

NR 100 3/5/80

Pl - Downtown

FORM B - BUILDING

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

In Area no. CR	Form no. 130-E 1007
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WEST ELEVATION

1. Town Worcester  
 Address 104-108 Pleasant Street  
1-3 Irving Street  
 Name Robinson & Swan Blocks  
 Present use commercial/residential  
Tomar Development Corp.  
340 Main Street, Worc.  
 Present owner (104-108 Pleasant)  
Rossetti & White Realty Co, Inc.  
 3. Description: 5 Carlstad St. Worc. 01607  
(1-3 Irving)  
 Date ca.1884-1885  
 Source building notice and  
directories  
 Style elements of Victorian Gothic  
 Architect Fuller & Delano  
 Exterior wall fabric brick, sandstone  
trim  
 Outbuildings (describe) none  
 Other features arched entry with pol-  
ished granite columns (Irving St.),  
iron railing, paneled parapet, stone  
and decorative brick banding  
 Altered store fronts Date ca.1910  
 Moved no Date \_\_\_\_\_  
 5. Lot size: Assessors' Book 3, p.22  
Lot 4 & 5--4,555 sq. ft.  
 One acre or less  Over one acre \_\_\_\_\_  
 Approximate frontage 45'  
 Approximate distance of building from street  
10'  
 6. Recorded by B.R. Pfeiffer  
 Organization Worc. Heritage Pres. Soc.  
 Date February 1978

UTM: 5. 1a/268540/4682630

(over)

104-108 - Joseph H. Robinson  
1-3----- George Swan

7. Original owner (if known)

Original use commercial/residential

Subsequent uses (if any) and dates same

8. Themes (check as many as applicable)

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

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

The Robinson & Swan Blocks are three-storey brick blocks of nearly identical design. The major difference between the two attached structures is that the Robinson Block (104-108 Pleasant Street) has a center entry flanked by two store fronts at the first storey, as originally planned, while the Swan Block (1-3 Irving Street) has a center entry flanked by two windows on each side, as originally planned. Otherwise the buildings are virtually identical, with symmetrical facades arranged about a shallow central pavilion. Second storey windows have decorated stone lintels on channeled consoles, while third storey windows have low arched heads framed by stone voussoirs and keystones. Bands of decorative brickwork and dressed stone extend around the buildings at various heights. Especially fine is the arched entry of #1-3 Irving Street, which has polished granite columns, carved stone panels, and stone brackets supporting a shallow balcony and original iron railing. Excepting the modernization of store fronts in the early twentieth century, the Swan & Robinson Blocks are unaltered.

Built in 1884 and designed by the prominent Worcester firm of Fuller & Delano, the Swan and Robinson Blocks occupy a lot which previously contained the wood-frame house of George Swan. It is likely that Swan built both structures and that he sold #104-108 Pleasant Street to Joseph Robinson, a physician, in 1885. After 1885, Swan maintained his law office and residence at #1-3 Irving Street and Robinson maintained his residence and medical office at #104-108 Pleasant Street, a pattern of use which was characteristic of much residential development immediately west of the business district. Directories indicate that the Swan Block

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

contained an additional apartment and that the Robinson Block may also have contained an extra apartment which was rented to a "boarder".

City atlases and directories  
Sanitary Engineer, vol. IX, 5/8/1884, p.557 (building notice)

NR IND/MRA 3/5/80 <sup>WDC</sup> #1007

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, Boston

Community: Worcester	Form No: NR 130-E(X)
Property Name: Robinson & Swan Block 104 Pleasant Street 1-3 Irving Street	

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

Recorded by S. Ceccacci  
Date: September 1983

Although the original storefronts have been altered, this block still retains its early 20th century leaded glass display window transoms. Still visible on the easternmost store, they have been covered by signs on the other store. Because of the fickleness of commercial taste, transoms of this kind are rarely seen today.

Staple to Inventory form at bottom

# FORM B – BUILDING

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

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

03-029-00022	Worcester North		WOR.2983
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## Photograph



View from SE

**Town/City:** Worcester

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

**Address:** 111 Pleasant Street

**Historic Name:** The Sheriton

**Uses:** Present: Apartment House

Original: Apartment House

**Date of Construction:** ca. 1926

**Source:** historic maps & directories

**Style/Form:** Classical Revival

**Architect/Builder:** Eli Belisle, possible builder

### Exterior Material:

Foundation: brick

Wall/Trim: brick / stone

Roof: asphalt membrane

**Outbuildings/Secondary Structures:**  
none

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

Window replaced

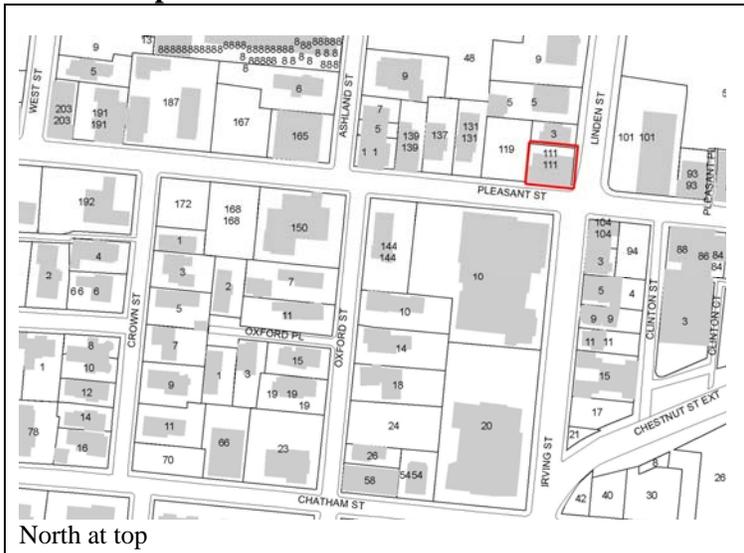
**Condition:** good

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

**Acreage:** 0.1067 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



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

111 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2983

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 Sheriton is a four-story brick masonry apartment block built ca. 1926 with a flat roof and parapets. It is situated on a 0.1067-acre lot on the north side of Pleasant Street and the west side of Linden Street. The lot is bordered on the north by a two-story brick single dwelling and on the west by a vacant lot created by the demolition of an older house. All Saint's Church is a dominant form across Pleasant Street. The building nearly fills its small lot (3 Linden Street was subdivided from the parcel when the apartment house was constructed) except in the rear where a narrow paved alley is located. There is no yard or outbuildings.

The large five-story building is decorated in a Classical Revival style with a limestone ashlar veneer covering the first two stories on the Pleasant Street façade and the front part around the corner on the Linden Street façade. The outside bays of the upper three stories also are clad with stone with paired pilasters at the edges, cast panels between the windows and prominent scrolled pediments at the top. Tall, pointed parapets serve as the backdrop for the pediments, with a low wall in the center distinguished by balustrade panels and circular medallions. The first story contains a center entrance in a tall recess with two storefronts on either side in stone openings having carved consoles in the corners. Original storefronts appear to be essentially intact, and a fifth display window is positioned around the corner on Linden Street. Five tripartite windows are evenly-spaced across the second story of the front façade, with the central one above the entrance slightly larger in size. Tripartite windows also fill the outside stone-faced bays in the upper stories, with an organized array of varied window types in the three bays in the center brick section.

The first two stories of the Linden Street (east) façade is clad with limestone trim near the front corner, but the upper stories are finished less distinctively with brick and a cast panel in the parapet. The rear section of the east wall has varied secondary fenestration, but is surmounted by the same parapet wall as the front, having a balustrade incorporated and round medallions. The west wall, which is narrower because of an L-shaped plan open on the northwest corner, is blank since it was built against a pre-existing building no longer extant. The rear walls are filled with windows in a regular pattern; an brick chimney and metal fire escape are engaged to the north wall.

The Sheriton is distinctive example of a stylish early 20<sup>th</sup>-century brick apartment house designed in the Classical Revival taste. Its varied fenestration, stone trim and intact street-level storefronts are significant features. Designed by a so-far unidentified architect, it likely was built by contractor Eli Belisle.

## 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

**INVENTORY FORM B CONTINUATION SHEET**

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111 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WOR.2983

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 site on which The Sheriton apartment house was built in 1926 had been occupied by a wood frame two-family dwelling since at least 1870. A brick house built on the rear sometime between 1913 and 1918 was subdivided from the lot and still survives with the address 3 Linden Street. At that time building contractor Eli Belisle owned the property and operated his business, as well as lived, in the new Irving Street house. Although it is not directly documented, it is possible that Eli Belisle was responsible for the construction of the apartment under the corporate name Lincoln Construction Company, as he and his family continued to live at the Linden Street address into the 1930s. He is recorded as having been the builder of two firehouses in Worcester, the Webster Street firehouse (WOR.1362), designed by E. Boyden & Son, in 1893, and the Beacon Street Firehouse WOR.1202), designed by George H. Clemence, in 1902. Belisle was born in Vermont around 1860 to French Canadian parents. His wife, Julie, had been born in New York six years later, also to French Canadian parents. They had two daughters, who lived with them in the Linden Street house into adulthood. Nothing else is known about Eli Belisle or his work record as a builder in the city. He living in Worcester in 1880, unmarried and working as a carpenter; in the 1880 census his birthplace is recorded as Canada. He may have come to Worcester from Cape Vincent, New York, where an E. Belisle of his age was living with his Canadian family. Where he met Julia, his wife, is as yet unknown.

The ground floor of the building was divided into five retail shops with storefronts on Pleasant Street. In 1926 tenants included a florist, a millinery shop, an oriental rug seller, and a store selling books and gifts. The four residential floors above were first occupied by households largely headed by white-collar retail and office workers, such as a cashier, a district traffic manager for the telephone company, a buyer, a sales manager for a roofing company, a stock clerk, an accountant, a bookkeeper, a lawyer, and three employees of the local YWCA. Commercial tenants were unchanged in 1930 and there were 30 residents listed in the house directory published that year. There were 19 listings in the 1940 house directory, none repeating from the list published ten years before. Mihran Tufenkjian's rug shop continued to occupy one of the storefronts; the others contained the a sales outlet for the Burroughs Adding Machine Company and Sven Bloom, a jeweler. The Belise family had left town by 1940 and the apartment building was owned by Frederick W. Barnes, president-treasurer of Hatch & Barnes Company, manufacturers of builders' finishes at 196 Union Street. He and his wife, Beryl W., lived at 24 Beeching Street.

By 1950 Jerome and Sarah D. Baehr owned the building. The 1950 city directory listed Jerome Baehr's occupation as "real estate" and his residence as 56 Richmond Avenue. They also owned an older tenement at 167 Pleasant Street, which recently was destroyed by fire, and the Press Building at 195 Pleasant Street (1916, WOR.2908). The Baehrs also owned all three buildings in 1960.

**SELECTED RESEARCH DATA**

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

1870M	Double house, 43 & 45 Pleasant, no names
1872SD	#97 ho., George L. Allen; Allen & Reed, boots & shoes, 385 Main #99 ho., Lucius S. Allen
1890HD	#97 Capron, A. E. Miss Merriam, J. W.; salesman, b Brigham, Sarah; teacher, b Lewisson, Lucy, teacher, b #99 Steere, Angie C., widow Hubbard, Annette E.; widow, b Flagg, Jennie E. Miss, b Steere, C. E.; music store, b

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- 1896 Map #97 – 99 Smith & Bliss HRS.
- 1900HD #97 Capron, A. E. Miss  
Merriam, J.W.; collector, b  
Capron, Adin G., b  
Williams, G. Harry, clerk, b  
#99 Steer, Angie C. Mrs.  
Hubbard, Annette E. Mrs., b  
White, Arthur, photographer, b  
Conklin, John O., b  
*Smith Chas. W. hrs. & Harrison Bliss, hrs. 97, 99 Pleasant, blds. \$3100; 7495 ft. \$1500*
- 1910HD #113 Bullard, Herbert E.; constable  
Leggett, Nellie R. Mrs.; nurse  
Leggett, Albert J.; chauffeur, b  
Fowler, Olive Mrs., b  
Simcox, Elizabeth; music teacher, b  
#115 Wray, William; weaver  
Whalon, William J.; clerk, b  
Friend, Geo. W.; gardener, b  
Perkins, Harlan R.; mason, b  
*Smith Chas. W. hrs. & Harrison Bliss, hrs. 113 & 115 Pleasant, blds. \$3000; 7495 ft. \$15000*
- 1911M #113 & 115 Smith & Bliss Est.
- 1920HD #113 Leggett, Nellie R. Mrs; nurse  
Leggett, Albert J., b, stable  
Lloyd, Whitman, Mr. & Mrs., b [Arthur] W. Lloyd, editor, @ Worcester Telegram Publishing Co., 20 Franklin  
Ober, Frank, b, driver Home Farm  
Fuller, Edward, Mr. & Mrs., b, foreman @ 54 Commercial, Burgess-Lang Bldg (7 different businesses/manufacturers)  
Bullard, Herbert E., b, constable, 314 Main  
#115 Harriman, Annie, Mrs.  
*Eli Belisle, 113 & 115 Pleasant; bld. \$1500 (also owns #3 Linden, bld. \$6000, 7495 ft. \$15000 AND 794 Main, blds \$4800, 6067 ft \$4900 AND Natick, 5000ft., \$300 AND 85 Portland, bld \$20,000, 4694 ft, \$2800.)*
- 1922M #113 & \$115 E. Belisle, brick house added at rear (now 3 Linden St.)
- 1926HD FIRST INSTANCE OF APARTMENT HOUSE  
#111 Pleasant Florists  
#113 Everett, Anna, millinery  
#115 D'Mignonne, Marie D., hair dresser  
Hevey, Helen M., cashier  
Demers, Aurore L., buyer, 615 Main [House Dir. states store is vacant]  
Jones, Sewall A., dist. Traffic mgr. @ New England Tel & Tel Co., 41 Waldo  
Joyce, C.C. -  
Keith, M.J. [page missing]  
Rogers, Walter N., buyer  
Annis, Harold B., sales manager, possibly Tilo Roofing System, 216 Main [other unlikely businesses at this address]  
Lyon, Eldridge Mrs. [Eldridge, stock clerk @ Warren Leather Goods Co. 80 Austin]  
Powers, J.F. -

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Lever, C.R., orthopedist, 2 Trumbull [Jacob R. Lever, shoe repairer]  
 Roberts, Marion A., bookkeeper  
 Buthray, Joseph W., mgr @ Ideal Lunch Co., Inc., restaurant, 532 Main [W.Dir. also lists Kathryn Buthray, cashier @ same]  
 Jaffee, Samuel H., lawyer @390 Main, Slater Bldg  
 Odabashian, Mihran  
 Walker, Helen B., industrial secretary @ YWCA, 6 Chatham  
 Little, Helen L., associate health director, Young Women's Christian Assoc., 10 Chatham  
 Cohen, Joseph B., accountant [resided @ 50 Arthur in 1926-27 W. Dir.]  
 Johnson, Walter -  
 Murphy, C.A. -  
 Moore, Frances, general secretary YWCA

#117 vacant

#117A Tufenkjian Mihran rugs

#119 Nevens Book &amp; Gift Shop

*Lincoln Construction Co., bld. \$20000 unf.; 4650 ft. \$11000*

1930HD

#111 Pleasant Florists [1929 W. Dir: William I. Rose, Peter J. Dorey – AD on pg. 258]

#113 Everett, Anna, millinery [shop; she resides at 337 Park Ave in 1929-30 W. Dir.]

#115 "The Sheriton" with 30 separate tenant listings

#117 Nevens Book &amp; Gift Shop

#117A Tufenkjian &amp; Co rugs

#119 Vacant

*Wachusett Realty Co. Inc., blds. \$125,000; 4650 ft. \$11,000 (ALSO owns 5 other properties)*

1940HD

#111-13 Burroughs Adding Machine Co.

#115 "The Sheriton Apartments" – 19 listings, all different than 1930/31

#117 Tufenkjian &amp; Co rugs

#119 Bloom Sven F jwlr

Nemo Press printers

*F. W. Barnes – no other information listed in Real Estate Record section*

1950HD

#111 Burroughs Adding Machine Co.

#113 number not listed

#115 The Sheraton Apartments 25 listed tenants:

Hodgkinson, Elsie M. Mrs.

Shulan, Gerald M.

Mansfield, Herbert A.

Schwartz, Myra

McGrath, Loretta E. Mrs.

Sharaf, Ernest F.

Hutchinson, Clarence

Borg, Nora G. Mrs.

Mackin, Agnes K.

Munger, Marjorie E.

Butler, Mary A.

Nielsen, Anne M.

Murphy, Theresa C.

Murphy, Ella M.

Hannigan, Esther M. Mrs.

Hannigan, Esther M., r

Lilla, Julia C.

Lilla, Robert J.

Donlon, Lucy F.

Yacobian, Grant

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Buccico, Lucy Mrs.

Buccico, Irene L.

Goggin, Mildred H.

Flagg, Geo. M.

Gagnon, Frances X.

#117 Tufenkjian &amp; Co rugs

#119 Robert's Art Goods

*Jerome & Sarah D. Baehr; bldgs \$75,000; 4650 ft \$9000 (ALSO own 167 & 295-301 Pleasant, & 1 other property on Richmond Ave)*

1960HD

#111 Janie Lincoln Beauty Shop (Mary A Vallone, proprietor, resides 22 Arthur)

#113 Fellowship Book Store (Roger Munyan, mgr)

#115 The Sheraton Apartments - 23 tenants listed

#117 Tufenkjian Oriental Rug &amp; Co

#119 Chatham Tailor

#119A Chatham Barber Shop

*Jerome & Sarah D. Baehr, 111-115 Pleasant; bldgs \$71,000; 4650 ft \$9000 (ALSO own 167 & 295-301 Pleasant, & 1 other property on Richmond Ave)*

**INVENTORY FORM B CONTINUATION SHEET**

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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.
- 1896 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1901 *Worcester Index for 1901*.
- 1911 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
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- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

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111 PLEASANT STREET

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE

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View from SW

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MASSACHUSETTS HISTORICAL COMMISSION  
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Area(s) Form No.

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View from NE



Detail of roofline E side

**INVENTORY FORM B CONTINUATION SHEET**

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111 PLEASANT STREET

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	WOR.2983
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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 Sheriton is distinctive example of a stylish early 20<sup>th</sup>-century brick apartment house designed in the Classical Revival taste. Its varied fenestration, stone trim and intact street-level storefronts are significant features. Designed by a so-far unidentified architect, it likely was built by contractor Eli Belisle.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2037
<b>Historic Name:</b>	Sheraton, The Apartment House
<b>Common Name:</b>	
<b>Address:</b>	117 Pleasant St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Downtown
<b>Local No:</b>	130X-D
<b>Year Constructed:</b>	C 1925
<b>Architect(s):</b>	McFarland and Laurie
<b>Architectural Style(s):</b>	Classical Revival; Colonial Revival
<b>Use(s):</b>	Commercial Block
<b>Significance:</b>	Architecture; Commerce
<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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FORM B - BUILDING

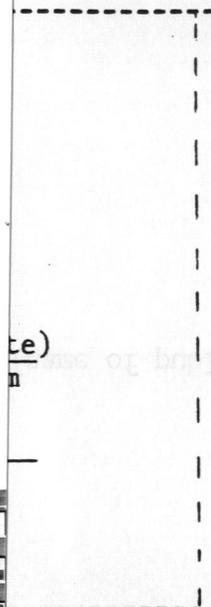
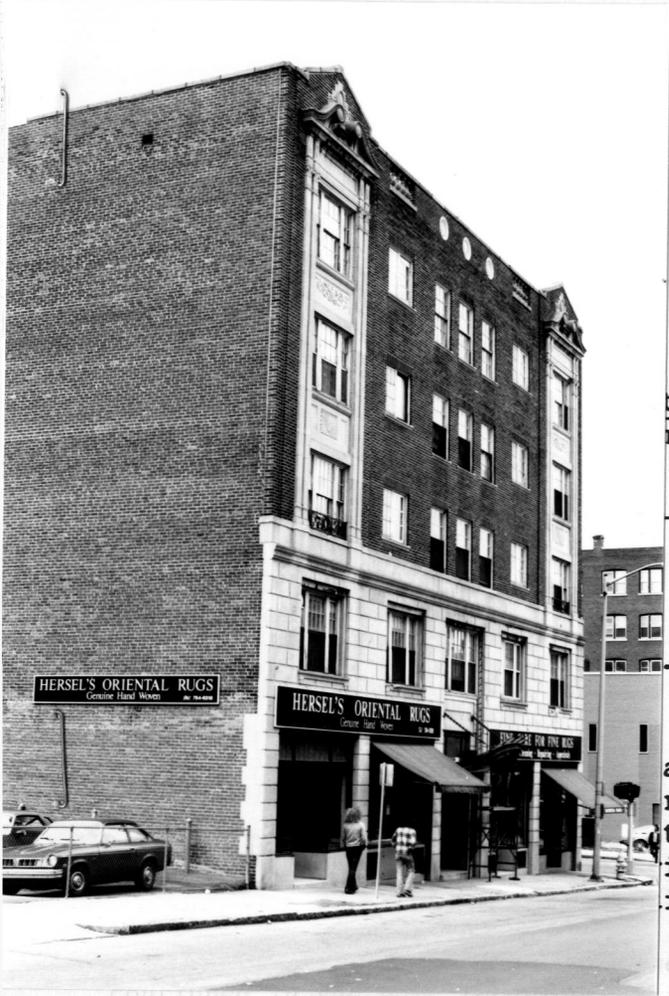
US62 WOR, 2

AREA	FORM NO.
	130X-D

2037

P1-CBD

MASSACHUSETTS HISTORICAL COMMISSION  
294 WASHINGTON STREET, BOSTON, MA 02108



Town Worcester

Address 117 Pleasant Street

Historic Name The Sheraton

Use: Present commercial/residential

Original commercial/residential

DESCRIPTION:

Date ca. 1925

Source atlases, directories

Style Neo-Federal/Classical

Architect unknown *McFarland + Louse*

Exterior wall fabric brick/cast stone

Outbuildings none

Major alterations (with dates) none

Moved \_\_\_\_\_ Date \_\_\_\_\_

Approx. acreage less than one acre

Setting commercial thoroughfare near downtown

Recorded by Mary O'Keefe, ed. S. Ceccacci

Organization Worcester Heritage Preservation Society

Date September 1983

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(Staple additional sheets here)

**ARCHITECTURAL SIGNIFICANCE** (Describe important architectural features and evaluate in terms of other buildings within the community.)

Built in an eclectic Classical style different versions of which were popular in the 1920's for buildings of every sort, from grocery stores to apartment buildings to banks, the Sheraton is essentially unaltered. Its upswept metal and glass marquee still hangs on heavy chains over the entrance. Its display windows and original doors are also intact. The trim and ornamental sculpture seen here are cast stone imitations of limestone. Design elements drawn from the Renaissance, Baroque, and Federal styles are used here. They include heavy turned balusters, low relief roundels, swan's-neck-curve pediments, low relief panels with urn and fan motifs, and a coursed block base.

**HISTORICAL SIGNIFICANCE** (Explain the role owners played in local or state history and how the building relates to the development of the community.)

