, which is depicted as such on the 1870 map. In 1867 George sold his brother, wireworker William B. Bradford, a portion of the lot where he evidently built an addition to the house and/or cigar shop.

The 1870 census enumerates mother Chloe Bradford, as the owner of the property, although deeds and maps indicate that George as the owner. The brothers and sisters—Maria, age 50 years, Priscilla, age 45, George, 40, and Edwin, 31—are listed in the census schedule; William B. Bradford is not on the list, but he is recorded as a resident in the city directory both before and later. Included in the family group were Edwin W. Bradford's wife, Phoebe and their young sons, Lewis—named after the deceased family patriarch—and Frank. Edwin worked as a telegraph operator.

By 1880 the family had begun to dissemble. Mother Chloe had died and sister Mary had moved from the house, having married carpenter Elbridge G. Watkins. Edwin and his family had relocated as well leaving only George, making cigars in the shop next door, and the wireworker William and his sister Priscilla in separate households within the dwelling. The widow Hannah Hutchinson and her daughter rented a third unit. George Bradford died 29 September 1880 leaving his two brothers William and Edwin as owners of the property. In 1884 Edwin conveyed his share to his brother, William, who never married and would live in the house for the next 20 years with sisters Priscilla, who also was unmarried, and Mary A. Watkins, who was widowed, and a third widow, Mary A. Gleason, relationship unknown. William B. Bradford continued to work as a wire finisher at the Washburn & Moen Manufacturing Company at 94 Grove Street. In 1886 the cigar shop was identified on the city map as "Evangel. Mission," and ten years later as "Austin Street Mission." Whether any of the residents of 120 Austin Street were involved in the mission is not yet known. The lot where 33 Newbury Street was built was subdivided from the parcel by an unknown instrument.

<sup>1</sup> Charles Nutt, *History of Worcester and its People* (1919), 341.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

120 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.1531

By 1900 the old cigar shop was functioning as a grocery operated by Dexter L. Fay; by 1910 Frank R. Weld was the proprietor. In 1915 grocer Charles W. Root bought the store at 118 Austin, and five years later he bought the Bradford house from the estate of Mary A. Gleason, who had been willed the property by William B. Bradford. The Root family resided in the house, with tenants, and operated the grocery until 1950. Charles W. Root died around 1931 and his two children and heirs, William C. Root and Blanche M. Burton, conveyed the property to their mother, Odellena. Son William took over the grocery business, while also promoting himself as an architect. (No references to his work has been found.) Daughter Blanche and her husband, Alf W., also were living at 120 Austin in 1940. Alf worked as a sawyer for a lumber company, and Blanche was a cost clerk at Howard Brothers Manufacturing Company, a card clothing firm. After Odellena Root's death in 1951, the property reverted to her two children; they sold the house and store, by then vacant, to Aleide J. and Malvina M. Corbeil in 1952. Since then, 120 Austin has had three other owners. By 1960, the store address was no longer listed in the house directories and probably had been demolished.

## SELECTED RESEARCH DATA

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

1857CD Bradford George, cigar maker, h 66 Austin FIRST INSTANCE

ca. 1857 Deed, referred to in 661:427, no date, to George Bradford

1862 Deed, 661:427, 10 Dec 1862, Francis H. Dewey to George Bradford, cigar shop parcel (118 Austin), 25 x 116 ft., \$300

1867 Deed, 750:19, 3 July 1867, George Bradford to William B. Bradford, part of 118 Austin behind cigar shop, \$1000

1870M #66 Geo. Bradford; also cigar shop (118)

1870C Bradford Chloe, 76, keeping house, \$7,000 / \$600, b. MA  
 Maria C, 50, b. CT  
 Priscilla F, 45, b. CT  
 George, 40, cigar maker, 0 / \$500, b. CT  
 Edwin W, 31, telegraph operator, 0 / \$500, b. CT  
 Phoebe A, 27, none, b. CT  
 Lewis R, 5, at home, b. MA  
 Frank E, 7/12, at home, b. MA

1870CD Bradford Geo. Cigar manufacturer, h and shop 66 Austin

1880C *120 Austin, Dwelling #66, Household 111*  
 Hutchinson Hannah, 57, wife [widow], b. MA  
 Ann J, 39, daughter, works in boot shop, b. MA  
*120 Austin, Dwelling #66, Household 112*  
 Bradford William B, 48, works in wire mill, b. CT  
 Priscilla F, 58, sister, b. CT  
 Gore Lillian, 16, boarder, at school, b. MA  
*120 Austin, Dwelling #66, Household 113*  
 Bradford George, 51, cigar maker, b. CT  
 Catherine A, 18, wife, b. MA

1884 Deed, 1191:431, 21 Nov 1884 Edwin W. Bradford to William B. Bradford, \$2500 (house &amp; lot)

1886M E.W. B. [Edwin W. Bradford]; also 118 Austin "Evangl. Mission"  
33 Newbury Street subdivided from rear (north side) of lot1890HD Bradford W.B. wire finisher 1 CD: Bradford William B. wire finisher 94 Grove (Washburn & Moen Mfg. Co.)  
Bradford Priscilla T. b.