Built about 1925, the building's first listed owner was Lincoln Construction Company (William Zimmerman, president and treasurer). In 1928 the stores were occupied by a florist, a millinery shop, a book store, and an oriental rug shop. The rug dealer, an Armenian immigrant Mihran Tufenkjian, was first listed here in 1926. His business continued in the same location until his death in the late 1970's. Today all of the stores are occupied by a single oriental rug dealer.

**BIBLIOGRAPHY and/or REFERENCES** (name of publication, author, date and publisher)

atlases, directories

385 WASHINGTON STREET BOSTON, MA 02109  
HISTORIC COMMISSION

Form with fields for 'FILED' and 'DATE'.

DEPARTMENT OF PUBLIC SAFETY  
DIVISION OF INSPECTION

PLAN RECORD *52* ✓

CASE *B* *E* RACK *1a* APART. *J* NO. *21192*

BUILDING The Sheraton Aparts STORIES 5

CITY OR TOWN Worcester STREET Pleasant & Linden

TO BE USED FOR Aparts. CLASS Apts.

OWNER Lincoln Constr. Co.

ARCHITECT McFarland and Laurie

CERTIFICATE APPROVAL ~~SPECIFICATION REQUIREMENTS PREFERRED~~

DATE Nov. 18, 1924

INSPECTOR Penniman

FORM 41, 2000, 8-27-24 C-1680 6-Library Bureau 103-1246

*The Sheraton*

*117 Pleasant St.*

*Wor. 2037*

# FORM B – BUILDING

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

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

03-029-00021	Worcester North		WOR.2984
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## Photograph



View from SE

**Town/City:** Worcester

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

**Address:** 131 Pleasant St

**Historic Name:** Daniel F. & Delia Estabrook House

**Uses:** Present: Mixed use

Original: Residential

**Date of Construction:** ca. 1869

**Source:** historic maps & directories

**Style/Form:**

**Architect/Builder:**

**Exterior Material:**

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: slate shingle (painted)

**Outbuildings/Secondary Structures:**  
none

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

Enlarged to three-family, ca. 1892

Vinyl siding added

First story windows replaced

Upper story window sash replaced

Wrap-around porch altered

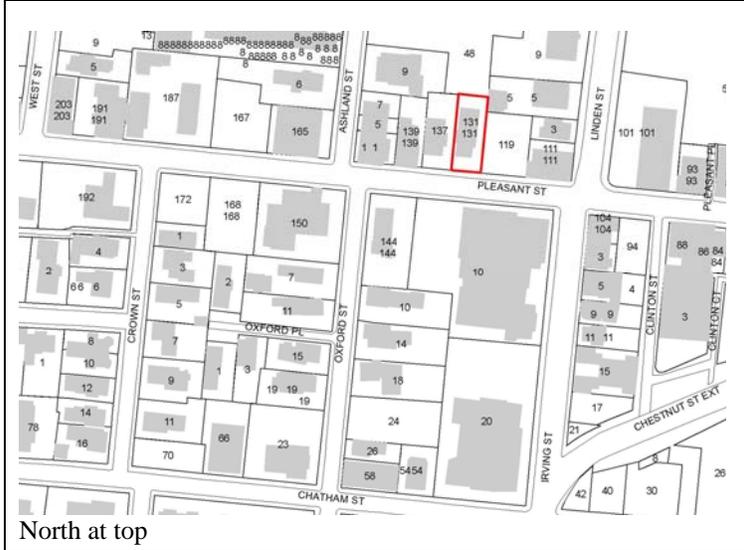
**Condition:** fair

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

**Acreage:** 0.1342 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



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

131 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2984

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 F. & Delia Estabrook House is a two-story wood frame two-family dwelling (now mixed use) with a mansard roof. It is situated on a 0.1342-acre lot on the north side of Pleasant Street east of Ashland Street. The long building hugs the west lot line, leaving space for a paved driveway on the east side of the building; the front of the lot is now paved for parking. There is no yard or outbuildings.

The first story of the front (south) façade has been altered from its original three-bay with side entrance configuration. It now contains a bowed, four-casement oriel on one side, and a deep cantilevered roof above it, wrapping around on the side walls may have originated as a porch. The present entrance is on the west side wall, near the front and under the pent roof; a second entrance is located on the east wall. The second story of the front façade contains the typical three windows, although all trim and roof-line decoration has been removed. A slate mansard roof, now painted, is the most distinctive survivor with two dormers surmounted by wood pediments and a roof-top cornice essentially intact. The first stories of the side walls are in the process of renovation with casement windows replacing historic sash. Window sash on the second story and in mansard dormers have been replaced. Mansard pavilions project from both sides and a long two-story ell with mansard roof was probably added when the house was made into a three-family house with a first-floor office,

The Daniel F. & Delia Estabrook House is an altered example of a mid-19<sup>th</sup>-century two-family house designed in the Second Empire style. Its continued alteration reflects the spread of commercial use westward along Pleasant Street from Main.

## 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.

Daniel F. Estabrook, also known as D. Franklin Estabrook, moved frequently through the Crown Hill neighborhood. In 1863 the clothing store owner was boarding on Irving Street. The following year he bought a building lot on Pleasant Street (now #131) and built a two-family house, moving into one unit with his wife, Delia. By 1870 he had moved next door (#137) into the second

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

131 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2984
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dwelling in his brother Francis Dennis Estabrook's house and rented his house to Charles F. Herrick, who worked in his store, and shoe manufacturer James F. Davenport. Daniel Franklin Estabrook started in the clothing business as a clerk in James H. Freeland's clothing store at 193 Main Street. By 1863 he was a partner in the business with J.H. Freeland, H.W. Bigelow, and D.W. Knowlton, and in 1867 it had been renamed Knowlton, Estabrook & Co. at the same 193 Main Street location. By 1880 he apparently was no longer in the clothing store business and boarding on Auburn Street. He sold the house at 131 Pleasant for \$11,000 to Harrison S. in 1882.

Harrison S. Prentice worked at a family-run provisions company, C.H. Prentice & Co., at 220 Summer Street, and took up residence in the Pleasant Street house. A few years later (1888) he built a four-story tenement at what is now 191 Pleasant Street (WOR.1009) or income purposes. After that he cited real estate as his occupation. Prentice sold 131 Pleasant Street to building contractor George Pierce in 1892, moving to 24 Chestnut Street. Pierce lived there with his family until 1909; he enlarged and altered it to accommodate three families during that time. By 1900 a physician's office had been established by Dr. Ray W. Greene in his residence on the first floor. It probably was this improvement that prompted Dr. George L. Deering to buy the property in 1909. Deering continued to maintain an office in the building, even after moving to Shrewsbury. By 1950 his son and namesake had succeeded him in the medical profession and Pleasant Street office. The senior Deering's widow, Agatha L. Deering sold the house to Joseph Burbank in 1968.

**SELECTED RESEARCH DATA**

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

- 1864 Deed, 688:156, 28 June 1864, Abi Smith to Daniel F. Estabrook, 46 x 125 ft. lot, \$1,500
- 1865CD Estabrook Daniel F. clothier, 193 Main, h. 49 Pleasant FIRST INSTANCE  
Estabrook Dennis F. bds. 49 Pleasant  
1863CD: Estabrook Daniel F. (Freeland & Co.), h. 20 Irving
- 1870M [#49] C.F. Herrick  
1867CD: Herrick Charles F. (Knowlton & Estabrook, clothing 193 Main), bds Lincoln house
- 1870C *Dwelling #94, Household # 108*  
Herrick Charles F, 26, clothier, 0 / \$500, b. RI  
Sophia R, 25, keeping house, b. MA  
Mary J, 2, at home, b. MA  
Mary a, 51, no occupation, b. MA  
O'Brien Margaret, 21, domestic servant, b. Ireland  
*Dwelling #94, Household # 109*  
Davenport James F, 30, shoe manufacturer, 0 / \$3,000, b. MA  
Maria A, 28, keeping house, b. MA  
Hattie N, 9, at school, b. MA  
Mary S, 3, at home, b. MA  
Julie, 1, at home, b. MA  
Carnyen Sarah, 24, domestic servant, b. Ireland
- 1872SD #105 ho., James F. Davenport; L. Stowe & Co., shoe mfr., 261 Front  
ho., Daniel F. Estabrook  
bds., William H. Minturn,; W.E. Minturn & Son, gents' furnishing goods, 64 Front
- 1880C *105 Pleasant, Dwelling #159, Household #211*  
Snow Ezra, 35, printer, b. MA  
Ella L, 28, wife, keeps house, b. MA  
Moses, 2, son, at home, b. MA  
Caroline, 38, servant [sister?]. works in tobacco store, b. MA  
Partridge Joseph, 18, nephew, printer, b. MA  
Walker Sarah, 25, boarder, clerk in dry goods store, b. MA

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

131 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

	WOR.2984
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- Howe Clara, 25, boarder, bookkeeper, b. MA  
Hewes Mary, 25, boarder, servant, b. Ireland
- 1882 Deed, 1124:435, 11 Aug 1882, Daniel F. Estabrook to Harrison S. Prentice, \$11,000
- 1890HD #105 Prentice, H.S.; real estate  
Prentice, H.B.; produce, b  
*H.S. Prentice, bld. \$4200; 6051 ft. \$6400*
- 1892 Deed, 1377:319, 23 April 1892, Harrison S. Prentice to George Pierce
- 1896M #105 Mary A. Pierce
- 1900HD Greene, R.W. Dr. & Mrs. h. (1)  
Peirce, George, carpenter & contractor, h. *See page 952*  
Peirce, George Mrs., h (2)  
Start, George C., paints, h. (3)  
Start, Lucy L. Miss, h.  
Doane Celia E., Miss, b  
Keith, Lillian J. Miss, b  
*Peirce Mary A. 105 Pleasant, bld. \$5000; 6051 ft. \$7600*
- 1909 Deed, 1917:297, 16 Oct 1909, Mary A. Pierce to Rebecca J. Deering
- 1910HD 129-131  
Lamson, L.E.B. Dr. & Mrs. (1) dentist at 129 Pleasant, h 131 Pleasant  
Peirce, George Mr. & Mrs. (2) carpenter, home & shop  
Peirce, Frank D., b; artist  
Start, Lucy L. Miss (3)  
*Mary A. Peirce, bld. \$4000; 6051 ft. \$7600*
- 1910C *Dwelling #577, Household #592*  
Deering George L, 32, head, physician, b. ME, owns  
Rebecca J, 59, mother, none, b. ME  
*Dwelling #577, Household #593*  
Pierce George, 54, house contractor, b. MA  
Mary A, 63, wife, none, b. MA  
Frank D, 22, son, contractor, building, b. MA  
Kirns, Wertha, 20, servant, b. Sweden
- 1911M #129 – 131 R. J. Deering
- 1920HD #129 Deering, George E., physician  
Simmons, Hugh L., physician  
#131 Deering, George E., Dr. & Mrs.[works & lives here]  
Deering, Rebecca J. Mrs., b, widow, George E.  
Whitmore, Margaret A., Mrs. demonstrator @ 49½ Arctic – probably Brewer & Co. Storehouse  
Weiler, Leah, b, demonstrator @ 629 Main [W.Dir. has her boarding at 40 Wellington]  
Dyke, W. Russell, Mr. & Mrs., musician  
Smith, Robert S., Mr. & Mrs., salesman  
*Rebecca J. Deering, blds. \$4200; 5845 ft. \$8100*
- 1930HD #129 Deering, George E., physician  
#131 Simmons, Hugh L., physician  
Maloney, Mildred V., nurse, r

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

131 PLEASANT STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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Gibson, Minnie A., clerk @ 340 Main  
 Gould, William C. [1929 W. Dir: blacksmith, wife Elizabeth P., resides at 190 Dewey]  
 Gould, William C. jr, r [1929 W. Dir.: student, resides at 190 Dewey]  
 Gould, Thomas B., r [1929 W. Dir.: helper, resides at 190 Dewey]  
*George E. Deering, blds. \$8400; 5845 ft. \$8100 (ALSO owns undevel. property on June)*

1930CD Deering George E. physician, 129 Pleasant, h at Shrewsbury

1940HD #129 Deering, George E., physician  
 #131 Simmons, Hugh L., physician  
 Bragg, Chas H.; wife Mary J., salesman @ Geo. H. Clark & Co. Inc., paints, oils & varnishes  
 Greenwood, Minnie M. Mrs., widow of Henry D.  
 Greenwood, Chas. H., r, toll testman for NE T&T  
 Brunette, Elric N, r, leather worker @Graton & Knight Co.(leather products, leather & rubber belting)  
 VanDyck, John C., gardener; wife Rachel C., clerk @ Salvation Army  
*George E. Deering, blds. \$5400; 5845 ft. \$8000 (ALSO owns undevel. property on June)*

1950HD #129 Deering, George E. jr., physician  
 #131 Simmons, Hugh L., physician  
 Bragg, Chas H.; salesman @ Geo. H. Clark & Co. Inc.,  
 Greenwood, Minnie M. Mrs., widow of Henry D.  
 VanDyck, John C., gardener; wife Rachel  
*George E. Deering, bldgs. \$6400; 5845 ft. \$10,300*

1960HD Gardener, Paul J., physician; wife: Ann V., resides 125 Longfellow Rd  
 Whitcomb, Bessie Mrs., clerk @Reck's Fur Shop  
 Rogers, Eleanor M. -  
 Deering, Geo. E, physician [1959 Dir: Geo E. Deering jr, phys @ 129 Pleasant, resides Shrewsbury MA,  
 wife: Ruby E.]  
 Deering, Agatha L. Mrs., widow of George E.  
*Agatha L. Deering, house \$6000; 5845 ft. \$10,300*

1968 Deed, 4863:148 1 July 1968, Agatha L. Deering to Joseph Burback

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

131 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

WOR.2984

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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.
- 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.
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- 1886 *Atlas of the City of Worcester, Massachusetts*. Philadelphia: G.M. Hopkins.
- 1896 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1901 *Worcester Index for 1901*.
- 1911 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1922 *Richard's Atlas of the City of Worcester, Massachusetts*. Springfield, MA: L.J. Richards & Co.
- 1936 *Insurance Maps of Worcester, Massachusetts* (4 vols.) New York: Sanborn Map Co. Revised in 1977.

*Directories and Census*

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

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

131 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2984

PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

131 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2984
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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 Daniel F. & Delia Estabrook House is an altered example of a mid-19<sup>th</sup>-century two-family house designed in the Second Empire style. Its continued alteration reflects the spread of commercial use westward along Pleasant Street from Main.

# FORM B – BUILDING

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

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

03-029-00007	Worcester North		WOR.2985
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## Photograph



View from SE

**Town/City:** Worcester

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

**Address:** 137 Pleasant Street

**Historic Name:** D. Francis & Sarah Estabrook House

**Uses:** Present: Multiple Family Residential

Original: Two Family Residential

**Date of Construction:** ca. 1855

**Source:** historic maps & directories

**Style/Form:** Colonial Revival

**Architect/Builder:** Edward P. Fitzgerald, probable  
architect of alterations

## Exterior Material:

Foundation: stone

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

## Major Alterations (*with dates*):

Colonial Revival-style alterations ca. 1910  
Vinyl siding added  
Shed dormer added to west side

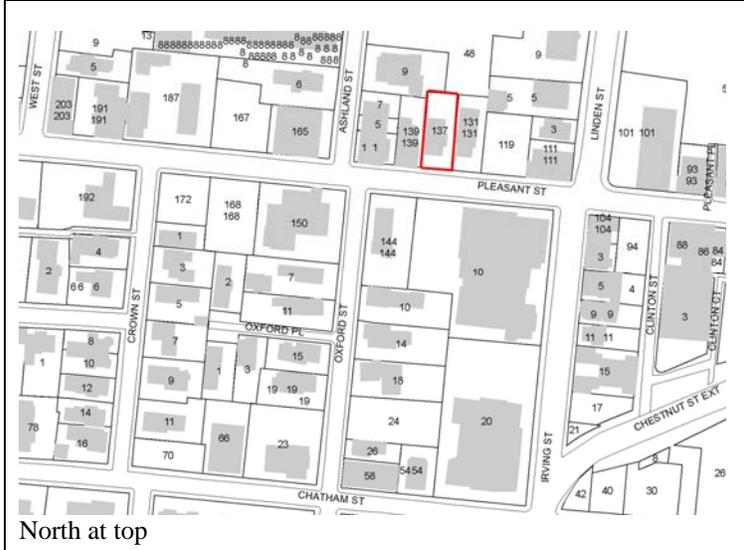
**Condition:** good

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

**Acreage:** 0.1399 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

137 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

WOR.2985

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 D. Francis & Sarah Estabrook House is a two-story wood frame two-family dwelling (now multiple) with a front gable roof. It is situated on a 0.1399-acre lot on the north side of Pleasant Street east of Ashland Street. The building hugs the west lot line, leaving space for a paved driveway on the east side of the building; the front of the lot is now paved for parking. There is some yard area in the rear of the lot but no outbuildings.

The three-bay front façade contains an entrance and porch on the left side and eight-over-eight window sash reflecting the Colonial Revival style in which the exterior was altered. Original Greek Revival-style features may have been preserved in this renovation, but any evidence of that now is concealed under vinyl siding. The form of the mid-19<sup>th</sup>-century two-family house is essentially intact with a regular fenestration pattern on the side walls and a blank space at the front of the west wall where the staircase is located on the interior. A two-story cross-gable pavilion is centered on the east wall. The granite slab basement is visible as an indication of its pre-Civil War construction date. Wood replacement sash remain from the Colonial Revival renovation.

The D. Francis & Sarah Estabrook House is an altered example of a mid-19<sup>th</sup>-century two-family house updated in the early 20<sup>th</sup>-century in a Colonial Revival style. Architect Edward P. Fitzgerald, who lived in the house, likely designed the alterations.

## 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.

A house appears in the location of 137 Pleasant Street, and the granite slab foundation on the house is consistent with this period. More deed research is needed to determine the early history of the property. What is known begins around 1870 when the brothers Francis Dennis Estabrook and Franklin Daniel Estabrook and their families were living in separate households in the dwelling. The brothers alternated using their first and middle names in the records somewhat blurring their identities. The

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WORCESTER

137 PLEASANT STREET

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Area(s) Form No.

WOR.2985

existing house may have been substantially altered at this time. Francis Dennis Estabrook, a dentist, who apparently operated his practice from this address, was the owner of the building. Franklin Daniel Estabrook, the proprietor of a Main Street clothing store, owned a two family house next door at 137 Pleasant Street (WOR.2984), which he rented while living in his brother's house. In 1870 Francis Dennis Estabrook, his wife, Sarah, and two-year-old daughter, Antoinette comprised one household and Franklin Daniel Estabrook, with his wife, Delia, and boarder Roxy Howard, a vest-maker probably working in Franklin's clothing store, constituted the other household. For a brief period in the 1880s, Daniel Franklin and wife Delia, boarded with her brother, Henry A. Howe on Auburn Street. Daniel Franklin seems to have lost his clothing store and was working as a tailor. Francis Dennis, on the other hand, enjoyed continued success as a dentist and rented the domicile vacated by his brother.

In 1900 the brothers were living together at 137 Pleasant once again, but by 1907 Francis Dennis Estabrook had sold the house to Edward P. Fitzgerald, a young architect working in the city. It was in that year the Fitzgerald conveyed title to the property to his sister Clara P. Fitzgerald and his aunt, Mary V. Callahan. Both women were physicians and operated a practice from the house. The five Fitzgerald siblings living in the house—John, 41 years of age and a bank teller; Clara, 39 years and a physician, Edward P., 33 years and an architect; Thomas A., 28 years and a dentist; and Frances F., 26 years with no occupation—were all unmarried and living with their unmarried aunt, Mary V. Callahan, age 50 years, and Nora Duggan, an Irish domestic servant. Evidently, Mary V. Callahan, daughter of shoemaker Patrick O'Callahan and his wife, Ann, both born in Ireland, was the sister of Julia A. Fitzgerald, the mother of her housemates. She had married Edward P. Fitzgerald around 1868, and in 1880 the family was living in a two family house at 76 Ward Street, which they shared with the O'Callahans. Mary V. O'Callahan was 28 years of age and a school teacher at that time. Also in the household was her 26-year-old brother, Thomas A. O'Callahan, who was practicing medicine, and perhaps inspired her and Clara Fitzgerald to enter the profession.

Edward P. Fitzgerald was working as a draughtsman for an unknown employer at 10 East Worcester Street in 1903, while he and his siblings were living at 42 Trumbull Street. (What became of their parents is unknown.) By 1907 he had his own office in the State Mutual Building. Soon after he began to design and build apartment houses in partnership with general contractor Jeremiah J. Higgins and Frank P. Knowles, vice president of Crompton & Knowles Loom Works. He designed a small apartment house at 58-60 Chatham Street in 1911 (WOR.2855), as well as those at 95 and 375 Pleasant Street and 40 William Street. Fitzgerald also designed schools in the city, such as Lamartine Street Schoolhouse #3 (1911, WOR.650), Columbus Park-Lovell Street Grammar School (1913, WOR.2282) and Granite Street Grade School (1926, WOR.2290) as well as St. Joseph's Home for Working Girls at 52 High Street (1924, WOR.2042) and the Rialto Theater Block at 39 Millbury Street (1917, WOR.2081). In 1916 an apartment house he designed was completed at 15 Irving Street (WOR.2305). By then he had married, and with his wife, Marion, and young daughter, Paula, Fitzgerald moved from the 137 Pleasant Street house to an apartment at 15 Irving Street. Further information regarding his career is not yet known.

Edward P. Fitzgerald may have designed alterations to the house and re-styled the exterior in a Colonial Revival mode. The Callahan-Fitzgerald clan owned and occupied the house until 1970 when the youngest member, Frances F. Fitzgerald sold it to Peter V. and Marilyn H. Brask.

**SELECTED RESEARCH DATA**

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

1857M building pictured

1870M building on unnamed &amp; unnumbered lot

1870C *Dwelling #95, Household # 110*

Estabrook Francis D[ennis], 31, dentist, \$5,000 / 0, b. MA

Sarah R, 30, no occupation, b. MA

Antoinette, 2, at home, b. MA

Smith Abbie, 66, housekeeper, \$2,000 / \$100, b. MA

*Dwelling #95, Household # 111*

Estabrook Franklin D[aniel], 31, clothing merchant ret., \$15,000 / \$4,000, b. MA

Delia M, 30, keeping house, b. MA

Howard Roxy, 22, vest-maker, b. MA

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	WOR.2985
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- 1871CD Estabrook Daniel F. clothier, 193 Main, h. 51 Pleasant  
Estabrook D. Francis, dentist, h. 51 Pleasant
- 1872SD 107, ho., D. Francis Estabrook, dentist, 30 Pearl  
107, ho., William E. Warren; C.C. Houghton & Co, boot mfr., 103 Front
- 1880C *107 Pleasant, Dwelling #158, Household #209*  
Estabrook Dennis F, 48, dentist, b. MA  
Sarah B, 42, wife, keeps house, b. MA  
Marie A. 12. daughter, at school, b. MA  
Harry F, 5, son, at school, b. MA  
*107 Pleasant, Dwelling #158, Household #209*  
Nickols Sumner, 49, tobacco merchant, b. NY  
Carrie, 46, wife, keeps house, b. MA  
Emma, 22, daughter, at home, b. MA  
Florence, 8, daughter, at home, b. MA
- 1890HD #107 D. F. Estabrook; dentist (1)  
Bigelow, Louisa E.; widow (2)
- 1896 Map #107 D. F. Estabrook
- 1900HD #107 Estabrook, D.F. Dr. & Mrs. (1)  
Estabrook, Marie A. Miss, b  
Estabrook, D.F. Mr. & Mrs. (2)  
*Estabrook D. Francis, 107 Pleasant, bld. \$3200; 6048 ft. \$7600*
- 1907 Deed, 2170:257, 1 May 1907 Edward P. Fitzgerald to Clara P. Fitzgerald & Mary V. Callahan
- 1910HD #137 O'Callaghan, Mary V.; physician  
Fitzgerald, Clara P.; physician  
Fitzgerald, John A.; teller, b  
Fitzgerald, Edward P.; architect, b  
Fitzgerald, Thomas A.; dentist, b  
Fitzgerald, Frances Miss, b  
*Clara P. Fitzgerald, bld. \$2000; 6048 ft. \$7600*
- 1910C Callahan Mary V, 50, head, physician, general practice, b. MA (parents b. Ireland)  
Fitzgerald John, 41, nephew, teller, bank, b. MA  
Clara, 39, niece, physician, general practice, b. MA  
Edward P, 33, nephew, architect, b. MA  
Thomas A, 28, nephew, dentist, b. MA  
Frances F, 26, niece, none, b. MA  
Duggan Nora, 25, servant, b. Ireland
- 1911 Map #137 C.P. Fitzgerald
- 1920HD O'Callaghan, Mary V., physician  
Fitzgerald, Clara P., physician [lives & works here]  
Fitzgerald, John A., b, assistant cashier, Merchants National Bank  
Fitzgerald, Frances F., b  
*Clara P. Fitzgerald & Mary V. O'Callaghan, bld. \$2000; 6093 ft. \$8500*

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- 1930HD O'Callaghan, Mary V., physician  
Fitzgerald, John A., r [1929 W. Dir: assistant cashier, Worcester County National Bank]  
Fitzgerald, Clara P., r, physician, 36 Pleasant, room 309  
Fitzgerald, Frances F., r,, clerical asst. Grafton St. School  
*Clara P. Fitzgerald & Mary V. O'Callaghan, bld. \$5000; 6093 ft. \$8500*
- 1940HD Fitzgerald, John A., r, assistant cashier  
Fitzgerald, Clara P., r, physician, 36 Pleasant, room 309  
Fitzgerald, Frances F., r,, clerical asst. Grafton St. School  
*Clara P. Fitzgerald, bld. \$3500; 6093 ft. \$7000*
- 1950HD Fitzgerald, Frances F., clerk @ Canterbury Street School  
*Frances F. Fitzgerald, bldg. \$4500; 6093 ft. \$9000*
- 1960HD Fitzgerald, Frances -  
*Frances F. Fitzgerald, bldg. \$4500; 6093 ft. \$9000*
- 1970 Deed, 5082:261, 16 Dec 1970, Frances Fitzgerald, Margaret E. Fitzgerald & John C. Burns to Peter V & Marilyn H Brask

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137 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

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

Check all that apply:

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

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

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

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

The D. Francis & Sarah Estabrook House is an altered example of a mid-19<sup>th</sup>-century two-family house updated in the early 20<sup>th</sup>-century in a Colonial Revival style. Architect Edward P. Fitzgerald, who lived in the house, likely designed the alterations.

# FORM B – BUILDING

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

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

03-029-00006	Worcester North		WOR.2986
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## Photograph



**Town/City:** Worcester

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

**Address:** 139 Pleasant Street

**Historic Name:** George H. & Hannah Atwood House

**Uses:** Present: Mixed Use

Original: Single Family Residential

**Date of Construction:** ca. 1870

**Source:** historic maps & directories

**Style/Form:** Classical revival

**Architect/Builder:** unknown

**Exterior Material:**

Foundation: brick

Wall/Trim: vinyl clapboard

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

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

One-story brick commercial addition ca. 1920

Vinyl siding added

Window sash replaced

Storefronts renovated ca. 1970

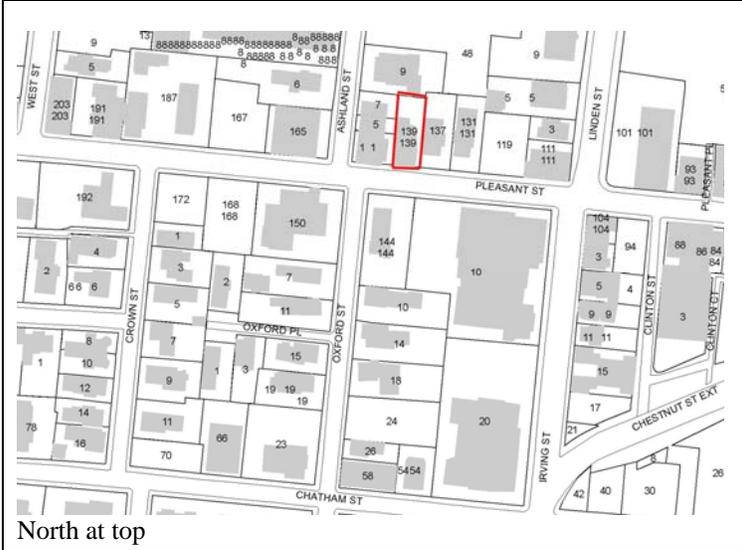
**Condition:** good

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

**Acreage:** 0.1133 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

STREET

MASSACHUSETTS HISTORICAL COMMISSION

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WOR.2986

Recommended for listing in the National Register of Historic Places.

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

## ARCHITECTURAL DESCRIPTION:

The George H. & Hannah Atwood House is a two-story wood frame two-family dwelling (now mixed use) with a front gable roof. It is situated on a 0.1133-acre lot on the north side of Pleasant Street east of Ashland Street. The building hugs the west lot line, leaving space for a walkway on the east side of the building leading to the entrance to the house. A one-story brick masonry commercial annex was added to the front obliterating any front yard. There is some yard area in the rear of the lot but no outbuildings.

The first story of the three-bay front façade is now covered by the commercial addition; the second and attic stories are intact with the remains of a wood cornice along the raking edge of the roof. Any further decoration now is concealed under vinyl siding. Otherwise, the form of the mid-19<sup>th</sup>-century single-family house is essentially intact with a regular fenestration pattern on the side walls and a two-story cross-gable pavilion is centered on the east wall. Window sash has been replaced.

The brick commercial addition has a flat roof and two recent storefronts sheltered by a mansard awning. Entrances to the stores are recessed within display windows. Metal bars protect the windows and metal gates close off the entrances.

The George H. & Hannah Atwood House is an example of a mid-19<sup>th</sup>-century single-family house with the addition of a commercial annex in the front. This was a common option for increasing the income from a property. The alteration reflects the spread of commercial use westward along Pleasant Street from Main.

## 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.

A single family house was built at 139 Pleasant Street for fish dealer George H. Atwood and his wife, Hannah, around 1870. Atwood was the proprietor of George P. Cobb & Co., which sold fish and oysters at a stand on 35 Front Street. Their household included a daughter, Lelia, who was two years of age in 1870, and a female Irish domestic servant named Annie Matthews. By

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1890 Hannah Atwood was a widow, and she continued to live in the house in the company of her two daughters, Lillian (Leila) and Grace. When she died in 1912 at age 79 years, the house was sold to Kachidor Bogigian, an Armenian immigrant, who opened a store in the house. By 1920 he had built a one-story commercial addition on the front of the house, which contained two stores, Boggian's grocery and Jacob E. Stein's tailor shop. Bogigian lived on Carroll Street and rented the house behind the stores to Raymond Stark, whose identity is not known. Ten years later, the property was owned by Pleasant Realty Company with the stores occupied by Jonas Morris's Pleasant Wall Paper and Paint Company and the Economy Heating Company; core maker Frank DeLuca and his family lived in the house with two boarders. In 1940 a delicatessen operated by Ernest Bartell and Herman Kaffeman's antique store occupied the storefronts. The house appears to have contained two living units at this time, one headed by James Crossland where his mother or wife, Beatrice, had a beauty shop, and the other by Frank Lee. Leonard Realty Corp., which owned three other properties in the city, was the owner of record.

The property continued to change hands and the residential and store units experienced frequent turnovers. In 1960 it was owned by Henry W. and Mary L. Listewnik, who had been operating an antique store there since the 1940s. The house had been divided into at least four apartments.

## SELECTED RESEARCH DATA

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

- 1870M building pictured unnumbered & unnamed
- 1870CD Atwood George H. (Cobb & Co.), h 53 Pleasant  
1867CD: Atwood George H. (Cobb & Co.), bds. 55Lincoln House
- 1870C Atwood George H 41, fish dealer, \$9,000 / \$1,000, b. MA  
Hannah, 40, keeping house, b. MA  
Lelia, 2, at home, b. MA  
Matthews Annie, 27, domestic servant, b. Ireland
- 1872SD #109 ho., George H. Atwood; G.P. Cobb & Co., 135 Front  
1890HD #109 Atwood, Hannah; widow
- 1896M #109 G.H. Atwood
- 1900HD #109 Atwood, Hannah S.Mrs.  
Atwood, Grace H. Miss, b  
Atwood, Lillian S. Miss, b  
*Atwood George H. hrs., 109 Pleasant, blds. \$2700; 5368 ft. \$6700*
- 1900C Atwood Hannah S, 77, widow, own income, b. MA  
Lillian S, 41, sister [sic], none, b. MA  
Grace H, 35, sister [sic], none, b. MA  
Gallagher Catherine, 15, servant, b. Ireland
- 1910HD #143 Atwood, Hannah S. Mrs, widow of George H.  
Atwood, Grace H. Miss, b  
Atwood, Lillian S. Miss, b  
*Atwood George H. hrs., 143 Pleasant, blds. \$2000; 5368 ft. \$6400*
- 1911M #143 G.H. Atwood
- 1913CD Atwood Hannah S died Jan 13, 1912 age 79

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- 1920HD #139 Stein, Jacob E., tailor [shop at this address, lives at 5 Mott]  
 #141 Bogigian K grocer  
 #143 Stark Raymond  
*Kachadoor Bogigian, #139-141-143 Pleasant, blds. \$3500; 4936 ft \$7400 (ALSO owns 16 Carroll, bld \$1500, 2682 ft. \$700)*
  
- 1922M #143 K. Bogigian
  
- 1930HD #139 Pleasant Wall Paper and Paint Co. [1929 W. Dir: Morris Jonas, proprietor, resides at 8 Mott]  
 #141 Economy Heating Co  
 #143 DeLuca Frank  
 Wareham Harry r  
 Wareham Harry jr r  
*Pleasant Realty Co., bld. \$6500; 4936 ft \$7400 (ALSO owns 3 other properties)*
  
- 1940HD #139 Bartell, Ernest delicatessen [another delicatessen at 760 Main; resides at 43 Portland]  
 #141 Kaffeman Herman antiques  
 #143 Crossland Beatrice Mrs beauty shop  
 Crossland Jas H  
 Lee Frank  
*Leonard Realty, Inc., bldgs \$11,000; 4936 ft \$7000 (ALSO owns 3 other properties, incl 199 Pleasant)*
  
- 1950HD #139 Vacant Store  
 #141 Listewnik's Antiques  
 #143 Farnon John C  
 Lee Mary C Mrs  
 Boudreau Barbara b  
*Franklin S. Russell; bldg. \$4000, 4936 ft. \$6600 (ALSO owns bldg on Winter St)*
  
- 1960HD #139 not listed  
 #141 Listenik Antique Shop  
 #143 Carleson Jennie E  
 Phelan John  
 Roscoe Margt  
 Roscoe Mary Mrs r  
 Dolan Wm  
*Henry W. & Mary L. Listewnik; 139-143 Pleasant, block \$6000, 4936 ft. \$6600 (ALSO own 3 other properties 1959 directory has Henry W & Mae L. Listewnik residing at 407 June)*

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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

STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2986
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PHOTOGRAPHS (Neil Larson, 2009)



View from SE



View from SW

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	WOR.2986
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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 George H. & Hannah Atwood House is an example of a mid-19<sup>th</sup>-century single-family house with the addition of a commercial annex in the front. This was a common option for increasing the income from a property. The alteration reflects the spread of commercial use westward along Pleasant Street from Main.

# FORM B – BUILDING

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

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

03-022-00001 Worcester North C WOR.1763

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

## Photograph



**Town/City:** Worcester

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

**Address:** 144 Pleasant Street

**Historic Name:** Asa & Lucy Walker House

**Uses:** Present: Mixed Use

Original: Two Family Residential

**Date of Construction:** 1844

**Source:** historic maps & directories

**Style/Form:** Greek Revival

**Architect/Builder:** unknown

## Exterior Material:

Foundation: stone

Wall/Trim: brick

Roof: asphalt shingle

**Outbuildings/Secondary Structures:**  
none

## Major Alterations (*with dates*):

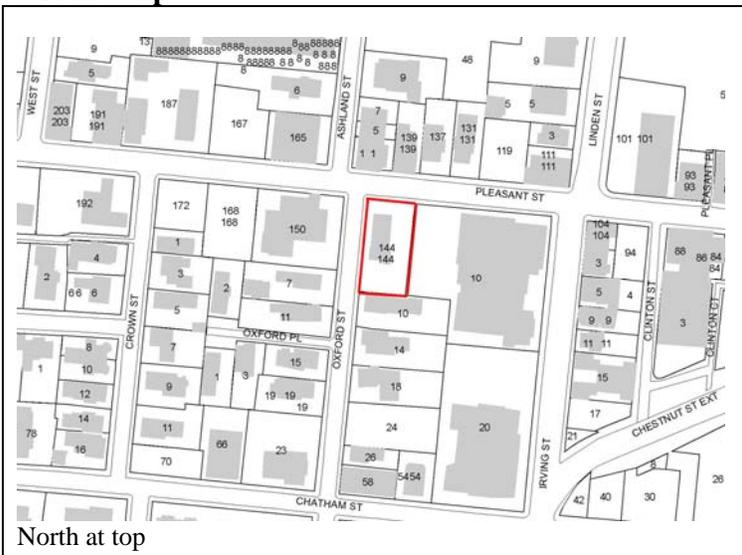
Brick garage added to rear  
Wood frame garage added to rear  
Window sash replaced 2<sup>nd</sup> story

**Condition:** good

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

**Acreage:** 0.2616 acres

## Locus Map



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

**Organization:** City of Worcester Historical Commission

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

**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.

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

144 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1763
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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 Asa & Lucy Walker House is a two-story wood frame two-family dwelling with a front gable roof. It is situated on a 0.2645-acre lot on the west side of Ashland Street north of Pleasant Street. The lot is now bordered on the south by the Pleasant Street Baptist Church for which it has functioned as a parsonage since 1945; a mid-20<sup>th</sup>-century apartment house is located on the lot adjoining on the north. A paved driveway follows the north lot line to a paved parking lot in the rear of the parcel. A small front yard extends from the set-back house to a stone curb at the sidewalk. Stone steps lead up to the porch at the entrance. A paved sidewalk follows the south property line linking the rear parking lot with the street and a side entrance to the house.

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

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

## HISTORICAL NARRATIVE

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

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

144 PLEASANT 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

Worcester merchant tailor Asa Walker bought the lot on the southeast corner of Pleasant and Park (now Oxford) streets in from John Boyden, an assistant marshal, in 1844. Boyden had acquired the parcel from Isaac Davis sometime earlier and the property was transferred with the typical Park Hill directives to build good substantial fences between neighbors and not build within 12 feet of the streets. Walker operated a store at 185 Main Street and later at 217 Main, which may have been the same location as street numbers changed periodically. The stylish brick house was built to contain two families from the start. Walker died on 18 January 1878, and his two sons, Asa V. and George C., who continued to operate the clothing business as Asa Walker's Sons, hats and gent's furnishings, sold the house to their sister Eunice, and her husband, Frederick W. Southwick, a judicial court officer.

The Southwicks lived in the house for the rest of their lives; in 1942 their heirs sold the house to two osteopaths, Samuel B. Jones and Amos F. Clarkson. The physicians had already opened a medical office on the first floor, where Forrest G. Knowles had his "House of Knowles" interior decorating shop. The Joneses and Knowles were two of four tenants also living in the house. In 1949, Samuel B. and Barbara L. Jones bought out Clarkson's interest in the building, the use of which was limited to Jones and Clark's offices and the Joneses' residence. This arrangement apparently continued until 1982 when the property was sold to Matthew W. Parragiotte.

**SELECTED RESEARCH DATA**

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

- 1844 Deed, 390:188. 7 June 1844, John Boyden to Asa Walker, in consideration of \$406, a lot bounded on N by Pleasant St, E by Ebenezer R. Estabrook, S by Isaac Davis & W by Park [Oxford] St. Same as Isaac Davis sold to John Boyden, "said Walker is to build a good substantial fence on the south side of said lot and is to erect no building within 12 feet of Pleasant and Park streets..."
- 1848CD Walker Asa, tailor, 185 Main, h Pleasant
- 1850C *Dwelling #32, Household #39*  
 Samuel B. Dennis, 31, carpenter, \$1,500, b. MA  
 Caroline Dennis, 26, b. MA  
 Samuel D. Nye, 17, carpenter, b. MA
- Dwelling #32, Household #40*  
 Asa Walker, 45, tailor, \$10,000, b. MA  
 Lucy K Walker, 40, b. MA  
 Asa U Walker, 8, b. MA  
 Eunice Walker, 7/12. B. MA  
 George C Walker, 3, b. MA  
 George Perry, 19, jeweler, b. MA  
 Margaret Butterfield, 25, b. Canada
- 1859CD Walker Asa, merchant tailor, 217 Main, h. 56 Pleasant
- 1870 Map #56 A. Walker
- 1872SD #112, ho. Asa Walker, merchant tailor, 365 Main  
 bds., George C. Walker  
 ho., Larkin D. Newton  
 bds., George L. D. Newton, wool buyer

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

144 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

- 1879 Deeds, 1049:500 & 502, 1 May 1879, George C. Walker to Eunice M. Southwick & Asa V. Walker to rederick W, Southwick
- 1880C *112 Pleasant, Dwelling #129, Dwelling #171*  
 Southwick Fred, 36, Reg. of Police Court, , b. MA  
 Unice, 30, wife, keeps house, b. MA  
 Lucy, 4, daughter, at home, b. MA  
 Elisabeth, 1, daughter, at home, b. MA  
 Foley Sarah, 36, servant, b. Ireland
- 112 Pleasant, Dwelling #129, Dwelling #172*  
 Newton Geo L, 42, at home, b. MA  
 Sarah, 36, wife, keeps house, b. MA  
 Nowry, 76, mother, at home, b. MA
- 1890HD #112 Southwick, F.W.; reg. probate  
*F. W. & E. M. Southwick, bld. \$2600; 11395 ft. \$11400*
- 1896M #110 F. W. Southwick
- 1900HD #112 Southwick, F.W. Mr. & Mrs.  
 Southwick, Lucy W. Miss, b  
*Frederick W. & Eunice M. Southwick; 112 Pleasant, bld. \$2600; 11395 ft. \$15,400*
- 1910HD #144 Southwick, F. W. Mr. & Mrs.  
 Southwick, Sarah T. Miss, b  
 Southwick, Adin T.; clerk, b (Worcester Five Cents Savings Bank)  
*Frederick W. & Eunice M. Southwick, bld. \$2600; 11395 ft. \$15400 (also owns 3 Russell)*
- 1911M #144 F & E Southwick
- 1920HD Southwick, F.W., Mr. & Mrs.  
 Southwick, Sarah T., b  
 Southwick, Adin T., b, bookkeeper @ Houghton Mfg. Co., metal stampers, 89 Exchange  
*W. & Eunice M. Southwick, bld. \$2600; 11395 ft. \$12400 (Frederick also owns 3 Russell)*
- 1930HD Southwick, Eunice M. Mrs., widow of Frederick W.  
 Southwick, Sarah T., r, clerk @ 10 Tuckerman [1929 W. Dir: John Carlson, Ethel R. Holm, r]  
 Southwick, Adin T., r, bookkeeper, @ Houghton Mfg. Co., metal stampers, 89 Exchange  
 Knowlton, Mary E. r -  
*Eunice M. Southwick, bld. \$5000; 11395 ft. \$12,400 (ALSO owns undevel. property on Coes)*
- 1940HD "The House of Knowles" interior decs.  
 Jones, Saml B. osteo [works & lives here]  
 Knowles, Forrest G., interior decorator [lives & works here]  
 Green, Florence L., office secretary @ Parker, Milton & Riley, law firm  
 Green, Cora H., r, -  
*Sarah T. Southwick, et al, bldg. \$3000; 11395 ft. \$11,000*
- 1942 Deed, 2865:321, 24 Aug 1942, Frederick W. Southwick, et al to Samuel B. Jones & Amos F. Clarkson
- 1950HD Jones, Saml B. osteo, works & lives here, wife: Barbara L.  
 Clarkson, Amos P. osteo, wife Eleanor M., resides at 203 Moreland

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

144 PLEASANT 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

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*Samuel B. & Barbara L. Jones, bldgs. \$5100, 11395 ft. \$10,000*

- 1960HD Jones, Saml B. osteo, works & lives here, wife: Barbara L.  
Clarkson, Amos P. osteo, wife Eleanor M., resides at 203 Moreland  
*Samuel B. & Barbara L. Jones, playhouse \$100, house \$7500, 11395 ft. \$1,000 [sic -prob. \$10,000]*
- 1982 Deed, 7459:311, 3 May 1982, Samuel B. & Barbara L. Jones to Matthew W. Parragiotte.

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

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

*Directories and Census*

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

144 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1763
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NRDIS 5/6/1976 & 3/5/1980

PHOTOGRAPHS (Neil Larson, 2009)



View from NW



View from NE

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

144 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.1763
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NRDIS 5/6/1976 & 3/5/1980



View from SE



View from SW

# FORM B – BUILDING

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

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

03-028-00019 Worcester North C WOR.2987

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

Town/City: Worcester

Place: (neighborhood or village):  
Crown Hill

Address: 165 Main Street  
(6 Ashland Street)

Historic Name: Pleasant Street Baptist Church

Uses: Present: Church

Original: Church

Date of Construction: 1890

Source: historic maps & directories

Style/Form: Romanesque

Architect/Builder: Stephen C. Earle, architect  
Darling Bros., builder

Exterior Material:

Foundation: stone

Wall/Trim: brick / stone

Roof: slate shingle

Outbuildings/Secondary Structures:  
none

Major Alterations (with dates):

none

Condition: good

Moved: no  yes  Date:

Acreage: 0.1911 acres

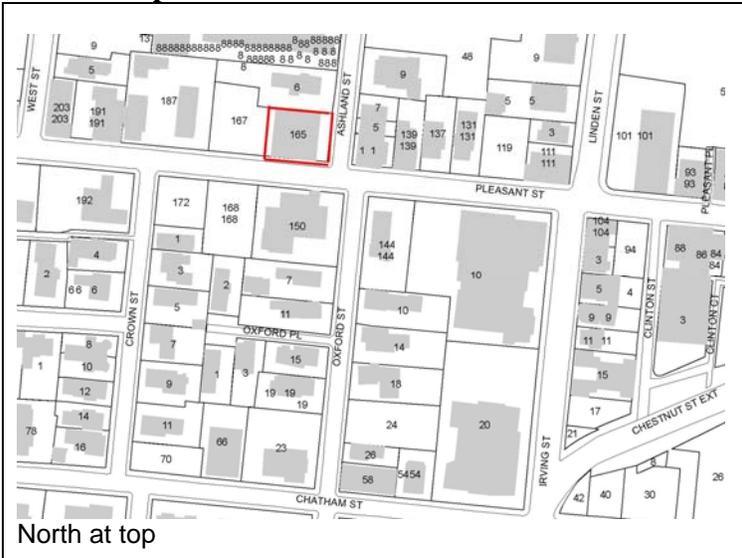
Setting: The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial and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

165 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

C	WOR.2987
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NRDIS 5/6/1976 &amp; 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 Pleasant Street Baptist Church is situated on a 0.1911-acre lot on the north side of Pleasant Street and the west side of Ashland Street. The lot is bordered on the north by an older house and lot that has served as the parsonage since the church's construction. A vacant lot west of the church until recently contained a large brick tenement that was lost to fire. The Oxford Street School is across Pleasant Street at the northern extent of Oxford Street. The church building nearly occupies the entire lot, leaving no space for yards or plantings.