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

120 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1531

Walker Rinaldo, driver 2 CD: clerk, 116 Front (Armington Walker, grocer)  
*W.B. Bradford, bld. \$1400; 4060 ft. \$1800*

1896M W.B. Bradford; also owns 118 Austin "Austin Street Mission"

1900HD 118 Fay Dexter L. grocer  
 120 Bradford W.B. wire finisher 1  
 Bradford Priscilla T. Miss, b.  
 Gleason G.F. Mrs. b. CD: Gleason Mary A. widow Girard F.  
 Watkins Mary A. Mrs 2 CD: widow Elbridge G.  
*Bradford William B. 120 Austin, bld. \$1400; 4060 ft. \$2000; 118 Austin bld. \$200; 1875 ft. \$900*

1910HD 118 Weld Frank R grocer CD: grocer 118 Austin, house 10 Cottage  
 120 Bradford William B 1  
 Bradford Priscilla T Miss b  
 Gleason Mary A Mrs b  
 Watkins Mary A Mrs b  
 Ferris Mary Mrs b  
*Bradford William B. 120 Austin, bld. \$1400; 4060 ft. \$2000; 118 Austin bld. \$300; 1875 ft. \$900*

1915 Deed, 2073:439, 2 March 1915, William B. Bradford to Charles W. Root (store)

1920HD 118 Root Charles W grocer  
 120 Root Charles A Mr & Mrs  
 Moriarty Katherine A Mrs  
 Moriarty George F b  
*Root Charles W. 118 Austin, bld. \$300; 1875 ft. \$900*  
*Bradford William B. heirs, 120 Austin, bld. \$1400; 4060 ft. \$2000*

1920 Deed, 2205:116, 27 Feb 1920, H. Spencer Haskell, exr Mary A. Gleason, to Charles W. Root, w/ \$2,300 mortgage (house); Mary A. Gleason received property by will from William B. Bradford

1930HD 118 Root Charles W grocer  
 120 Root Charles W  
 Root William C r  
 Bousquet Mary r  
 Kierstead James H  
*Root Charles W. 118 Austin, bld. \$1000; 1875 ft. \$900; 120 Austin, bld. \$3500; 4060 ft. \$2000*

1930C *120 Austin, Dwelling #61, Household #121*  
 Root Charles W, 60, head, owns, \$10,000, grocery store, b. VT  
 Odell L, 55, wife, none, b. MA  
 William C, 21, son, student, college, b. MA  
 Bousquet Mary, 51, sisted, milliner, b. CT  
*120 Austin, Dwelling #61, Household #122*  
 Kiersted, James H, 32, head, rents, elevator operator, b. Canada  
 Elizabeth T, 29, wife, none, B. NY  
 Hames H Jr, 2, son, b. MA

1931 Deed, 2550:291, 5 Aug 1931, William C. Root & Blanche M. Burton, children of Charles W. Root, to Odellena Root (2 parcels)

1940HD 118 Root Wm C gro CD: (A Ethel) grocer & architect  
 120 Root Odel L Mrs CD: widow Charles  
 Root Wm C. archt h

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

120 AUSTIN STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.1531

Burton Alf W CD: (Blanche M) salesman W.H. sawyer Lumber co; Blanche M: cost clk  
Howard Bros Mfg Co (card clothing co)

*Root Odellena. 118 Austin, bld. \$800; 1875 ft. \$600; 120 Austin, bld. \$3000; 4060 ft. \$1200*

1950HD 118 Vacant store  
120 Root Odel L Mrs  
Burton Alf W  
Root Wm C

*Root Odellena. 118 Austin, bld. \$800; 1875 ft. \$600; 120 Austin, bld. \$3000; 4060 ft. \$1200*

1951 Deed, 3326:137, 17 Mar 1951, Blanche M. Burton, adm estate of Odellena Root, to Blanche M. Burton & Wm. C. Root (2 parcels)

1952 Deed, 3442:279, 21 Aug 1952, Blanche M. Burton & William C. Root to Aleide J. & Malvina M. Corbeil (2 parcels)

1955 Deed, 3705:486, 17 Aug 1955, Aleide J. & Malvina M. Corbeil to Edmund E. & Elena Robertson (2 parcels)

1960HD NO 118 listed  
120 Robertson Edmund E  
Ball C Homer  
McGuire John F r

*Robertson Edmund E & Elena, 120 Austin, house \$3000, 5952 ft. \$1800*

1966 Deed, 4688:369, 27 July 1966, Edmund E. & Elena Robertson to Mathis & Rosa B. Hargrove (2 parcels)

1970HD Hargrove Mathis  
McCann John F  
*Hargrove M & R B*

2006 Deed, 40121:107, 6 Nov 2006, Mathis Hargrove est et al to Hector & Rosio Rodriguez (2 parcels)

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

120 AUSTIN STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.1531

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**INVENTORY FORM B CONTINUATION SHEET**

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120 AUSTIN STREET

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PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from SE

**INVENTORY FORM B CONTINUATION SHEET**

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120 AUSTIN STREET

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View from NW

*[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 George Bradford House & Cigar Shop Site is an altered example of Greek Revival-style domestic architecture in the Crown Hill neighborhood. Built in 1857, it is a late expression of Greek form and decoration. The shop where cigars were made is no longer extant. Its history includes use as a evangelical mission and grocery store.