The church is built of brick masonry with brownstone trim. It was designed in two stories with the lower floor containing Sunday School classrooms, parish offices, a large lecture room (into which the classrooms could open), a "ladies parlor," and a kitchen and the sanctuary located on the second floor. This division of functions is represented on the exterior with flat-headed windows defining the ground floor and soaring arched windows in pedimented pavilions on the upper story.

The corner building has principal facades facing both Pleasant and Ashland streets; a corner tower and entrance provides the pivot point for the two highly decorated, but different, elevations. The tower has four stages. On the Ashland Street side, the base contains the main entrance, which is recessed within an arched opening in a pedimented porch; the two-tier arch has brown-stone voussoirs that spring from brownstone columns based on the porch floor. The pediment is decorated with a corbelled brick frieze. Above the entrance in the second stage of the tower are a pair of windows with a stone lintel and cornice and a stone sill that span the width of the tower; these are surmounted by an oculus trimmed in stone. These first two stages are distinguished on the Pleasant Street side by semi-cylindrical turret with conical roof, which probably contains the stairs to the upper-level sanctuary. From this point, the sides of the tower are identical with two narrow arched windows in the third stage and a tripartite arrangement of arched openings set within a blind arch on the top stage where the belfry is located. Like the entrance, the arched fourth stage terminates in pediments and is capped by a pyramidal roof or short spire.

Two pavilions are positioned on the Ashland Street side, one pointed with windows set within a blind arch and a raised brick frieze along the roof edge. The second pavilion is located towards the rear of the wall and has a hipped roof. It contains an arched doorway and arched window on the first story and a small oriel centered in the second. Its design indicates that this is a secondary entrance more connected with the business of the more secular areas on the first floor. A single but larger pavilion is centered on the Pleasant Street. It contains three arched panels with the center one being wider and taller in the typical mode of Romanesque fenestration. The wider center panel contains three arched windows in the second story with a rose window in the arch. The smaller flanking panels each contain a single arched window. All arched sections of windows are trimmed with brownstone voussoirs. A squat two-story tower with pyramidal roof anchors the west side of the façade. It contains an entrance porch similar to that in the east corner tower, although more simply finished, e.g., it has only one brownstone arch resting on columns. The array of roof edges all are decorated with corbelled brick friezes.

A pavilion on the west side of the church creates a transept complementing the one on the east side of the sanctuary. This wall is less ornamented than the street facades and contains irregular bump-outs and a large chimney having more functional uses. When built, this façade was close to the east wall of a massive neighboring four-story brick tenement, so the present open view of the wall was not intended. Likewise, the north wall of the church lacks the level of ornamentation applied to the street sides. Yet, it is full of small windows on the first and second stories. Arched panels in the gable above contain equally small windows on what would be the chancel section of the sanctuary.

The Pleasant Street Baptist Church is one of Worcester's significant historic and architectural landmarks. The church was formed in 1841 as the "colony" or second church of Worcester's First Baptist Church, which dates back to 1812. Once it chose its first location on Pleasant Street, its name was forever linked to the street, and when it sought to find larger quarters in a quieter neighborhood, it likely selected another on Pleasant Street for that reason. The large Romanesque-style brick building with

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

165 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

C	WOR.2987
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NRDIS 5/6/1976 & 3/5/1980

stone trim was completed at the end of 1890 and represents one of Worcester architect Stephen Carpenter Earle's more accomplished church designs in that style. More than a century later, the church has survived essentially intact on the exterior.

## 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 Pleasant Street Baptist Church was Worcester's "Second" Baptist Church until it built a church on Pleasant Street in 1843. This building was located closer to Main Street and after the existing church was erected farther west, the original site became the location of a theater. Baptists formed their first congregation in Worcester in 1812. Organized in 1841, the Pleasant Street Baptist Church was founded by 89 members of the First Baptist Church of Worcester, six members from the First Baptist Church of Grafton, two from the first church in Sutton, and one from the third church in Lowell. Rev. John Jennings of Grafton was called to be the first minister. For the first two years, the new congregation held their meetings at town hall, until their first church was built. A few decades later they had outgrown their building, and Main Street's commercial development had extended up Pleasant Street enough to motivate them to find more tranquil surroundings. At that time moving three blocks farther west into the residential Crown Hill neighborhood was sufficient, and in 1889 the church purchased a lot on the northwest corner of Pleasant and Ashland for 6,500 dollars. Whether this price included the adjoining house and lot at 6 Ashland (WOR.466) that they also acquired for a parsonage is not known.

The Baptists hired Worcester's popular church architect, Stephen Earle to design their new building. The Romanesque-style brick building with its arched panels and penetrations was a mode that Earle was quite comfortable with, considering other churches he designed in the period, and the Pleasant and Ashland street facades are highly articulated. The brick work is highlighted with stone elements, such as belt courses, first-story window lintels and sills, and voussoirs forming the arches distinguishing the entrances and the sanctuary windows. A tall tower anchors the corner made by the street facades. The builder of record was Darling Brothers, 452 Main Street.

Stephen Carpenter Earle (1839-1913) was born and educated in Leicester and studied architecture at the Massachusetts Institute of Technology. He opened an office in Worcester and soon after formed a partnership with James E. Fuller (1836-1901), who had come to Worcester from New Hampshire at age 20 years. Together, they are credited with the design of a number of buildings in the city, notably Clark Hall on the Clark University campus 1887, WOR.1272). When the arrangement ended in 1872, Earle relocated to Boston for a few years. It was after his return to Worcester in 1875 that he accepted the commission to design the new All Saints Church. It perhaps was his largest commission to date, and he would later design a

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

165 PLEASANT STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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number of other churches in the city, many in partnership with Clellan W. Fisher, such as Central Congregational Church (1884, WOR.371), Pilgrim Congregational Church, 909 Main Street (1887, WOR.1318), St. Mark's Episcopal Church, Freeland Street (1888, WOR.1385), South Unitarian Church, 888 Main Street (1894, WOR.1312), Chestnut Street Congregational Church (1895), Union Congregational Church (1896, WOR.761), and St. Matthew's Episcopal Church, Southbridge Street. Earle & Fisher also designed the Worcester Public Library, the Worcester Art Museum (1897, WOR.375) and buildings at Worcester Polytechnic Institute. The firm also designed other public and church buildings in other New England towns.

The cornerstone was laid on 4 August 1890, and the first church service was held on 18 January 1891. Rev. H. Jerome White was serving as the minister when the new church was planned and constructed. On a January night in 1932, Henry A. Gardner, an alcoholic looking for "excitement" after an evening of heavy drinking began setting fires in basement-ways and under porches of homes and churches on his way home; he damaged several automobiles, as well. Fires were started at the Pleasant Street Baptist Church and its neighboring parsonage (neither caused substantial damage) before Gardner moved on to All Saints. There he found an unlocked door and set fire to a pew cushion, which led to a conflagration. The church was all but destroyed, with only the tower, steeple and portions of the exterior stone walls surviving. A more recent fire that consumed the tenement west of the church at 167 Pleasant Street posed a threat to the building, causing reparable damage.

**SELECTED RESEARCH DATA**

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

1870 M #2 Ashland St. house depicted, "J. Boyden"  
 1886 M house depicted  
 1890HD 00 Pleasant St, "Site of Pleasant St. Bapt. Ch."  
 1896 M no number, Pleasant St. Baptist Church  
 1900HD 00 Pleasant St. Baptist Church  
 1910HD 161 Pleasant St. Baptist Church  
 1960HD 161 Pleasant St. Baptist Church

**INVENTORY FORM B CONTINUATION SHEET**

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165 PLEASANT STREET

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*Directories and Census*

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WORCESTER

165 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

PHOTOGRAPHS (Neil Larson, 2009)



View from SE

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

165 PLEASANT STREET

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View from SW

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

165 PLEASANT STREET

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View from NE

# FORM A - AREA

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

03-028-14+16	Worcester North	C V EW	WOR.1052 WOR.1783 WOR.2988
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NRDIS 5/6/1976 & 3/5/1980

## Photograph



View of 179 Pleasant St from SW

**Town/City:** Worcester

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

**Name of Area:** John E. & Abbie F. Day House Group  
179-187 Pleasant Street

**Present Use:** Multiple Residential

**Construction Dates or Period:** ca. 1855 – ca. 1890

**Overall Condition:** Good

**Major Intrusions and Alterations:**  
Asbestos Cement shingle siding added (187R)  
Window sash replaced, all 3 buildings

**Acreage:** 0.4905 acres

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

**Organization:** City of Worcester Historical Commission

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

## Locus Map



North at top

see continuation sheet

# INVENTORY FORM A CONTINUATION SHEET

WORCESTER JOHN E. & ABBIE F. DAY  
HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

C	WOR.1052
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Recommended for listing in the National Register of Historic Places.  
*If checked, you must attach a completed National Register Criteria Statement form.*

## ARCHITECTURAL DESCRIPTION

The John E. & Abbie F. Day House Group is situated on a 0.4905-acre parcel on the north side of Pleasant Street east of West Street. The area comprises three buildings, a two-story wood frame dwelling built ca. 1845, a two-story brick house with a mansard roof in the Second Empire style ca. 1865 and a four-story brick house of flats erected in 1888, all associated historically with John E. Fay who acquired on and the south by a vacant lot where another brick tenement had existed until recently being destroyed by fire. The adjoining property to the north contains a recent townhouse development fronting on Elm Street. A small yard has been preserved in front of the ca. 1865 brick house, with a granite retaining wall, or high curb surviving along the sidewalk. A break in the center of this curb contains stone steps connecting to a walkway leading to the front entrance. There also are green areas on the east and north side of the house, but the space between the houses in the center of the lot has been paved for parking. There are no outbuildings.

MHC NO.	PARCEL ID	ADDRESS	HISTORIC NAME	CONST. DATE	STYLE
WOR.1052	03-028-14+16	179 Pleasant St	Hamilton B. & Hannah Fay House	ca. 1865	Second Empire
WOR. 1783	03-028-14+16	187 Pleasant St	James E. Day Rental House Barker & Nourse, architects	1888	Queen Anne
WOR.	03-028-14+16	187R Pleasant St	Caleb & Laurenda Dana House	ca. 1845	Greek Revival

Caleb & Laurenda Dana House. This story-and-a-half wood frame cross-wing house is currently covered with vinyl siding. A slate roof has been replaced recently with asphalt shingles. The first story of the front façade contains three bays with two windows evenly spaced in the upper story. Added vinyl siding has obscured any evidence of roof-line decoration. A long wing is attached at the rear of the east side of the house, and it probably contained functional spaces originally. It presently has a five-bay façade with a center entrance and a one-story porch, similar to that on the front, covering the inside three bays, including the entrance. Doors and window sash have been replaced.

Hamilton B. & Hannah Fay House. This two-story brick house retains most of its ornate Second-Empire-style decoration. Windows and doors have pronounced cornices with tall friezes and brackets on the ends. A slate-covered mansard surmounts a hefty bracketed entablature and contains numerous dormers with pedimented cornices. A cornice distinguished the top edge of the mansard. The three-bay front façade has an entrance on the left side with glazed double doors. A one-story porch with chamfered posts braced at the top to a bracketed entablature. A low perforated balustrade encloses the perimeter. A one-story bay window and secondary entrance and porch are located on the west wall of the house, and a shallow, three-bay pavilion with a mansard roof is positioned at the rear of the east side where a flat-roof, two-story kitchen ell is attached. Window sash have been replaced.

James E. Day Rental House. This four-story house of flats was constructed of brick with a stone basement and stone lintels and sills distinguishing the frontal windows and doors. Brick belt courses are aligned with the window tops and bottoms, and a tall textured brick entablature decorates the roof line. A four-story bow window is off-set by a flat section containing the entrance, which is sheltered by a deep stone balconette with an iron railing and braced by massive stone

# INVENTORY FORM A CONTINUATION SHEET

WORCESTER JOHN E. & ABBIE F. DAY  
HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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brackets. Brownstone steps and stoop survive. An unusual notched corner on the east side adds novelty to the façade. Long side elevations are fenestrated in the regular pattern of flat houses. Fire stairs in the northwest corner of the house have been enclosed. The building was designed by the Worcester architectural firm of Barker & Nourse and built in 1888.

## HISTORICAL NARRATIVE

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

The Crown Hill neighborhood is significant in the city as a mid nineteenth-century residential development area that is still distinguished by its original street and subdivision plans and period domestic architecture. The neighborhood was originally part of land owned in the early 1700s by Major Daniel Ward that extended west from Main Street to what is now Newbury Street between Pleasant and Austin Streets. In 1818 Benjamin Butman bought this 30-acre hillside tract from John Bush and his sons Jonas and Richard and hired the Boston engineer R. H. Eddy to survey it. Eddy's 1836 subdivision plan for "Park Hill," named for the park laid out in the middle of block between Oxford and Crown Streets, featured 30 x 150-foot lots along three new streets—Irving, Oxford, and Crown—running between Pleasant and Chandler streets. Lot sales ranged from \$85 to \$260, but the area was slow to develop. During the panic of 1837 Butman's business failed, and Park Hill was sold off in numerous parcels. Isaac Davis, Worcester's mayor and president of the State Mutual Insurance Company, became the largest property owner in the area. He revised the 1836 plan by removing the park and intensifying the lot coverage, but not until the 1850s did the neighborhood begin to build up with the large and ornate homes of Worcester's middle class. Industrialization expanded and diversified the city's population, a change reflected in the course of Crown Hill's history. The neighborhood felt the decline of Worcester's fortunes in the twentieth century and in the 1970s became the target area for an ambitious revitalization project, one of the firsts 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 small wood frame house at the back of the lot in which Caleb and Laurenda Dana lived in 1848 appears to be depicted on the 1857 map making it the oldest house in the three-building group documented here. If there was an owner previous to the Danas it will take more detailed deed research to determine who that was. Caleb Dana was a clerk for the Barre, Boston and Gardner Railroad, and in 1860, at age 52 years, he headed a household that contained his 59-year-old wife, Laurenda, son John A., 37 years of age and a lawyer, and daughter Mary L., 34 years with no occupation listed. Dana's name suggests that he was descended from a family settling in Cambridge in the 17<sup>th</sup> century. Caleb married Laurenda Hartwell in Princeton, Worcester County, in 1821, and they lived there before moving to Worcester sometime in the 1840s.

By 1865 boot and shoe manufacturer Hamilton Baxter Fay was living in a large, new brick house with a fashionable mansard roof, built on the lot next door (east), probably on land once associated with the Dana house. He was the son of Col. Artemis and Hannah Fay of Shrewsbury, and he married Hannah Fairbanks of Boston in 1845. By 1860 they are living on Irving Street in Worcester and H.B. Fay in business as a shoe manufacturer at 6 Southbridge Street. In 1870 the Fay household contained Hamilton B., age 47 with a personal worth of \$40,000, wife Hannah, age 54, daughter Abby F., age 15, Warren Fairbanks, age 15, evidently a relative of Hannah Fay, and Jane Merriam, age 40, with no occupation. A second household in the house was comprised of 64-year-old Mary F. Andrews and 23-year-old Delbert Fairbanks, likely to have been more relatives.

# INVENTORY FORM A CONTINUATION SHEET

WORCESTER JOHN E. & ABBIE F. DAY  
HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
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Ten years later (1880) both the Danas and the Fays were neighbors, although Caleb Dana apparently had died. By 1888 Abby Fay had married lawyer John E. Day, with the two setting up housekeeping in the Pleasant Street house. Abbie F. Day was recorded as the owner in the house directory published that year. Her husband had bought the adjoining Dana property and was renting it to the widow Mary J. Gilbert who boarded five working women there, including a dressmaker, a teacher, a stenographer and a clerk. Day had also built a four-story brick containing four flats in front of the old Dana house. It must have been considered stylish with commodious flats, since the first recorded renters included John E. Washburn, president of Washburn & Garfield Manufacturing Company, makers of steam fittings; John B. Watson, partner in Watson & Belcher, provisions merchants; William H. Bartlett, principal of the Chandler Street School; and Zoe D. Underhill, a young widow recently arrived from Nantucket with two small children.

The architect Albert Augustus Barker (1852-1905) was born in Guadalajara, Mexico, the eldest child of John Bixby Barker. At age 13 years, five years after his father died, he moved with his family from Bennington, New Hampshire to Worcester, where he attended public schools. He was first employed in the office of Elbridge Boyden, one of the city's oldest practicing architects. In 1879 Barker formed a partnership with Walter B. Nourse, which lasted until 1904, and together they produced plans for many of Worcester's prominent buildings, such as the Gage Street Grammar School (1884, WOR.2281), Freeland Street Schoolhouse (1885, WOR.1386, NR listed), English High School, 20 Irving Street (1891, WOR.1891, NR listed), Gilman Block, 207-219 Main Street (1896, WOR.711, NR listed), Day Building, 300-310 Main Street (1897, WOR.450, NR listed), The Hotel Aurora, 652-660 Main Street (1897, WOR.1059), and the distinctive brick flat blocks The Boynton and The Windsor at 718 and 720 Main Street, respectively (1887, WOR.1240 & 1241). They designed the Harrison S. Prentice Flat Block (1888, WOR.1009) that was built next door to the John E. Day Rental House in the same year. Barker & Nourse also created plans for scores of distinctive Queen Anne-story residences, notably the Hiram Barnard-George Bliss double house at 8-10 Congress Street on Crown Hill. Albert A. Barker married Worcester native Eaycetta Boyd in 1877; their son, Everett Newton Barker, was also an architect and succeeded his father in business.<sup>1</sup> Walter B. Nourse began his career in the Worcester architect Amos P. Cutting. He was born in Westborough, Worcester County in 1855, the son of Benjamin B. Nourse, a huckster, and Mary E. Longley.

The Days owned the three-building compound into the 1920s. Sometime before 1930 the property was sold to Nellie A. Moore, who already owned the large brick tenement next door on the east (now gone). Moore was 72 years of age and unmarried. She lived with her 80-year-old sister, C. Maria McDermott, and her four unmarried children, aged 40 to 56 years, on Westland Street. The eldest, James T. McDermott, was the owner of a dry goods store at 521 Main Street, which evidently had been his father, John McDermott's business. With the Days vacating the brick house, it became a boarding house and remained so for many years after.

Samuel Melnick was the owner in 1940 of both parcels and all three dwellings; he managed eight other properties as well. Joseph F. and Mary B. Smith were the owners in 1950, and in 1960 it all came into the possession of Wilfred J. Mangold & Kathleen W. Mangold, who owned the large brick tenement (191 Pleasant, WOR.1009) built west of the property in the same year (1888) that Day built the brick flats and, in trust for Karon Mangold, the brick flats at 39-41 Irving (WOR.2306). The Mangolds began to operate the Day flats as a rooming house (single room occupancy), just as they did in their other buildings. Recently the two lots have been combined into a single parcel.

## SELECTED RESEARCH DATA

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

1848CD Dana Caleb, h Pleasant

<sup>1</sup> Ellery Bicknell Crane, *Historic Homes and Institutions and Genealogical and Personal Memoirs of Worcester County Massachusetts* (1907), Vol 1, p 425.

# INVENTORY FORM A CONTINUATION SHEET

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1851CD: Dana Caleb, clerk, Barre R.R. 6 Cen. exchange, 47 Pleasant

1857M #61 pictured, #65 not pictured

1859CD Dana Caleb, 141 Main, h. 65 Pleasant

1860C Caleb Dana, 52, clerk, \$6,000 / \$2,000, b. MA  
Laurenda Dana, 59, b. MA  
John A. Dana, 37, lawyer, 0 / \$2,000, b. MA  
Mary L Dana, 34, b. MA

1865CD Fay H.B. boot & shoe manuf'r, 303 Main, h Pleasant FIRST INSTANCE  
1862CD: Fay H B. boot & shoe manufacturer, 305 Main, h. 28 Irving

1870M #61 H.B. Fay  
#65 C. Dana

1870C *Dwelling #149, Household #195*  
Andrews Mary F, 64, keeping house, 0 / \$2,500, b. MA  
Fairbanks Delbert, 23, works in shoe shop, b. MA  
*Dwelling #149, Household #196*  
Fay Hamilton B, 47 boot manufacturer, \$9,000 / \$40,000, b. MA  
Hannah, 54, keeping house, b. MA  
Abby F, 15, attending school, b. MA  
Merriam Jane, 40, no occupation, b. MA  
Fairbanks Warren, 15, attending school, b. ME

1872SD 125, ho., Hamilton B. Fay (H.B. Fay & Co), boot & shoe mfr. 9 Barton Place (Fay & Carey,  
boot & shoe mfr., 1 Burnside Ct)  
125, ho., Mrs. Mary F. Andrews  
125, bds., Nahum A. Haskell, student at law, 398 Main  
125, ho.; Hiram K. Pervear, pastor, First Baptist Church, Salem Square  
  
129 ho., Mrs. Caleb Dana  
129,bds., John A. Dana, asst. clerk of courts, Court House, Main St.

1880C *125 Pleasant, Dwelling 167, Household #220*  
Fay Hamilton B., 60, news paper clerk, b. MA  
Hannah, 50, wife, keeps house, b. MA  
Cutler Orin, 10, servant, b. Sweden

*129 Pleasant, Dwelling 166, Household #219*  
Dana Larinda, 79, housekeeper, b. MA  
Mary L, 55, daughter, at home, b. MA

1886M 125 (Fay) & 129 (Dana) pictured; no brick building

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- 1888HD 125 Day, John E.; lawyer  
Fay, Hamilton B.; boot manuf.  
*Abbie F. Day, blds. \$7200; 10524 ft. \$5000 (1890)*
- 127 Gilbert Mary J. widow  
Manley Jennie, dressmaker, b.  
Manley Clara, teacher, b.  
Newman B.L. stenographer, b.  
Wood May I. clerk, b.  
Kimball Juliette W. Miss, b.
- 129 Washburn, J.E., steam fittings  
Robinson Helen Miss, b.  
Watson, John B. provisions  
Bartlett, Wm. H.; teacher  
Stickney, Ella Miss, b  
Underhill Zoe D. widow  
*John E. Day, blds. \$13200; 10805 ft. \$9200 (1890)*
- 1896M 125 Mrs. A. F. Day  
129 John E. Day
- 1900HD 125 Day, John E., Mr. & Mrs.  
Fay, Hamilton B. Mrs.  
Keith, Franklin D., clerk, b  
*Abbie F. Day, blds. \$7200; 10524 f.t \$12,100*
- 127 Hubbard Abbie W. Mrs.  
Demond Carrie A. Mrs. b.
- 129 Russell, Geo. S. Mr. & Mrs. (1)  
Russell, Mary C. Miss, b  
Watson, John B. Mr. & Mrs. (2)  
Bartlett, Wm. H.; teacher (3)  
Stickney, Ella G. Miss, b  
Gulick, A.A. Mr. & Mrs. (4)  
*John E. Day, 127, 129 Pleasant, blds. \$13,200; 10805 ft. \$12,400 (also owns 10 other properties)*
- 1910HD 179 Day John E Mrs  
Fay Hamilton B Mrs b  
Day Edna F Miss b  
Day Lucia A Miss b  
Day Alice F Miss b
- 183 Stark W D Mrs  
Dodge Lorenzo A journalist b  
Stark Charles C watchmaker b  
Moses Samuel A b

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- 187 Keith, Franklin D. Mr. & Mrs. (1) manager, 250 Day Bldg; h @ 187 Pleasant  
 Dawson, James E. Mr. & Mrs. (3) bookkeeper, State Mutual Life Assurance Co. 340 Main  
 Dawson, Alice B. Miss, b stenographer, State Mutual Life Assurance Co., 340 Main  
 Dawson, Georgia E. Miss, b  
 Gulick, Addison A. Mr. & Mrs. (4) -  
*Abbie F. Day, #183-189, blds. \$12000; 10805 ft. \$12400 (ALSO owns 179 Pleasant & 26 Pearl)*
- 1911M 179 A.F. Day  
 187 J. E. Day
- 1920HD 179 Day John E Mrs  
 Day John A b  
 Day Lucia A b  
 Day Alice F b
- 183 Buckley Charles I Mr & Mrs  
 Buckley Emma b
- 187 Keith, Franklin D., Mr. & Mrs., manager, 250 Day Bldg. – John E. Day Estate, real estate  
 Kelley, Emma G., Mrs., widow of Albert W.  
 Pendleton, Jennie, Mrs., b, dressmaker  
 Dawson, James E., Mrs., Emma – widow  
 Dawson, Alice B., b, clerk @ State Mutual Life Assurance Co., 340 Main, rm 211  
 Dawson, Georgia E., b  
 Morse, Nathan C., Mr. & Mrs., salesman @ W.N. Gleason Co., 16 Bridge, produce  
 Hubbard, Katherine W., nurse, b  
*Abbie F. Day, #183-189, blds. \$12000; 10805 ft. \$12400 (ALSO owns 179 Pleasant, blds. \$7200; 10524 ft. \$12100)*
- 1922M 179 A.F. Day (Wor. Trust Co. Tr.)  
 187 A.F. Day
- 1930HD 179 Marshall Burton r  
 Maling Reginald r  
 Joly Joseph r  
 Morris Jerome r  
 Dahl Barton r  
 Keyes Evelyn Mrs r
- 183 Buckley Charles I  
 Brigham Sarah r  
 Lord Mary I r
- 187 Keith, Franklin D. [1929 Dir: wife Winifred P.; mgr @ Day Trust real estate offices 4  
 Walnut, rm 249 Day Bldg  
 Keith, Barker D., r, radios  
 Jones, David L., machinist @ United Manufacturing Co., clothing, 18 Grafton  
 Jones, Margaret L., r, student

# INVENTORY FORM A CONTINUATION SHEET

WORCESTER JOHN E. & ABBIE F. DAY  
HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

C	WOR.1052
V	WOR.1783
EW	WOR.2988

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

Jones, Mary L., r -  
Allen, Grace G., r , folder @ Whitcomb Envelope Co. Div. of U.S. Envelope Co, 20 Salisbury  
Dawson, Alice B., treas. clerk @ State Mutual Life Assurance Co., 340 Main  
Dawson, Georgia E., r -  
Oxner, Mary A., r [not listed in 1929 Dir.]  
Clark, Frederick [not listed in 1929 Dir.]  
*Nellie A. Moore, blds \$35,000; 1085 ft. \$12,400 (ALSO owns 167 Pleasant & 179 Pleasant)*

- 1940HD 179 Marshall Burton F  
Marshall Doris M r  
Marshall Madeline I r  
Campbell Ella nurse r  
Grenier Norman r  
Haven Al r  
Howorth Lawrence r  
Jeffcoat Margt E Mrs r  
Jeffcoat Theo L r  
McGinnis Domenic r  
Mahoney W F r  
Meader Herbert r  
Moores John r  
Olson Oscar W r
- 183 DeNubila Jos P  
DeNubila Jos P jr r  
DeNubila Marie C r
- 187 Clement, Merton W., phys., h  
Dawson, Alice B., clerk @ State Mutual Life Assurance Co., 340 Main  
Oxner, Mary A., r, -  
Williams, Sally, r, machine operator  
Valley, Bertha, sewer  
Clark, Maxine, R, clerk  
Humes, Jas. V, r, attendant, Day Bldg.  
*Saml Melnick, bldgs \$19,000; 1085 ft \$12,400 (ALSO owns 8 other properties, incl: 179 Pleasant)*
- 1950HD 179 Anderson Mary  
Bowers Alf H r  
Bruso Chas F r  
Cronin Mary r  
Fougard Ann Mrs r  
Gardner Mary Mrs r  
Hurley Lena r  
Jeffcoat Margt E Mrs r  
Lovejoy Laura r  
Ryan Gertrude r  
Ryan Nellie Mrs r  
Taylor Nellie r

# INVENTORY FORM A CONTINUATION SHEET

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

- 183 Smith Richd F  
Moore Florence  
Maillette Gertrude Mrs r  
Murphy Alice Mrs r
- 187 Clement, Merton W., phys.,  
Smith, Jos. F., wife: Mary B.  
Burke, Emma Mrs., r -  
Cranston, Hannah, r -  
Flagg, Mary Mrs., r -  
Lindberg, Ellen S., r, nurse for Dr. Merton Clement (in bldg)  
Normandy, Eva, r, leather worker @ Graton & Knight Co.  
VanDerWilde, Jessie, r, -  
Dawson, Alice B., (no occup – probably retired)  
Merriam, Bessie M. Mrs., r -  
*Jos. F. & Mary B. Smith, bldgs @ 183-189 Pleasant, \$10,000, 10805 ft \$11,100 (also own 179 Pleasant)*
- 1960HD 179 Darling Frieda Mrs  
Gardner Mary Mrs  
Hawkins Hattie Mrs  
Robinson Elsie Mrs  
DuFresne Earl  
David Dorra  
Lewis Essie Mrs  
Johnson Pearl  
Hill Edith Mrs  
Palarmo Mary Mrs  
Chronis Emma Mrs
- 183 Davis Rose Mrs  
Barnacle Ethel  
Mahan Kath  
Corbin Alice Mrs  
Stacey Gertrude Mrs
- 187 Mrs. Wilfred J. Mangold Lodging House; 19 tenants:  
Donovan, Lillian, r [not in 1959 Dir.- 1960 City Dir missing]  
Malitas, Jas., r [not in 1959 Dir.- 1960 City Dir missing]  
Stewart, Elsie, r [1962 Dir: Elsie N., r 15 Ethan Allen R7]  
Lewis, Raydon, r [not in 1962 Dir.]  
Griffin, Eileen, r [1962 Dir: operator NE T&T]  
Case, Eva Mrs., r [1962 Dir: widow of Samuel, residing 127 June]  
Bonsquet, Margaret, r [not in 1959 Dir.- 1960 City Dir missing]  
VanderVheis, Betty, r [Betsy in 1962 Dir – no occup]  
Liontakis, Nicholas, r [not in 1962 Dir]  
Gray, Hattie E., r [1962 Dir: residing 39 Irving]  
Gilbert, Edwin, r [not in 1962 Dir]

# INVENTORY FORM A CONTINUATION SHEET

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HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
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Rooney, Rose, r [1962 Dir: telephone soliciter Fallman Studio]  
Hammar, Hilda C. Mrs., r [here in 1962 Dir – no occup.]  
Shebesta, Margaret Mrs., r [1962 City Dir: housekeeper]  
McQuaid, Mary, r [not in 1962 Dir.]  
Gagnon, Marion Mrs., r [not here 1962 Dir.]  
Jones, Irene, r [1962 Dir: bookkeeper, Worc. Cold Storage & Warehouse, resides here]  
Ostlund, Ann Mrs., r - [here in 1962, no occup]  
Fallstrom, Ellen, r [here in 1962, no occup.]  
*Wilfred J. Mangold & Kathleen W. Mangold, 183-187 Pleasant; house \$7500, house  
\$2500, 10805 ft \$11,000 (ALSO own 191-197 Pleasant block, 179 Pleasant  
garage; Wilfred is trustee for Karon Mangold, 39-41 Irving)*

# INVENTORY FORM A CONTINUATION SHEET

WORCESTER JOHN E. & ABBIE F. DAY  
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MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

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

### Directories and Census

- The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844-1864. Published annually.
- The Worcester Directory*. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory*. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published annually.
- The Worcester House Directory*. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.
- The Worcester House Directory*. Worcester: Sampson & Murdock Co., 1920-1938. Published semi-annually.
- The Worcester House Directory*. Boston, then Malden: R.L. Polk & Co., 1939- . Published semi-annually.
- The Worcester Society Blue Book; Elite Family Directory and Club Membership*. New York: Dau Publishing Co., 1902-1924. Published annually.

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

# INVENTORY FORM A CONTINUATION SHEET

WORCESTER JOHN E. & ABBIE F. DAY  
HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area Letter Form Nos.

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

## PHOTOGRAPHS (Neil Larson, 2009)



View of 179 Pleasant from SW



View of 179 Pleasant from SE

# INVENTORY FORM A CONTINUATION SHEET

WORCESTER JOHN E. & ABBIE F. DAY  
HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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View of 187 Pleasant (right) from SE



View of 187 Pleasant from NW

# INVENTORY FORM A CONTINUATION SHEET

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HOUSE GROUP

MASSACHUSETTS HISTORICAL COMMISSION  
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NRDIS 5/6/1976 & 3/5/1980



View of 187R Pleasant from SE



View of 187R Pleasant 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

03-028-00013	Worcester North	V	WOR.1009
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NRDIS 5/6/1976 & 3/5/1980

**Town/City:** Worcester

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

**Address:** 191 Pleasant Street

**Historic Name:** Harrison S. Prentice Flat Block

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

Original: Multi-Family Residential

**Date of Construction:** 1888

**Source:** historic maps, directories, date stone

**Style/Form:** Queen Anne

**Architect/Builder:** Barker & Nourse, architect

**Exterior Material:**

Foundation: brick

Wall/Trim: brick / stone

Roof: asphalt membrane

**Outbuildings/Secondary Structures:**  
none

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

Storefronts altered

**Condition:** good

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

**Acreage:** 0.1767

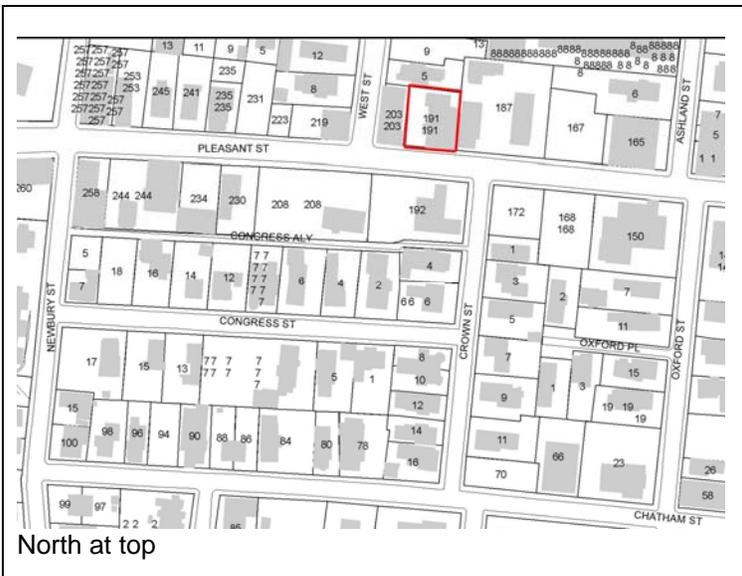
**Setting:** The Crown Hill neighborhood is situated on a promontory west of downtown Worcester. It has an irregular street pattern characteristic of its mid-19<sup>th</sup>-century origin with tight streetscapes of mostly wood frame single-family dwellings. Commercial, religious, school, industrial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

191 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1009
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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 Harrison S. Prentice Flat Block is a four-story brick block containing stores on the first floor and flats on the upper floors. It is situated on a 0.1767-acre lot on the north side of Pleasant Street east of West Street. The lot is bordered on the east and west by other four-story brick blocks. The building is sited against the east lot line leaving space for a yard on the west side of the parcel, an area that once supported a building. There are no outbuildings.

Designed by the Worcester architectural firm of Barker & Nourse, this four-story mixed use building was constructed of masonry with pressed brick used on the front façade and common brick on the sides and rear. The front façade is distinguished by stone belt courses running at window sill and lintel level and a paneled brick parapet surmounting a metal cornice. The center section of the five-bay front façade is framed by brick pilasters through which the stone belts are carried; it contains wider windows with patterned brick panels in between. A stone date block reading "1888" is positioned in a recessed panel between the second and third story windows. The two first-story storefronts have been altered. They are framed by brick posts with stone banding and they flank a recessed central entrance leading to the residential upper-levels. A heavy stone lintel spans the tall entrance opening; a metal cornice runs across the top of the storefronts. A third, smaller store is located in a narrow one-story wing attached to the west side of the building. The rear of the building is L-shaped with an open fire stair in the northeast corner now enclosed. One-over-one wood window sash in the upper stories appear to be intact.

The Harrison S. Prentice Flat Block is a relatively intact example of the brick flat blocks that were being built in Worcester during the final decades of the 19<sup>th</sup>-century. A number of them with street-level storefronts can be found on Pleasant Street, as well as other commercial streets emanating from downtown.

## 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

191 PLEASANT STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

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

Provisions merchant Harrison S. Prentice was living at 131 Pleasant Street (WOR.2984) when he commissioned the architectural firm of Barker & Nourse to design the four-story mixed use building erected at 191 Pleasant Street, which was completed in 1888. His neighbor John E. Day built a four-story flat house next door at 181 Pleasant (WOR.2988) in the same year as the thoroughfare became increasingly commercial. In 1890 two of the here first-floor stores were vacant; the third was occupied by A.J. Reinbold's confectionery. On the residential level, tea-seller Parker G. Skinner and carver Frank L. Morrill were heads of households on the second floor; Henry M. Jacobs, a clerk, and Edward F. Fletcher, a shoemaker had families with boarders living on the third floor; and salesman Edward S. Ongley and the widow Eliza Croome had apartments on the top floor.

The architect Albert Augustus Barker (1852-1905) was born in Guadalajara, Mexico, the eldest child of John Bixby Barker. At age 13 years, five years after his father died, he moved with his family from Bennington, New Hampshire to Worcester, where he attended public schools. He was first employed in the office of Elbridge Boyden, one of the city's oldest practicing architects. In 1879 Barker formed a partnership with Walter B. Nourse, which lasted until 1904, and together they produced plans for many of Worcester's prominent buildings, such as the Gage Street Grammar School (1884, WOR.2281), Freeland Street Schoolhouse (1885, WOR.1386, NR listed), English High School, 20 Irving Street (1891, WOR.1891, NR listed), Gilman Block, 207-219 Main Street (1896, WOR.711, NR listed), Day Building, 300-310 Main Street (1897, WOR.450, NR listed), The Hotel Aurora, 652-660 Main Street (1897, WOR.1059), and the distinctive brick flat blocks The Boynton and The Windsor at 718 and 720 Main Street, respectively (1887, WOR.1240 & 1241). They designed the Harrison S. Prentice Flat Block (1888, WOR.1009) that was built next door to the John E. Day Rental House in the same year. Barker & Nourse also created plans for scores of distinctive Queen Anne-story residences, notably the Hiram Barnard-George Bliss double house at 8-10 Congress Street on Crown Hill. Albert A. Barker married Worcester native Eaycetta Boyd in 1877; their son, Everett Newton Barker, was also an architect and succeeded his father in business.<sup>1</sup> Walter B. Nourse began his career in the Worcester architect Amos P. Cutting. He was born in Westborough, Worcester County in 1855, the son of Benjamin B. Nourse, a huckster, and Mary E. Longley.

Prentice was listed as the owner of the building until 1915, when his widow and daughter sold the building to Maurice Katz, who owned numerous buildings in the city. The next year Katz transferred the title to James McManus, a laborer with the city street department living on Clayton Street. Born in Ireland, McManus was 47 years of age and owned the multiple-family dwelling he lived in. Commercial and residential tenants changed frequently, and by 1930 the tenant list suggests that it became more of a single room occupancy type of residence. McManus owned the property for over 30 years when it was sold to Thomas N. & Theodora T. Minka in 1946. Thomas Minka had a meat store at 38 ½ Chatham Street and lived at 40 Chatham. In 1959 the Minkas sold the building to Wilfred J. and Kathleen W. Mangold who owned adjacent properties to the east, namely 179 and 185-186 Pleasant where they maintained single room occupancy units. In 1987 the Mangolds sold five rental properties, including 191 Pleasant Street, to the West Pleasant Street Realty Trust for \$1.18 million.

**SELECTED RESEARCH DATA**

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

1870M vacant portion of lot containing two buildings at corner West St., #73 (H.A. Marsh) &amp; #75 (E.B. Stoddard)

1888 date stone of existing brick block

1890HD 131 Reinbold A.J. confectionery  
 133 Skinner Parker G. teas, &c. 2  
 Morrill F.L. carver  
 Williamson M. dressmaker, b.  
 Burlingham M.P. widow, b.  
 Jacobs H.M. clerk 3  
 Wheeler M. bookkeeper, b.  
 Wheeler C. cardmaker, b.

<sup>1</sup> Ellery Bicknell Crane, *Historic Homes and Institutions and Genealogical and Personal Memoirs of Worcester County Massachusetts* (1907), Vol 1, p 425.

# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

191 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

Area(s) Form No.

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V	WOR.1009
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NRDIS 5/6/1976 & 3/5/1980

Fletcher E.F. shoemaker  
 Bassett Florence M. Miss, b.  
 Ongley E.S. salesman 4  
 Croome Eliza, widow  
 Croome N.M. bookkeeper, b.  
 Bean C.A. dressmaker, b.  
 Hartwell J.H. jr. foreman, b.

135 vacant store

137½ vacant store

*H.S. Prentice, bld. \$17000; 5100 ft. \$5900*

1890CD Prentice, Harrison S. (C.H. Prentice & Co. provisions), 220 Summer, h. 105 Pleasant

1896M 131 -135 H. S. Prentice

1900HD 131 Vacant Store

133 Skinner Parker g. Mrs 2  
 Skinner Gertrude H. Miss, b.  
 Goodwin C. Otis Mr. & Mrs.  
 May Chas. H. Mr. & Mrs.  
 Leathers Wm. H. supt. b.  
 Leathers Harry, solicitor, b.  
 Willis Louis L. Mr. & Mrs. 3  
 Joslin Willie A. janitor, b.  
 Brown Nathan S. fish 4  
 Brown Harriet W. Miss, b.  
 Mee Albert R. Mr. & Mrs.  
 Smith E. F. Mrs. dressmkr. b.  
 Carey M.H. lastmaker, b.

135 Crawley H.E. grocer

137 Lee Gim Nom, laundry

1910HD 191 Connors, J. J. stoves

193 Clay Anna B Mrs 2  
 Clay Bertha v Miss b  
 Mooney Thomas F printer b  
 Chase Emma L Mrs  
 Connors Jerome J tinsmith b  
 Wentworth Edmond inspector b  
 Garcelon James gasfitter b  
 Hewitt Wallace E salesman b  
 Aldrich Eleanor J Mrs 3  
 Aldrich Everitt W b  
 Keyes Edward L cutter  
 Mee Albert R Mr & Mrs 4  
 Bowron John E moulder  
 Lamora Wm S barber b  
 Wright Alice Miss b

195 Vacant store

197 Wah Hang laundry

*Harrison Prentice, 191, 197 Pleasant, bld. \$17000; 5100 ft. \$7100*

1911M 191 – 193 – 195- 197 “J. Katz (occ.)”

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

191 PLEASANT STREET

**MASSACHUSETTS HISTORICAL COMMISSION**

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

- 1915 Deed, 2080:292, 11 June 1915, Emma L. Prentice & Emma N. Prentice to Maurice L. Katz
- 1916 Deed, 2098:595, 23 March 1916, Maurice L. Katz to James McManus  
1918CD: McManus James gardener h 9 Clayton
- 1920HD 191 Howell Brooks Laundry [out of business by 1929]  
193 Galloway Catherine I Mrs  
Goulding Thomas  
Babbitt Gertrude A  
Babbitt Joseph H b  
Wilson Doris B Mrs b  
Doyle John  
Murphy Elizabeth A  
195 Brenis Demetrios confectionery  
197 F & D Company brushes oils etc  
*James McManus, #191, 197 Pleasant, bld. \$21000; 5100 ft. \$7100 (also owns 5 Clayton, bld \$5000; 3259 ft. \$1100)*
- 1930HD 191 F.J. Shaw & Co., oil burners ["Quiet May Automatic Oil Burners" at 23 Irving St w/AD in  
1929 Dir., not at this address in 1931 Dir.- Fred J. Shaw is sales mgr at 12  
Norwich, living at 18 Highland Ter, while Fred J. Shaw jr is a service man at  
same establishment—Richard H. Tait Co refrigerators & oil burners]  
193 14 tenants, 2 roomers  
195 Pace Charles grocer  
197 F & D Company sanitary specialties  
*James McManus, #191, 197 Pleasant, bld. \$50,000; 5100 ft. \$7100 (also owns 5 Clayton)*
- 1940HD 191 White Elephant Shop – chinaware [Irving F. Orr, proprietor, resides 7 St.Elmo Rd]  
193 12 tenants, 3 roomers  
195 Pace Chas grocery  
197 F & D Co disinfectants  
*James McManus, #191, 197 Pleasant, bld. \$28,000; 5100 ft. \$7000 (also owns 5 Clayton)*
- 1946 Deed, 2988:276, 25 Feb 1946, Honoria E. McGuinn, formerly McManus, to Thomas N. & Theodora T. Minka
- 1950HD 191 Worcester Upholstery Co. (C.B. & J.E. Svedin, proprietors, reside at 20 & 18  
Chicopee, respectively)  
193 13 tenants  
195 Pace Chas gro  
197 Vacant store  
*Thos. N. & Theodora T. Minka, 191-197 Pleasant; bldg \$22,000, 5100 ft \$7500 (He  
also owns a bldg at 40 Chatham with Thomas A. Katro)*
- 1959 Deed, 4007:224, 26 Feb 1959, Thomas N. & Theodora T. Minka to Wilfred J. & Kathleen W. Mangold
- 1960HD 191 Worcester Upholstery Co.(Carl B. & Joseph E Svedin, proprietors, still residing on  
Chicopee)  
193 11 tenants, 2 roomers  
195 Guild of Our Lady of Providence Exchange  
197 Blanche coiffure salon  
*Wilfred J. Mangold & Kathleen W. Mangold, 191-197 Pleasant, block \$22,000, 5100 ft  
\$7500 (ALSO own 179 & 183-187 Pleasant)*

**INVENTORY FORM B CONTINUATION SHEET**

WORCESTER

191 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION

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

1987 Deed, 10809:341, 21 Sept 1987, Wilfred J. & Kathleen W. Mangold to West Pleasant Street Realty Trust, one of five parcels sold for \$1.18 million

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

- 1828 "Map of Worcester." From the *Worcester Village Register*.
- 1833 Stebbins, H. *Map of Worcester, Shire Town of the County of Worcester*. Boston: C. Harris.
- 1844 "Plan of the Village of Worcester, 1844." *The Worcester Almanac, Directory and Business Advertiser*. Worcester: H.J. Howland, 1844.
- 1851 Walling, Henry F. *Map of the City of Worcester*. [Boston?]: Warren Lazell.
- 1857 Walling, Henry F. *Map of Worcester County, Massachusetts*. Boston: Wm E. Baker & Co.
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- 1886 *Atlas of the City of Worcester, Massachusetts*. Philadelphia: G.M. Hopkins.
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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.
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# INVENTORY FORM B CONTINUATION SHEET

WORCESTER

191 PLEASANT STREET

MASSACHUSETTS HISTORICAL COMMISSION  
220 MORRISSEY BOULEVARD, BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

V	WOR.1009
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NRDIS 5/6/1976 & 3/5/1980

## PHOTOGRAPHS (Neil Larson, 2009)



View from SW



View from N

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2884
<b>Historic Name:</b>	Westland, The
<b>Common Name:</b>	
<b>Address:</b>	203 Pleasant St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	Fitzgerald, Edward P.
<b>Architectural Style(s):</b>	Classical Revival
<b>Use(s):</b>	Abandoned or Vacant; Apartment House; Bakery; Barber Shop Or Hair Salon; Commercial Block
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	
<b>Designation(s):</b>	



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Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
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**FORM B – BUILDING**

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

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

	WORCESTER NORTH		2884
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**Town** Worcester

**Place** (*neighborhood or village*)

Piedmont

**Address** 203 Pleasant Street / 1-3 West Street

**Historic Name** The Westland Apartments

**Uses: Present** Multi-Residential

**Original** Multi-Residential

**Date of Construction** 1917

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

**Style/Form** Colonial Revival

**Architect/Builder** Edward P. Fitzgerald, architect

**Exterior Material:** brick

**Foundation** brick

**Wall/Trim** wood

**Roof** asphalt

**Outbuildings/Secondary Structures** none

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

Windows replaced, c.1990

**Condition** good

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

**Acreage** 3,419 sq. ft.

**Setting** The building is located on the northeast corner of Pleasant & West streets. This is setting is typical on Pleasant Street where large brick residential blocks with stores at street level buildings anchor the corners at intersections.

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

**Organization** City of Worcester Historical Commission

**Date** (*month / year*) June 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  
203 PLEASANT ST.  
1 - 3 WEST ST.

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

Area(s) Form No.

	2884
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## ARCHITECTURAL DESCRIPTION

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

The Westland is a four-story brick apartment block on the northeast corner of Pleasant and West streets that was completed in 1918. Designed by Worcester architect Edward P. Fitzgerald, the building presents a narrow three-bay façade with two street-level store fronts to Pleasant Street and a longer eight-bay façade with two entrances for interior apartments to West Street. The street facades are constructed with a red pressed face brick with marble embellishments. Common brick faces the north and east walls; the center of the east wall is recessed and contains a four-story wood porch. The Pleasant Street store fronts are essentially intact with center entrances recessed within flanking display windows. They are capped by a cast stone lintel that extends across the entire façade. The two entrances on the West Street side are set within tall arched openings with large decorative stone headers. Windows on the second and third stories have flared stone headers and stone sills. Tripartite and paired window units are evenly spaced on the Pleasant street façade, and tripartite and single units are arranged on the West Street side. The top story is separated from the rest by a stone belt course. Above it, there is a second stone belt setting off a brick frieze decorated with stone panels and a pressed metal bracketed cornice.

There were six apartments on the south end of the building arranged around the entrance at 1 West Street and seven apartments on the north side or at 3 West Street. The store spaces on the south end resulted in the south end having one less apartment. The partial plan of the fourth story only allowed for two apartments on that level while the second and third stories contained four. The apartments were small three- and four-room units that accommodated only two or three occupants comfortably.

## 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 pair of attached brick townhouses were demolished when construction began on The Westland in 1917. One was owned and occupied by lawyer William A. Gile in 1890, and the other was the location of Mrs. M.J.C. Throop's young ladies school. That building was owned by Mrs. Mary E.D. Stoddard, wife of Elijah B. Stoddard, a well-known lawyer in the city who was also secretary of the Merchants' & Farmers' Mutual Fire Insurance Company and president of the Quinsigamond National Bank. Mrs. Stoddard was evidently supporting the school by taking care of the real estate. The school was still in residence in 1896 but the neighboring building had become the Sigma Alpha Epsilon Fraternity House, owned by Sarah E. Merrifield, wife of William T. Merrifield, proprietor of Merrifield's Buildings ("Rooms with power to rent") at 100 Exchange Street. [House Directory, 1896, p. 810.] Like Mary Stoddard, Mrs. Merrifield's interest in the

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
203 PLEASANT ST.  
1 – 3 WEST ST.

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

Area(s) Form No.

	2884
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Page 2

building was likely philanthropic. By 1898 Mrs. Throop's school had vacated the premises, and in 1900 both houses were empty, evidently poised for redevelopment. Brick apartment houses were appearing in this area of the city, and the prime corner lot was attractive to speculators. Mason George Houck, who had built The Newbury (1894; WOR.2891) and The Whittier (1898; WOR.2892) at 244 and 257 Pleasant, respectively, owned the West Street corner lot in 1910, but he evidently did not act on his options. On April 21, 1916, Benjamin I. Coonen, another active Worcester building contractor, and his architect, Edward P. Fitzgerald filed plans with the state's Department of Public Safety for The Westland, the existing four-story brick apartment block.

Edward P. Fitzgerald is one of Worcester's unknown architects. Born in the city in 1876, he was the son of Irish immigrants living on Ward Street. His father, also named Edward, was a moulder in a local iron foundry; his mother's name was Julia. Both had come to the United States as children in 1850. Edward was the sixth of seven children enumerated in the 1880 census. At four years of age, he was recorded as disabled, having been "burned" to an undisclosed degree. In 1900, when he was 24 years of age, Edward was still living in his family's Ward Street household; his occupation was entered as Draftsman. How he received his training or where he worked is not known. Twenty years later, shortly after The Westland was completed, the census identified him as living in a similar apartment house nearby at 15 Irving Street with his wife, Marion F., and three-year-old daughter, Paula M. His occupation was cited as architect.

Although his surname seems deceptively Irish, Benjamin I. Coonen was a Russian Jew who had been living in the United States since 1900. He was 35 years of age in 1918 and married with four teenage children. His occupation listed in the 1920 census was a seller of real estate. His wife, Minnie, operated a boarding house at their 40 Oxford Street address. There were ten lodgers – from Italy, Canada, Maine, Connecticut, and Massachusetts – listed in the household in the 1920 census. The real estate record in the 1918 house directory noted Coonen owned five properties in addition to The Westland. He owned the property containing the apartment house known as The Parlin (234 Pleasant St., WOR.2889) in 1930.

The first tenants in the store fronts at 201 and 203 Pleasant street were James H. Authier, a barber, and Zimmerman & Sipos's New York Pastry Shop, respectively. The apartments were occupied either by single women or childless married couples either early or late in their lives. In 1920 only one household exceeded two occupants, that being Jay R. Worsfold, an 31-year-old English-born shift manager at a manufacturing company, who lived in an apartment at 3 West Street with his wife, Margaret (22 years of age); son, Jay (2 ½ years); and mother-in-law, Anna R. Freistadter (44).

In 1930 barber George A. Guiguere was in the shop at 201 Pleasant Street; #203 was vacant. The tenant roster had turned over completely, with the exception of music teacher Leroy F. Muzzy. Eight households were headed by single or widowed women; some boarded a single child or another independent woman. Some were employed, such as Mrs. Elizabeth A. Kelley, a waitress at Union Station; G. Maude Stratton, a stenographer,

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
203 PLEASANT ST.  
1 - 3 WEST ST.

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

Area(s) Form No.

	2884
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Page 3

who boarded with her widowed mother; and Mina Laird, a bookkeeper for A.B.F. Kinney & Co., a sporting goods store. Two male heads appear to have been unmarried, including Mr. Muzzy, the music teacher. Only three married couples were in residence at The Westland: Albert T Ohrn, a screwmaker, and his wife, Astrid; lawyer Joseph Talamo and his wife, Rebecca; and Ernest C. Hackett, a loom fixer, and his wife, Blanche.

By 1940 the property was owned by Westland Realty Corp. and it continued to manage The Westland in 1950.

## SELECTED RESEARCH DATA

### *Maps*

- 1870: previous attached houses indicated, E.B. Stoddard & H.A. Marsh
- 1878: previous 3-story attached houses depicted
- 1886: previous attached houses indicated: E.B. Stoddard & W.A. Gile
- 1896: previous attached houses indicated: M.E.D. Stoddard & Chas. S. Forbes
- 1911: previous attached houses indicated: G. Houck & Jaffrey
- 1922: present brick building indicated: B. Coonen

### *City and House Directories*

- 1890 HD 135 Gile William A. lawyer  
Owner: William A. Gile, bld. \$4700; 2226 ft. \$2600
- 137 Throop M.J.C. Mrs. school *young ladies school*. -See page 606 (1890)  
Clavel Rosa M. teacher, b.  
Owner: Mrs. M.E.D. Stoddard, bld. \$5200; 3419 ft. \$4300  
*Stoddard Elijah B. lawyer & sec'y Mer. And Far. Mut. Fire Ins. Co. 242 Main and pres. Quinsig. Nat. Bank, 241 Main, house 15 Ashland.* -See page 581
- 1896 HD 139 Sigma Alpha Episilon Fraternity House  
Owner: Merrifield Sarah E. bld. \$4700; 2226 ft. \$2800  
*Merrifield William T. proprietor Merrifield's buildings ("Rooms with power to rent"), 100 Exchange, house 76 Highland.* -See page 810 (1890)
- 141 Throop M.J.C. Mrs. school, h.  
Throop Anne A Miss, b.  
Throop Geo. W. student, b.  
Throop Lucy A. Miss, b.  
Throop Suzanne E. Miss, b.

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
203 PLEASANT ST.  
1 - 3 WEST ST.

MASSACHUSETTS HISTORICAL COMMISSION  
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1898 HD 139 vacant house  
141 Sigma Alpha Epsilon Fraternity House

1900 HD 139 vacant house  
Owner: Thompson Ada D bld. \$4700 2226 ft; \$3100  
141 vacant house  
Owner: Stoddard, Mary E.D. bld. \$5200; 3419 ft. \$5100

1910 HD 201 Houck George W. mason  
Owner: Houck George W. bld. \$4200; 3419 ft. \$5100

**1918 HD** 201 Authier James H barber  
203 New York Pastry Shop, Zimmerman & Sipos props  
1 West The Westland  
Whittaker Letitia C  
Laurence W H  
Sullivan Margaret Mrs  
Fyffe Maude E Mrs  
Huxley Anne  
White Bessie b  
Muzzy Leroy F  
Curley Flora B  
3 West The Westland  
Taylor John Mr & Mrs  
Peel H K Mrs  
Jones Charles J Mr & Mrs  
Harrington Abby V  
Buker William H  
Reynolds Nellie J Mrs  
Duggan Thomas J  
Owner: Coonen Benj. I. 203 Pleasant & 1 & 3 West Bld. \$42000; 3419 ft. \$5100  
Also 5 other properties

**INVENTORY FORM CONTINUATION SHEET**

Town  
**WORCESTER**

Property Address  
**203 PLEASANT ST.  
 1 - 3 WEST ST.**

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

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1930 HD      201      Giguere George A barber  
                  203      vacant store  
                  1 West The Westland  
                       Ohrn Albert T [*Astrid*] screwmaker]  
                       Ayers Charles E [*B & A roundhouse*]  
                       Muzzy Leroy F music teacher h  
                       Talamo Joseph [*Rebecca*] Talamo & Talamo (*Abbee W. Talamo*), lawyer 390  
                                       *Main rm 1026*]  
                       Gurley Florence B  
                       Durkee Martha A Mrs [*widow Frank L.*]  
                  3 West The Westland  
                       Charbonneau Adelina M Mrs [*widow Felix J.*]  
                       Charbonneau M Bernardine r  
                       Kelley Elizabeth A Mrs [*waitress Union station*]  
                       Baldwin Cora A  
                       Stratton Katherine L Mrs [*widow Moses B*]  
                       Stratton Maude G. r [*steno 300 Main rm 208*]  
                       Roche John W [*Marion T*] fireman B&A]  
                       Laird Mina [*bookkeeper 601 Main (Kinney A B F & Co sporting goods)*]  
                       Blacker Helen F  
                       Hackett Ernest C [*Blanche*] loomfixer  
 Owner: Coonen Benj. I. 203 Pleasant & 1 & 3 West Bld. \$75000; 3419 ft. \$5100  
 Also 238 & rear Pleasant

1940 HD      201      Giguere Geo A barber  
                  203      Branis Nicholas gro  
                  1 West Westland apts  
                  apt 1      Woods Katherine W Mrs  
                                       Woods Katherine A r  
                       " 2      Carroll Daisy K Mrs  
                       " 3      Orne Wilma H Mrs  
                                       McCann James P r  
                       " 4      Muzzy Leroy F mus tchr h  
                       " 5      Paine Myrtis W  
                                       Nutting Gladys B r  
                       " 6      Gurley Florence B  
                       " 7      Ayres Chas E

**INVENTORY FORM CONTINUATION SHEET**

Town  
**WORCESTER**

Property Address  
**203 PLEASANT ST.  
1 - 3 WEST ST.**

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

Area(s) Form No.

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Page 6

3 West Apartments

- apt 1 Downey Theresa C Mrs  
Donnelly Helen G  
Donnelly John r
- “ 2 Kelley Eliz R Mrs
- “ 3 Sullivan Charlotte E  
Fleming L Grace Mrs
- “ 4 McMahan Gertrude A
- “ 5 Brumm Geo O
- “ 6 Laird Mina
- “ 7 Hocking Daisy B Mrs  
Hocking Beulah B r
- “ 8 Martin Laurel L  
Noonan Emma C r

Owner: Westland Realty Corp

- 1950 HD 201 Giguere Geo A barber
- 203 Bob's Market
- 1 West 4 apartments listed each w/ 2 heads
- 3 West 4 apartments listed each w/ 2 heads

Owner: Westland Realty Corp

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
203 PLEASANT ST.  
1 – 3 WEST ST.

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

Area(s) Form No.

2884

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## BIBLIOGRAPHY and/or REFERENCES

see continuation sheet

### Maps

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- 1870 Atlas of the City of Worcester, Massachusetts. New York: F.W. Beers & Co.
- 1877 Wall, Caleb & S. Triscott. "Map of Worcester, Massachusetts – Showing oldest roads and location of earliest settlers." In Caleb Wall's Reminiscences of Worcester. Worcester: Tyler & Seagrave.
- 1878 Triscott, S.P.R.. Map of the City of Worcester. Boston: G.H. Walker.
- 1886 Atlas of the City of Worcester, Massachusetts. Philadelphia: G.M. Hopkins.
- 1896 Richard's Atlas of the City of Worcester, Massachusetts. Springfield, MA: L.J. Richards & Co.
- 1901 Worcester Index for 1901.
- 1911 Richard's Atlas of the City of Worcester, Massachusetts. Springfield, MA: L.J. Richards & Co.
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- The Worcester House Directory. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.
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- The Worcester House Directory. Boston (then Malden): R.L. Polk & Co., 1939-. Published semi-annually.

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

Boston MA. State Archives. State Department of Public Safety Plan Records. Case B, Rack 2, Apt. 41, No. 9560

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



203 PLEASANT ST. / 1-3 WEST ST.

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

Community      Property Address  
WORCESTER      203 PLEASANT STREET  
   1-3 WEST STREET

Area(s)      Form No.  

	2884
--	------

### 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 Westland Apartments building, constructed in 1917, is architecturally significant as a distinctive example of early 20<sup>th</sup>-century apartment house design where compact unit plans replaced the conventional floor-through flat arrangement. The building was designed by Edward P. Fitzgerald, a Worcester architect of which little is known. Pressed red brick highlighted by marble door and window features convey the elements of the Colonial Revival-style popular in this modern period

WORCESTER # 2884  
203 PLEASANT ST /  
1-3 WEST ST



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2901
<b>Historic Name:</b>	Bigelow, Alexander House
<b>Common Name:</b>	Southgate, James S. - Mixer, Dr. Orlando House
<b>Address:</b>	230 Pleasant St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	
<b>Year Constructed:</b>	C 1865
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Greek Revival; Italianate
<b>Use(s):</b>	Doctor Or Dentist Office; Multiple Family Dwelling House; Single Family Dwelling House
<b>Significance:</b>	Architecture; Commerce; Health Medicine
<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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**FORM B – BUILDING**

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

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

	WORCESTER NORTH		2901
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**Town** Worcester

**Place** (*neighborhood or village*)

Piedmont

**Address** 230 Chandler Street

**Historic Name** Alexander Bigelow House

**Uses: Present** Multiple-family dwelling

**Original** Single-family dwelling

**Date of Construction** c. 1865

**Source** City & House Directories; city atlases

**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*)

Attached barn demolished, c. 1980

**Condition** good

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

**Acreage** 6,894 sq. ft.

**Setting**

The house is located on the south side of Pleasant Street on an elevated terrace with a concrete retaining wall at the sidewalk. The rear (south) line of the property abuts the Crown Hill historic district to which is architecturally associated.



**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  
230 PLEASANT ST.

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

Area(s) Form No.

	2901
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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 two-story wood frame house with the pointed end of its gable roof facing the street was built c. 1865 in a Picturesque interpretation of the Greek Revival style popular in the period. Defining characteristics are a heavy entablature at the eave line supported by wide pilasters at the corners of the facades. These Classical features are ornamented with paneling, moldings and brackets reflecting the influence of the Italianate taste. The house was planned in a traditional town house form with a narrow three-bay façade with an entrance on the east side of the ground floor. A full front porch with a bracketed roofline is also shows the Picturesque influence. (Posts, floor and balustrades have been replaced.) There are one-story bay windows on each side with roof lines ornamented commensurate with the rest of the house.

A two-story kitchen or service ell is attached to the rear of the house and is plainer in its decoration. Historic maps indicate that there was a barn attached to the rear of this wing, but it was removed in recent years. Window sash and doors have been replaced, but the house retains sufficient historic integrity to convey an authentic sense of its period of construction.

## 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.*

Alexander Bigelow is identified as owning the house on the 1870 city atlas. Bigelow's name first appears in the city directory associated with the property in 1865, which is presumed to have been the construction date for the house. He was partners with George Barber in a satinet factory in Hopeville at the time. According to the 1870 U.S. Census, his household included his wife, Adeline S.; daughter, Elmira E. (age 21 years); son, George A. (16), who was attending school; and an Irish domestic servant named Mary Kennedy. Alexander was recorded as being 55 years of age and a woolen manufacturer. He owned real estate valued at \$9,000 (his wife owned property assessed at \$8,000, which may have included the house), and his personal property was worth \$15,000.

By the time the 1886 city atlas was published, James S. Southgate, a dealer in boot and shoe findings, was indicated as the owner of the house. The 1888 house directory confirmed his presence in the house along with a tenant, John W. Mitchell, a butcher. By this stage, the house had already been converted into a two-family dwelling, likely with flats created on each floor of the two-story building. Frances C. Mixter owned the house in 1890, and the first real estate record published in the city stated the value of the house to be \$3,100, a respectable amount reflecting the status of the architecture and the location. Frances was the wife of physician Orlando Mixter, who had his office in the house, although they continued to rent a flat to John W. Mitchell and

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
230 PLEASANT ST.

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
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his family. By 1900 the Mixters' daughter and son-in-law, Frank A. and Mary E. Springer were living with them; Frank worked as a clerk at John W. Mitchell's grocery store, which may have been how the couple became acquainted. But by 1900 the Mitchells had moved out and were replaced by Captain of Police David A. Matthews and his family.

The Mixters lived in the house until 1912 when Elmiere Trahan bought the property. By 1920 it was owned by Fannie S. Nault, a dressmaker who moved into one of the flats with her widowed mother and two brothers. The Naults lived there for almost 20 years, renting part of the house to other French Canadians, such as Adolph D. La Croix and Arthur N. DuBois, who were tenants in 1930. After the Naults, the house was no longer owner occupied. State Mutual Life Assurance Company was recorded as the owner in 1940, and George Corp. was the owner in 1950.

## SELECTED RESEARCH DATA

### *Maps*

- 1870: present house indicated, A. Bigelow
- 1878: present 2-story front gable house depicted
- 1886: present house indicated: J.S. Southgate (150)
- 1896: present house indicated: F.G. Mixer
- 1911: present house indicated: E. Trahan
- 1922: present house indicated: F.S. Nault

### *City & House Directories*

- 1865 CD      80    *Bigelow (Alex) & Barber (Geo.), satinet manufacturers, Hopeville, h 80 Pleasant*  
[first instance of name at this address]
- 1888 HD      150    Southgate James S. boot and shoe findings  
Mitchell John W. provisions
- 1890 HD      150    Mixer O. physician 1  
Mitchell John W. grocer 2  
Owner: Frances C. Mixer, blds. \$3100; 6894 ft. \$3400
- 1900 HD      150    Mixer O. Dr. 1 [*Mixer Orlando physician 150 Pleasant, h. do.*  
Springer F.A. Mr & Mrs. b. [*clerk 37 Newbury (J.W. Mitchell, provisions)*]  
Matthews D.A. Mr. & Mrs. 2      [*David A. captain of police, 13 Waldo*]  
Matthews Geo. R. clerk, b.    [*clerk 13 Foster (Worc Cty Inst. For Savings)*]

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Matthews Marietta, teacher, b. [*teacher Abbott st. school*]

Owner: Mixer Frances C., blds. \$2500; 6894 ft. \$4100  
Also 210, 212 Austin

1910 HD 230 Mixer Orlando Mrs 1  
Davis Harry N music teacher 2  
Remington Leverett L b  
Owner: Mixer Flora C. blds. \$1600; 6894 ft. \$4100  
Also 140 West and lot on Avon Ave.

1912 HD 230 Trahan Camille S insurance 1  
Davis Harry N music teacher 2  
Taft Robert vulcanizer b  
Owner: Trahan Elmire blds. \$1600; 6894 ft. \$4100

1920 HD 230 Nault Genevieve Mrs [*widow Paul H (machinist in 1900)*]  
Nault Fannie S b [*dressmaker 230 Pleasant St bds do*]  
Nault Charles b [*shoemaker 70 Winter*]  
Nault Francis A b  
Owner: Nault Fannie S. blds. \$1600; 6894 ft. \$4100

1930 HD 230 Nault Fannie S dressmaker h  
Nault Charles r  
Nault Francis A r  
LaCroix Adolph D  
DuBois Arthur N r  
Owner: Nault Fannie S. blds. \$4100; 6894 ft. \$4100

1940 HD 230 Birkbeck Myles L  
Birkbeck June M r  
Owner: State Mutual Life Assurance Co

1950 HD 230 Hastings Danl J  
Hastings Mary M r  
Hastings Patricia C r  
Hastings Richd r  
Mero Frank  
Owner: George Corp

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*see continuation sheet*

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- 1870 Atlas of the City of Worcester, Massachusetts. New York: F.W. Beers & Co.
- 1877 Wall, Caleb & S. Triscott. "Map of Worcester, Massachusetts – Showing oldest roads and location of earliest settlers." In Caleb Wall's Reminiscences of Worcester. Worcester: Tyler & Seagrave.
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- The Worcester Directory. Worcester: H.J. Howland, 1865-1872. Published annually.
- The Worcester Directory. Worcester: Drew, Allis & Co., 1873-1919. Published annually
- The Worcester Directory. Worcester: Sampson & Murdock Co., 1920-1938. Published annually.
- The Worcester Directory. Boston (then Malden): R.L. Polk & Co., 1939-. Published annually.
- The Worcester House Directory. Worcester: Drew, Allis & Co., 1888-1918. Published semi-annually.
- 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.

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.*



**230 PLEASANT ST. ASHLAND**



# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2902
<b>Historic Name:</b>	Parlin, The
<b>Common Name:</b>	
<b>Address:</b>	234 Pleasant St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	Earle, Stephen Carpenter
<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>	



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 1:16: PM

# FORM B – BUILDING

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



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

	WORCESTER NORTH		2902
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**Town** Worcester

**Place** (*neighborhood or village*)

Piedmont

**Address** 234 Pleasant Street

**Historic Name** The Parlin

**Uses: Present** Apartment house

**Original** Apartment house

**Date of Construction** 1911

**Source** City & House Directories  
Mass. Dept. of Public Safety Plan Records  
Date stone

**Style/Form** Classical Revival

**Architect/Builder** Stephen C. Earle

**Exterior Material:**

**Foundation** brick

**Wall/Trim** brick

**Roof** slate shingle

**Outbuildings/Secondary Structures** none

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

none

**Condition** fair

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

**Acreage** 6,845 sq. ft.

### Setting

The building has an unusual siting at the rear of its lot with a large front yard, which is uncharacteristic of its urban setting. This is the result of it having been built behind a pre-existing two-family dwelling with that dwelling subsequently removed. The property abuts the Crown Hill historic district on the rear (south).

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

**Organization** City of Worcester Historical Commission

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

RECEIVED

SEP 30 2005

MASS. HIST. COMM.

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

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
234 PLEASANT ST.

MASSACHUSETTS HISTORICAL COMMISSION  
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220 MORRISSEY BOULEVARD  
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## ARCHITECTURAL DESCRIPTION

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

The Parlin building is four stories tall with an elevated basement and a gable roof. It is unusually shallow in depth having been constructed at the rear lot line in available space behind a two-story house that pre-existed it in the front. The front façade has a prominent center axis with two entrances on the ground level – an elevated arched doorway in a pedimented brick vestibule leading into the main stair hall, and a simpler doorway with a wood canopy leading to an apartment on the west side of the semi-exposed basement. Above this odd pairing, there are a Venetian window between the second and third floors and an arched window between the third and fourth. These are positioned relative to stair landings inside. This vertical assemblage terminates at a small gable dormer or pediment in the roof. There is a plaque inscribed with the word “PARLIN” at the third story level and a block inscribed with the dates “1867” and “1911.” The first date commemorates the year that the owner, Daniel Parlin, purchased the property and erected his now-absent house on the front of the lot, and the second date represents the construction date of the existing building. There are five window bays on either side of the central pavilion.

The brick front façade is detailed with stone belts at the tops of the basement, first and third floor windows. Windows on the second and fourth floors have independent stone headers; all the windows have stone sills. (These features are more visible on the elevation drawing than in current photographs since the exterior has been painted.) Original doors and window sash appear to be intact. Side walls are blank, and the rear façade has a central recess filled with wood porches and stairs for a second means of egress. Wall sections flanking the recess have two bays of windows.

The main floors of the interior contain two four-room apartments. Bathrooms are located in the center of the plan between the front stair hall and rear exterior porch/stair hollow. Each apartment has a small private hall inside the front entry that connects with the living room in the front and the kitchen in the rear. The 9'5" x 15'5" living room has two windows and an alcove with one. The living room connects with a 10'4" x 15'5" bedroom in the outside front corner, which has two windows on the front wall. The kitchen is located behind the living room, separated by a pantry and closet, and it has an exterior door to the rear porch and stairs. It connects to a fourth room in the rear corner that is labeled a dining room, but could function as a second bedroom. The end rooms connect to each other via a closet in the common wall.

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## HISTORICAL NARRATIVE

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

By his own assertion (the date stone in the front façade of The Parlin, Daniel Parlin built his first house on Pleasant Street in 1867. The city directory lists his occupation an armorer. The 1870 census classified him a tinman. At that time, 37-year-old the Massachusetts native's household included his wife, Mary, and Lizzie S Miles, a boarder. The second flat in his house was home to Charles H. Peck (age 40), a carpenter, his wife and daughter, and his brother, George F. (38), also a carpenter. Parlin's real estate was valued at \$5,000. By 1890, Parlin occupation is listed as "real estate" in the house directory. Kate M. Parlin owns the house, which is valued at \$2,700 in the real estate record. Kate M. is presumably an alternative name for the Mary listed in the earlier census. (The 1900 census reported that Kate M. and Daniel Parlin had been married 41 years.) The Parlins had moved to the second floor of the house, probably because a store had been added to the front and/or basement level of the house for druggist Frank H. Tenney. In 1900 Clemente Rocchi, a shoemaker, and L.H. Stowe rented shop space from the Parlins. Their daughter, Mabel, her husband, Henry Mower, and Kate's sister, Maria R. Miles, shared the flat, which perhaps included attic space.

Daniel Parlin's capitalized on his real estate by building a four-story brick apartment house on the rear of his Pleasant Street lot in 1911. Worcester architect Stephen C. Earle filed plans with the state Department of Public Safety on September 6, 1911, and construction must have begun that year because the 1912 house directory recorded a "vacant block" at 238r Pleasant Street, the address provided on the submission for state certification.

The 1914 house directory provided a full tenant list for the new apartment house, referred to as The Parlin. Mr. and Mrs. Frank Harlow and Frank E. Hall, a telegraph operator, and his family lived in the first floor apartments. Miss Anna L. Carey, bookkeeper for Edward E. Frank's jewelry store (399 Main), and Miss Florence V. Markey, a clerk at Ross Brothers' agricultural store (90 Front) shared a second-floor apartment. Mr. and Mrs. H. Burt Simons – he was a manager at the Worcester Telephone Company – occupied the other side of the second floor. Janitor Homer J. Whiting and Nelson S. Pike, a superintendent, were heads of third floor households. Fourth floor tenants were Mr. and Mrs. Charles B. Cox, jr. and Mr. and Mrs. Frank B. Ward; the city directory did not reveal the occupations of these people. Lastly, Robert J. Sherwood, cost accountant at Whitcomb Blaisdell Machine Tool Co. (134 Gold St.), and his wife lived in the basement apartment. The old house contained Archie L. Davidson's market on the first floor and Moses G. and H.A. Benjamin Russell, both barbers, and a boarder on the second floor. The Parlins moved to 11 Richmond Ave. elsewhere in the city. They owned three other buildings and four lots.

Daniel Parlin was 82 years of age in 1914, and he did not live much longer. His heirs were recorded as owners of The Parlin in 1920. There had been a nearly complete turnover in tenants, only the Misses Carey and Markey

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remained from the 1914 roster. In 1922, another real estate speculator, Benjamin I. Coonen, and Albert A Ridyard, a plumber, purchased the building. Its assessment increased from \$14,900 in 1914 to \$38,200 with the 1922 transaction. The city was systematically increasing real estate assessments and sales frequently prompted reassessments. Coonen also owned The Westland on the corner of Pleasant and West streets. [WOR.2927] By 1940, sometime after Coonen sold the property to H.E. and M.C. Valva, the 1867 Parlin home was demolished leaving the Parlin Apartments as the only building on the lot. By this time the basement apartment had been assigned the address 236 Pleasant Street. In 1950 the property was owned by A. Bradley.

**SELECTED RESEARCH DATA**

*Maps*

- 1870: previous building indicated (82)
- 1878: previous 2-story front gable house depicted
- 1886: previous house indicated: Danl. Parlin (152)
- 1896: previous house indicated: Kate M. Parlin
- 1911: previous house indicated: R.M. Parem
- 1922: previous house indicated w/ present brick bldg in rear: B.I. Coonen

*City & House Directories*

- 1869 CD      82      *Parlin Daniel, armorer, h 82 Pleasant*  
 [1863-1866 h. 91 Pleasant St. CDs missing 1860-63, 1867-68; not listed in 1859]
- 1875 CD      152      *Parlin Daniel, tin peddler, 174 Main, h. 152 Pleasant*
- 1890 HD      152      Davis Edwin 1 [*hostler 10 Mason (Worc Consolidated St Railway Co.)*]  
 Dodge Charles, trimmer, b.  
 Marble Ella Mrs. b.  
 Parlin Daniel, real estate 2
- 152      Tenney Frank H. druggist  
 Owner: Kate M. Parlin, blds. \$2700: 6845 ft. \$3400



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- 1920 HD 234-236 The Parlin  
 234 Rivers Walter M  
 Jaques Sarah M Mrs  
 Hartigan Frank E Mr & Mrs  
 Nawn P E  
 Whiting Homer J Mr & Mrs  
 Powers Henry A Mr & Mrs  
 Markey Florence V  
 Carey Anna L  
 Murphy Charles S Mr & Mrs  
 238 Stoliker Benjamin H Mr & Mrs  
 Owner: Parlin Daniel heirs blds. \$14700; 6845 ft. \$4400
- 1922 HD Owner: Owner: Coonen Benjamin I & Albert A Ridyard \$38200; 6845 ft. \$4400  
 Also own building at 18 Hammond  
*[Coonen Benjamin I real estate h 40 Oxford]*  
*[Ridyard Albert A plumber 7 Chandler h 9 Florence]*
- 1930 HD 234 The Parlin  
 O'Toole Timothy B  
 Besse Mary E  
 Hapworth Lena Mrs r  
 Fontaine Bernice L r  
 Moore Frank L r  
 Afremoff Fannie G Mrs  
 Posutman Samuel  
 Blumenthal Simeon T  
 LaChance Sheridan  
 O'Connor Timothy M  
 236 Lindquist Albert N  
 238 Crowley Joseph N  
 Casey Maria A Mrs  
 Wynott Stanley L  
 Owner: Coonen Benjamin I. 238 and rear Pleasant blds \$41000; 6845 ft. \$4400  
 Also owns apt. building [The Westland]at 203 Pleasant and 1,3, West

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1940 HD      234      Parlin Apartments  
                         Wall Walter B  
                         Bosworth Perry A r  
                         Argento A Ralph  
                         Breen Margt A  
                         Breen Edwd F r  
                         Breen Mary C r  
                         Carberry Helena  
                         Carberry Gertrude M r  
                         O'Donnell Beatrice M r  
                         Nolet Emma E Mrs  
                         Nolet Edna M r  
                         LaHue Bertha G Mrs  
                         LaHue Phyllis M r  
                         Baril Frank X  
                         Baril Laurette D r

236      Sturtevant Lillian M  
No listing for #238

Owner: Valva H E & M C

1950 HD      234      Parlin Apartments  
                         8 heads & 7 roomers  
236      1 head  
Owner: Bradley A

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Boston MA. State Archives. Department of Public Safety Plan Records. Case C, Rack 3, Apt. 10, No. 9323.

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

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**PHOTOGRAPHS**

(All Photos by Neil Larson, 2005)



View from north

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Detail north facade

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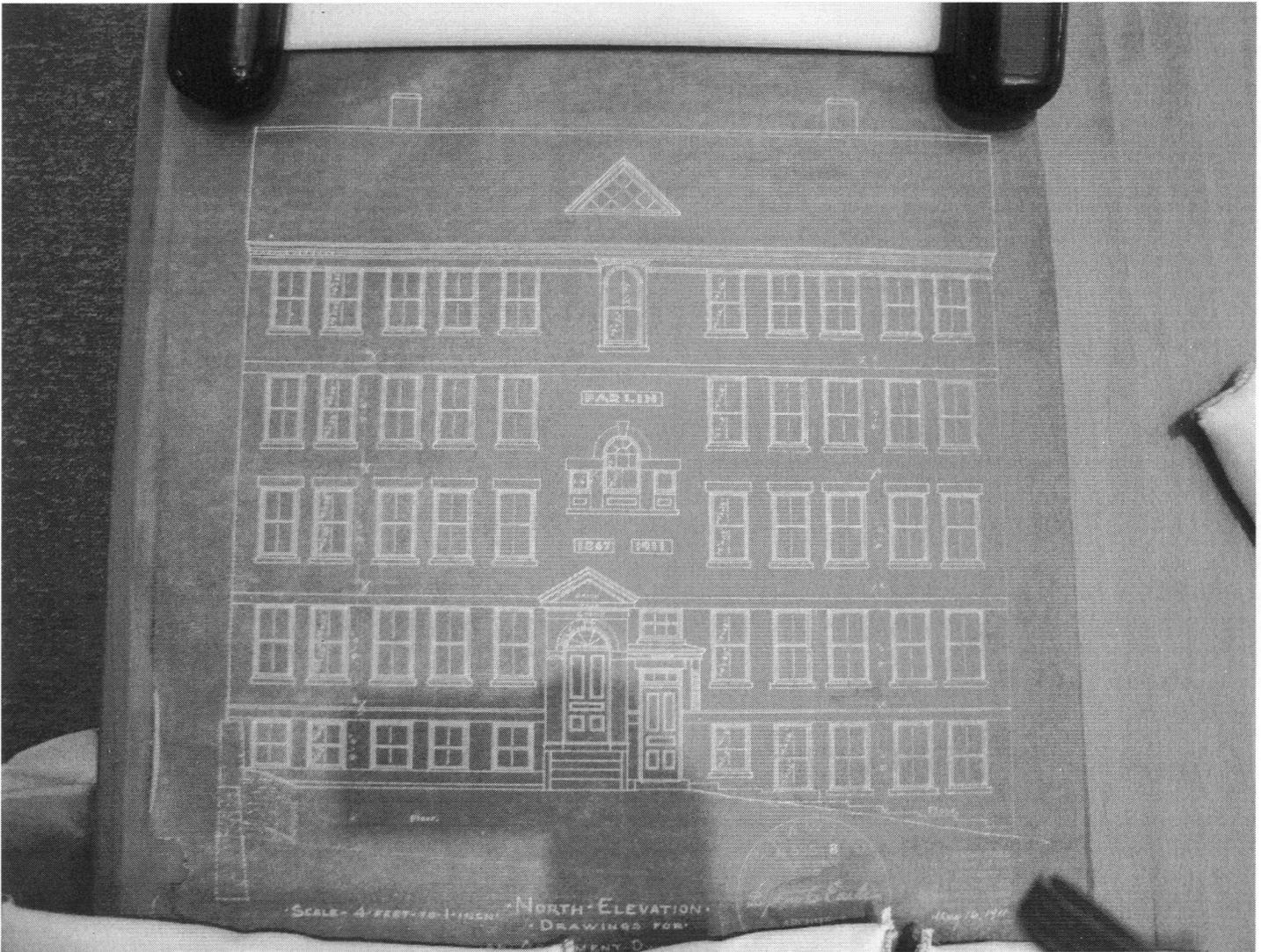
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Front elevation drawing (1911)

INVENTORY FORM CONTINUATION SHEET

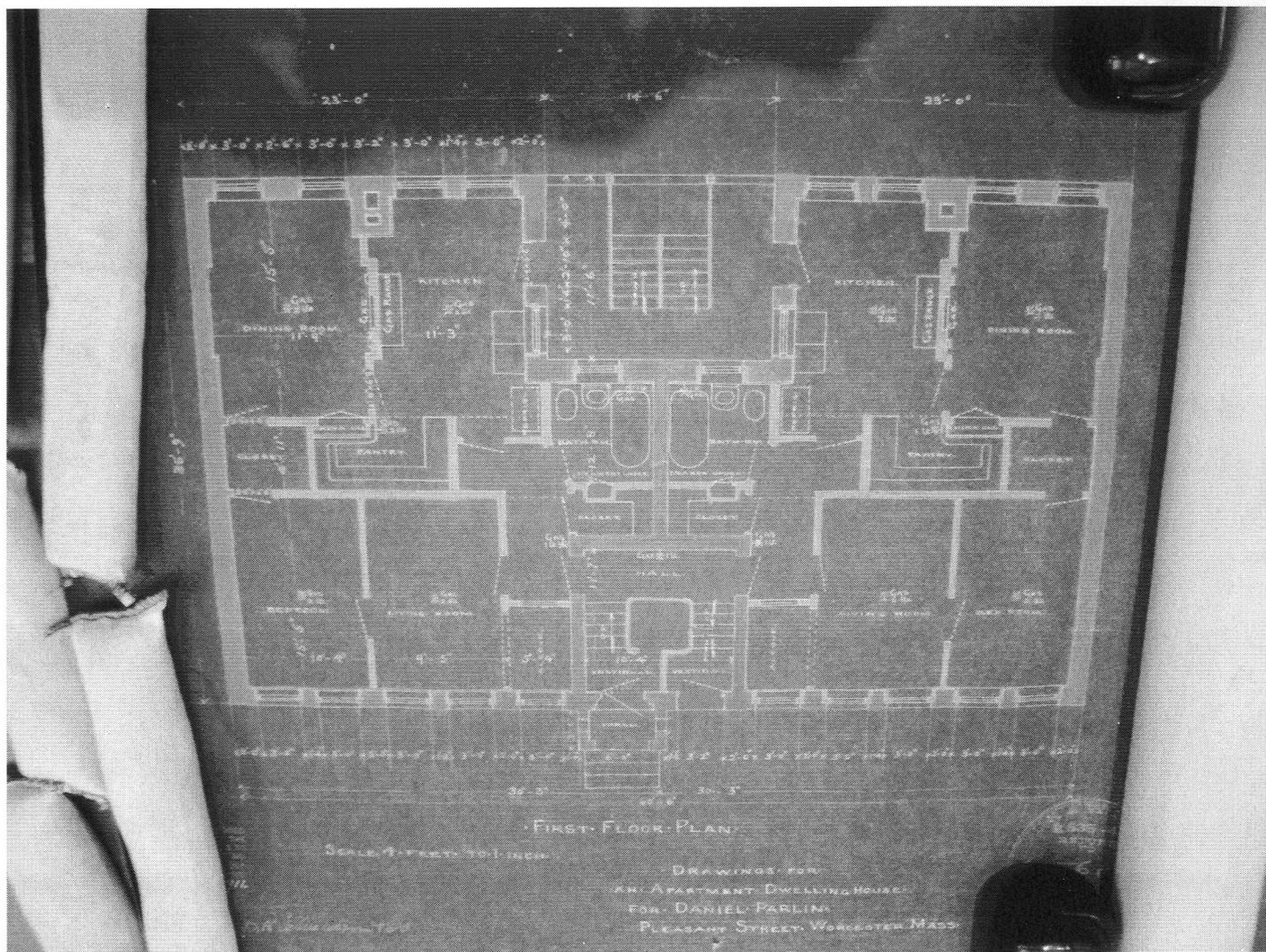
Town  
WORCESTER

Property Address  
234 PLEASANT ST.

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

Area(s) Form No.

2902



First floor plan



**234 PLEASANT ST.**

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

Community      Property Address  
WORCESTER      234 PLEASANT STREET

Area(s)      Form No.

	2902
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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 Parlin, a four-story brick apartment house located at 234 Pleasant Street, is architecturally significant as a distinctive example of apartment house architecture in Worcester. Built in 1911 to the design of the city's renowned architect, Stephen C. Earle, The Parlin's unusual form and siting is the result of it having been built behind an existing two-family house owned by tin peddler Daniel Parlin. Earle created an unusual front façade for the building and a tight plan of small apartments within.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2903
<b>Historic Name:</b>	Buell, Samuel K. House and Store
<b>Common Name:</b>	Frazier, John F. House
<b>Address:</b>	235 Pleasant 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>	Victorian Eclectic
<b>Use(s):</b>	Multiple Family Dwelling House; Other Commercial; Other Educational; Tailor Shop
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	
<b>Designation(s):</b>	



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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.

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

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)

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Wednesday, July 11, 2012 at 1:16: PM

# FORM B – BUILDING

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

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

	WORCESTER NORTH		2903, 2904
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**Town** Worcester

**Place** (*neighborhood or village*)

Piedmont

**Address** 235 Pleasant Street

**Historic Name** Samuel K. Buell House & Store

**Uses: Present** Multiple-family dwelling

**Original** Multiple family dwelling

**Date of Construction** c. 1870

**Source** City & House Directories; city atlases

**Style/Form** Gothic Revival

**Architect/Builder** unknown

**Exterior Material:**

**Foundation** brick

**Wall/Trim** vinyl clapboard siding

**Roof** asphalt shingle

**Outbuildings/Secondary Structures**

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

**Condition** good

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

**Acreage** 4,026 sq. ft.

### Setting

The building is located on the north side of Pleasant Street on which there is a mix of multi-family houses, four- and five-story brick apartment blocks, often on corner lots, and one-story commercial tax-payers. There is a parking lot on the adjacent parcel to the east.

**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

MASS. HIST. COMM.

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



# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
235 PLEASANT ST.

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

Area(s) Form No.

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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 two-story wood frame house is elevated on its site so that its basement is almost entirely exposed on the street façade. It has a gable roof with its end oriented to the street and a street façade with the traditional three-bay town house organization. However, the main entrance is on the east side of the house just in front of a two-story cross-gable pavilion in the center of the façade since the first floor of the house is nearly a full story above street level. A sturdy porch in the Gothic style with chamfered posts, scroll-sawn brackets, and cross braced balustrade wraps across the south (street) façade and the part of the east side south of the cross gable pavilion so that the entrance is covered. There is a notch in the corner, and a storefront with brick walls and display windows is tucked under the porch on the street side, which makes this section unusually deep. There is a two-story, three-sided bay window in the center of the west side of the house and a two-story porch with stairs connecting the stories on the rear. Deep eaves with unadorned box cornices distinguish the roof edges; any other decoration has been concealed by added vinyl clapboard siding. Original two-over-two window sash remain intact.

The building is a distinctive example of the early adaptation of a residence to include commercial space.

## 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.*

Samuel K. Buel/Buell was first recorded at this Pleasant Street address in the 1870 city directory, the same year a depiction of the house appeared on the city atlas and was labeled "S.K.B." Buel was recorded with the occupation of dealer in wool stock. (It is an interesting coincidence that his neighbor across the street, Alexander Bigelow, was a partner in a satinet mill in Hopeville [230 Chandler Street, WOR.2888]) Perhaps Buel operated his business from the shop built under the porch on the street side of the house. His household consisted of himself (age 48), his wife, Lura C. (43), and their two-year-old son George, plus 17-year-old Sumner C. Whitney, a cigar dealer native to Virginia and his sister, Fannie L. Whitney (15 years and said to be born in Massachusetts). An English-born domestic servant, Ellen Welch, rounded out the household. Contrary to the city directory, Buel was described in the 1870 census as a real estate speculator with \$9,000 of real estate to his name and \$6,000 worth assigned to his wife. They rented the second floor of the house to 54 year-old sign painter Dexter Rice whose household included his wife, infant son, a young apprentice, and a pair of Canadian newlyweds.

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
235 PLEASANT ST.

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

Area(s) Form No.

2903, 2904

Page 2

In 1875 Sumner C. Whitney was termed a perfumer with a business at the Pleasant Street address, although he was then boarding at 984 Main Street. The 1890 house directory identified him as a dentist with an office at 368 ½ Main Street. Whitney was also recorded as the owner of the house, in which Samuel Buell is listed as a boarder, although he may have died by this time. (His wife is listed as if she was a widow in the 1890 city directory.) By this time a third floor flat was rented, which would have been in the attic.

By 1900 the Buels and Whitney are out of the picture and the house is owned by John F. and Catherine J. Frazier who resided in the first-floor flat. Frazier, 34 years of age in 1900, was a plumber. He and his wife Catherine had been married four years and had a two-year-old daughter, Estelle. According to the house directory, Mrs. Bertha C. Kennedy was the second-floor tenant, and Mrs. Almira H.C. Joslyn occupied the third floor with two young single women boarders; both of them worked as die embossers. The Fraziers owned and lived in the house into the 1940s. Emily V. Arnold and her family resided on the second floor nearly as long. In 1910 a second address associated with the property appears in the house directory: 237 Pleasant Street. The shop was rented to Maurice Greenberg, a tailor, into the 1950s.

The Fraziers raised their daughter, Estelle, and two sons, Harry J. and John F., in the house. In the 1930s Frederick E. Sloan appears as a member of the household. He had probably married Estelle Frazier, who as a single woman employed as a nurse, had been listed in the house directory up to the point Sloan moved in. In addition, Sloan became the owner of the building by 1950 once John F. and Catherine J. Frazier passed away.

## SELECTED RESEARCH DATA

### Maps

- 1870: present house indicated? S.K.B.
- 1878: present 2-story front gable house depicted
- 1886: present house indicated: no name (155)
- 1896: present house indicated: S.G. Whitney
- 1911: present house indicated: J. & C. Frazier
- 1922: present house indicated: J. Frazier et al.

### City & House Directories

- 1870 CD 85 *Buel S.K. dealer in wool stock, &c., h. 85 Pleasant* [first instance a address]
- 1875 CD 155 *Buell Samuel K. real estate, h. 155 Pleasant*  
*Whitney Sumner C. perfumer, bds.984 Main*



**INVENTORY FORM CONTINUATION SHEET**

Town  
**WORCESTER**

Property Address  
**235 PLEASANT ST.**

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BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

	2903, 2904
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Arnold Laura G Miss b

Townsend Ernest D b

237 Greenberg Maurice tailor

Owner: Frazier John F. & Catherine J. bld. \$7000; 4026 ft. \$3600  
(Catherine also owns bld at 7 Chatham Pl.)

1940 HD

235 Frazier John F plmbr

Sloan Fredk E

Frazier John F jr r

Walsh Fredk J

Cole Francis J r

Cranmer Victoria Mrs r

White Marie Mrs

237 Greenberg Maurice tailor

Owner: Frazier J F & C J

1950 HD

235 Pleasant Auto School

Sloan Fredk E

Frazier John F jr r

Schwartz Frank C

Chabot Rose Mrs r

Sease Harlod W r

White Marie Mrs

White Wm W r

237 Greenberg Maurice tailor

Owner: Sloan E M (John Frazier jr owned #231 – now parking lot)

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
235 PLEASANT ST.

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

Area(s) Form No.

2903, 2904

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## BIBLIOGRAPHY and/or REFERENCES

*see continuation sheet*

### *Maps*

- 1851 Walling, H. Map of the City of Worcester. [Boston?]: Warren Lazell.
- 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 Triscott, S.P.R.. Map of the City of Worcester. Boston: G.H. Walker.
- 1886 Atlas of the City of Worcester, Massachusetts. Philadelphia: G.M. Hopkins.
- 1896 Richard's Atlas of the City of Worcester, Massachusetts. Springfield, MA: L.J. Richards & Co.
- 1901 Worcester Index for 1901.
- 1911 Richard's Atlas of the City of Worcester, Massachusetts. Springfield, MA: L.J. Richards & Co.
- 1922 Richard's Atlas of the City of Worcester, Massachusetts. Springfield, MA: L.J. Richards & Co.
- 1936 Insurance Maps of Worcester, Massachusetts (4 vols.) New York: Sanborn Map Co. Revised in 1977.

### *Directories and Census*

- The Worcester 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.

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.*



235

**235 PLEASANT ST**

**INVENTORY FORM CONTINUATION SHEET**

Town  
**WORCESTER**

Property Address  
**235 PLEASANT ST.**

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

Area(s) Form No.

	2903, 2904
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# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2905
<b>Historic Name:</b>	Newbury, The
<b>Common Name:</b>	
<b>Address:</b>	244 Pleasant St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	Houck, George W.
<b>Architectural Style(s):</b>	Victorian Eclectic
<b>Use(s):</b>	Abandoned or Vacant; Apartment House; Cobbler; Commercial Block; Market or Grocery Store; Pharmacy
<b>Significance:</b>	Architecture; Commerce
<b>Area(s):</b>	
<b>Designation(s):</b>	



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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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# FORM B – BUILDING

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

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

	WORCESTER NORTH		2905
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Town Worcester

Place (neighborhood or village)

Piedmont

Address 244 Pleasant Street

Historic Name The Newbury

Uses: Present Apartment house

Original Apartment house

Date of Construction 1894

Source City & House Directories; city atlases

Style/Form Romanesque Revival

Architect/Builder George W. Houck, builder

Exterior Material:

Foundation brick

Wall/Trim brick

Roof asphalt

Outbuildings/Secondary Structures

Major Alterations (with dates)

Condition fair

Moved  no  yes Date

Acreage 6,841 sq. ft.

### Setting

The large brick block building is sited on the south side of Pleasant Street near the corner of Newbury. Pleasant street slopes towards the west as the topography of Crown Hill in the southeast tapers down. It is in the midst of other similar brick apartment blocks interspersed with earlier two-story wood frame dwellings.



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

Organization City of Worcester Historical Commission

Date (month / year) August 2005

RECEIVED

SEP 30 2005

# INVENTORY FORM CONTINUATION SHEET

Town  
WORCESTER

Property Address  
244 PLEASANT ST.

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
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BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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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 Newbury apartment block was constructed in 1894 on a slightly sloping site at the base of Crown Hill. It nearly fills the lot side-to-side, although it leaves a sizeable space in the rear. The four-story building is elevated on a high basement that allowed for the insertion of two stores at nearly street level on the front. A tall arched opening in the center of the front façade contains exterior stairs that rise within the building to an entrance to the first floor. This archway is the most distinctive element of the building and together with stone work framing the first and second story creates the front façade of the building. The basement storefronts are set within rusticated stone piers spanned by stone lintels. The Romanesque-style archway is set within a central space between the inside piers. A round arch constructed with brick voussoirs springs from stone capitals atop cut stone pilasters. A stone panel with the word "Newbury" floats in the brick wall above the arch with its top edge in line with a stone belt course at the top of the first floor windows. This two-story façade returns a few feet on either side of the building. The façade has been painted white, which obscures most of its distinction.

There are three window bays on the first floor flanking the archway. The remaining three stories on the front façade contain eight window bays. The second story windows have segmental arched heads with tall brick voussoirs. There is a stone belt at the tops of the third-story windows. The fourth story windows have simpler segmental arch headers and the façade terminates at a parapet that steps out seven courses for the only cornice decoration. The façade, which is constructed with face brick returns one bay on the sides abutting projecting chimneys there. The sides of the building are identical, each with eight window bays fairly evenly spaced and interspersed with four engaged chimney stacks. The seventh bay contains a four-story, three-sided bay window. The side and rear walls are constructed with common brick. The rear wall is incased by a wood frame porch containing an exterior staircase for a second means of egress from the buildings. The rears of every apartment connect to this porch via exterior doorways.

The plan of the interior is divided in half with floor-through flats on the east and west sides. The entry and stair hall occupies the center position in the front. (No plans are filed in the state's Department of Public Safety Plan Record Collection, perhaps The Newbury predates the fire codes that required state certification of plans.) Bathrooms are likely located in the center as well to allow for stacking plumbing in one location. The site plan depicted on the Sanborn Insurance Map indicates that there were two air shafts in the center as well to ventilate interior rooms. Typical of flat plans, principal rooms were aligned along the outside walls with the parlors in front, the kitchens in the rear, and the dining rooms where the bay windows are located. The site plan also shows that the basement store on the west side of the building where there was more exposure extended its entire depth. The store on the east side was more subterranean and went only as far back as the bay window. The remaining space in the southeast corner would have been devoted to building systems.

**INVENTORY FORM CONTINUATION SHEET**Town  
WORCESTERProperty Address  
244 PLEASANT ST.MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
220 MORRISSEY BOULEVARD  
BOSTON, MASSACHUSETTS 02125

Area(s) Form No.

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**HISTORICAL NARRATIVE**

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

The Newbury was built in 1894 by George W. Houck, a mason and contractor, who also owned the building during its first decade. It required the demolition of a three-story wood frame house with a grocery store on its street level that was built by at least 1869. Riley A. Miller, the grocer, and his wife, Mary F. owned the property and lived in the second-story flat. They sold the property to Houck and vacated the premises. Houck also built and briefly owned The Whittier apartment house across the street at 257 Pleasant Street in 1898. (WOR.2892)

The first group of tenants represented a broad spectrum of white- and blue-collar types of English and Irish extraction. Merrick D. Marcy, a spool manufacturer, and Fred L. Durgin, an apothecary, headed households on the first floor. Durgin also rented the larger basement store on the west side for his drug store. Charles A. Homer, who was employed by John C. MacInnes Co. dry and fancy goods store, and Peter Lynch, a hostler at O.A. Kelley's stock yard, lived on the second floor with their families. Charles Homer's widowed mother, Adaline R. Homer, and his unmarried daughter, shared the flat with him and his wife. The Lynches boarded Clinton E. Benson, an insurance salesman or agent, and his wife. Real estate agent Aaron G Broad and his wife rented a flat on the third floor and had three unmarried daughters in the household. Mr. and Mrs. Charles H. Lord occupied the other half of the third floor. He was a finisher at Goddard, Stone & Co., boot and shoe manufacturers; his son, Rand Lord was a shoemaker probably working in the same factory and living with his parents. The fourth floor flats contained Mr. and Mrs. G.H. Woodbury and their boarder, Mrs. Mattie A. Fay, on one side and Mrs. G.M. Mowton and Miss S.H. Delano on the other side.

In 1900 only the Lynches, the Bensons, and the Lords remained from the initial tenants. Turnover was common. The house directory listed the smaller basement store on the east side as vacant and the other store as occupied by shoemaker H.G. Conger. Four years later, Houck sold the building to Jesse P. and Nellie A. Taber or 2 Englewood Avenue who between them owned 13 other buildings and a dozen undeveloped lots. The building was assessed at \$17,000 when Houck completed it in 1894; it was valued at \$20,000 after the Tabers filed their title. The tenant list had completely turned over by 1910. The names were overwhelmingly Anglo. The small store was vacant still or again vacant; the large store contained a grocery. In the meantime the Tabers had unloaded all but six of their buildings and four lots.

By 1916 they had sold The Newbury to Joseph Glick. Together with his wife, Fannie, he owned seven buildings in the city. The Glicks were Russian Jews who arrived in this country in 1898. They lived at 45 Providence Street in the Worcester's Jewish section. The building was valued at \$22,000 in the real estate record.

**INVENTORY FORM CONTINUATION SHEET**

Town  
**WORCESTER**

Property Address  
**244 PLEASANT ST.**

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

Area(s) Form No.

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Page 3

However, within six years the Glicks had sold the property to Joseph Cohen, another real estate speculator. By 1922 the value of the building had jumped to \$35,000, reflecting a general rise in property values that was occurring throughout the city. All this time the make-up of the tenants, although constantly changing, was consistently English and Irish, now with a few French Canadians and Swedes mixed in. Harry P. Chadwick of Roxbury, Massachusetts bought the building in 1930. He owned more than 50 properties in Worcester. The property had fallen into receivership by 1940, and the title was held by the Worcester County Institution for Savings. S.B. Grace owned The Newbury in 1950.

**SELECTED RESEARCH DATA**

*Maps.*

- 1870: previous house indicated
- 1878: previous 2-story front gable house depicted
- 1886: previous house indicated: Mrs. M.T. Miller (158)
- 1896: present brick apt. bldg indicated: Geo. W. Houck
- 1911: present brick apt. bldg indicated: H.A. Taber
- 1922: present apt house indicated: J. & M. Cohen

*City & House Directories*

1869 CD Miller (Riley A.) & Laing, grocers, 84 Pleasant, h. 6 Newbury

1875 CD Miller Riley A. grocer, 158 Pleasant, house 156 do

1890 HD 156 Miller Riley A. produce 2  
Samber Frank, barber, b.  
Casavant Chas. carver 3

158 Stiles G.D. grocer  
Owner: Mary F. Miller, blds. \$2200; 6841 ft. \$3400

**1894 HD** 156 The Newbury  
 Marcy M.D. Mr. & Mrs. 1 [*Marcy Merrick D. spool manuf. 31 N. Foster*]  
 Marcy F.M. spool mfr. B.  
 Durgin F.L. Mr. & Mrs. [*Durgin Fred L. apothecary 158 Pleasant*]  
 Homer C.A. Mr. & Mrs. 2 [*Homer Charles A. (John C. MacInnes Co.dry & fancy goods) 462 Main*]

**INVENTORY FORM CONTINUATION SHEET**

Town  
**WORCESTER**

Property Address  
**244 PLEASANT ST.**

MASSACHUSETTS HISTORICAL COMMISSION  
 MASSACHUSETTS ARCHIVES BUILDING  
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- Homer A.R. Mrs. b. [*Homer Adaline R. widow Lyman*]
- Homer A.M. Miss, b.
- Lynch Peter Mr. & Mrs. [*hostler 216 Summer(O.A. Kelley, stock yard)*]
- Benson C.E. Mr. & Mrs. b. [*Benson Clinton E insurance 14 Burnside bldg*]
- Broad A.G. Mr. & Mrs. 3 [*Broad Aaron G. & Co. real estate 34 Front*]
- Broad Wm.A. bookkeeper, b. [*34 Front*]
- Broad Nellie M. Miss, b.
- Broad Maria L. Miss, b.
- Broad Juliet A. Miss, b.
- Lord Chas. H. Mr. & Mrs. [*finisher 82 Austin (Goddard, Stone & Co. boot & shoe mfrs)*]
- Lord Rand, shoemaker, b.
- Woodbury G.H. Mr. & Mrs. 4
- Fay Mattie A. Mrs. b.
- Mowton G.M. Mrs.
- Delano S.H. Miss, b.
- 158 Durgin F.L. druggist

Owner: Houck George W. bld. \$17000; 6841 ft. \$3400  
 [*Houck George William, mason and contractor, 9 Hudson, house do.- See page 743*]

- 1900 HD 156 vacant store
- 156 The Newbury
- Dewey Melvin M. physician 1
- Richards A.M. Mrs. nurse
- Buxton J.E. Mrs. milliner
- Bailey Eliza Mrs. b.
- Torghen Samuel Mr. & Mrs.
- Torghen John L. tailor
- Lynch Peter Mr. & Mrs. 2
- Benson C.E. Mr. & Mrs. b.
- Lord Chas. H. Mr. & Mrs. 3
- Lord Rand, foreman, b.
- Latour C.A. Mr. & Mrs. 4
- Latour Mary Mrs. b.
- Vandal Mary Mrs. b.
- 158 Conger H.G. shoemaker

**INVENTORY FORM CONTINUATION SHEET**

Town  
**WORCESTER**

Property Address  
**244 PLEASANT ST.**

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

Area(s) Form No.

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Page 5

Owner: Houck George W. bld. \$20000; 6841 ft. \$5100  
Also 165 [257] Pleasant St. [The Whittier ]

1904 HD Owner: Taber Nellie A. bld. \$20000; 6841 ft. \$5100  
Also owns 2 Englewood Ave.  
Jesse Taber owns 12 buildings & 12 lots  
*[Taber Jesse P. real estate 2 Englewood Ave]*

1910 HD 240 Rivers Walter M wallpapers  
242 Vacant store  
244 The Newbury  
Clark Lewis C tailor 1  
Ward Julia Mrs  
Ford John  
Ford Mary bookkeeper  
Bean M R Mrs 2  
Goodwin C Otis Mrs 3  
Hockemeier Herman A optician  
Robbins Lena Mrs  
Sandgren Charles S laborer b  
Sandgren Wm R watchman b  
Fisher James H janitor 4  
Hall Jessie Mrs nurse b  
Stacey Orrin T paperhanger  
Stacey Charles W driver b  
246 Fowler H B grocer  
Owner: Taber Nellie A. bld. \$22000; 6841 ft. \$5100  
Also owns 2 Englewood Ave.  
Jesse Taber owns 3 buildings & 4 lots

1916 Owner: Glick Joseph bld. \$22000; 6841 ft. \$5100  
Also owns 6 other buildings  
Also owns 250 Pleasant w/ Fannie Glick

1922 240 Stewart Edward G market  
242 Deviou George W locksmith  
244 The Newbury

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- Ritchie Arthur Mr & Mrs
- Walker Arthur b
- Kenney John b
- Tobin Margaret b
- Hout Norris S Mr & Mrs
- MacNiven Nellie b
- Mahoney Catherine b
- Smith Ray G b
- Nolan Joseph b
- Lundergan Patrick b
- Irwin James b
- Wilmont Eugene Mr & Mrs b
- Cronin Daniel b
- Purtell Margaret B Mrs
- Sullivan Annie Mrs
- Sullivan Partick b
- O'Shea Catherine Mrs b
- Webber Mary A Mrs b
- Sinnott Thomas b
- Booth Mary A Mrs
- Barrell Edmond P b
- Brooks Charles E b
- Badger Bernie b
- King J M Mrs
- Beaudette Frederick E Mr & Mrs

246 Derosier George A furniture repairing  
 Owner: Cohen Joseph bld. \$35000; 6841 ft. \$5100  
*[either Joseph, real estate h 61 South or Joseph, J & M Cohen (Joseph & Michael Cohen, clothing 103 Mechanic) h 49 Aetna]*

- 1930 240 Star Upholstering Co
- State Auto School
- 242 Vacant
- 244 The Newbury
- Dickie Charils W
- Cummings Thomas J
- Costello Rose A r

**INVENTORY FORM CONTINUATION SHEET**

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Costello Thomas J r  
Edwards Sadie Mrs  
Joyce Thomas r  
Sloan Elizabeth Mrs r  
White Peter r  
LaFlash George R  
Brown George r  
Cole George r  
Cleveland Grover r

246 Brown Frank C second hand furniture  
Owner: Chadwick Harry P. (Roxbury) bld. \$33000; 6841 ft. \$5100  
Also owns 250 Pleasant St and 50 other properties

1940 HD

242 Vacant  
244 Newbury Apartments  
Dodge Wm E  
Gravel Eliz Mrs r  
Guthrie Annie Mrs r  
Guthrie May r  
Hachtman Adah Mrs r  
Taber Geo r  
Villa Edith r  
Edwards Edwd  
Guilmott Frances J Mrs r  
Trainor Margt Mrs  
Lynch Julia A Mrs r  
Keevan Wm E  
Keevan Edwd W r  
Keevan John r  
Keevan Thos r  
Leary Myrtie Mrs  
Leary Doris H r  
Leary Viola B r  
Costello Jennie Mrs r  
Copper Chas J r  
Copper Anthony J r  
Copper John F r

**INVENTORY FORM CONTINUATION SHEET**

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Burke Helen E r

246 Granger Clifford A furn rpr  
Owner: Worcester County Instution for Savings

1950 HD 242 Norway Home Furnishing Co  
Kennen Henry R  
244 Newbury Apartments  
5 heads & 20 roomers  
246 Granger Clifford A furn repr  
Owner: Grace S B



# INVENTORY FORM CONTINUATION SHEET

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see continuation sheet

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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.*



**244**

**244 PLEASANT ST.**

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

Community      Property Address  
WORCESTER      244 PLEASANT STREET

Area(s)      Form No.

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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 Newbury, a five-story brick apartment house located at 244 Pleasant Street, is architecturally significant as a distinctive example of apartment house architecture in Worcester. Built in 1894 by builder George W. Houck, the building represents the early period of this type of construction in the city when mason/builders erected this new kind of multiple family housing and before architects became involved in their design. The interior plan was organized around two conventional floor-through flats per floor. Stores were located at street level divided by a central recessed stair providing access to the second story. This was a plan repeated in apartment houses throughout the city. The brick façade displays a variety of masonry decoration, and the entrance archway, with its Romanesque embellishments was a focal point.

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	WOR.2906
<b>Historic Name:</b>	Whittier, The
<b>Common Name:</b>	
<b>Address:</b>	257 Pleasant St
<b>City/Town:</b>	Worcester
<b>Village/Neighborhood:</b>	Piedmont
<b>Local No:</b>	
<b>Year Constructed:</b>	
<b>Architect(s):</b>	Houck, George W.
<b>Architectural Style(s):</b>	Victorian Eclectic
<b>Use(s):</b>	Abandoned or Vacant; Apartment House; Commercial Block
<b>Significance:</b>	Architecture; Commerce
<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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# FORM B – BUILDING

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



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

	WORCESTER NORTH		2906
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**Town** Worcester

**Place** (*neighborhood or village*)

Piedmont

**Address** 257 Pleasant Street

**Historic Name** The Whittier

**Uses: Present** Apartment house

**Original** Apartment House

**Date of Construction** 1898

**Source** Date stone

**Style/Form** Romanesque Revival

**Architect/Builder** George W. Houck, builder

**Exterior Material:**

**Foundation** stone

**Wall/Trim** brick, stone

**Roof** asphalt

**Outbuildings/Secondary Structures**

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

Gut interior rehab & window replacement, 2005

**Condition** fair

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

**Acreage** 3,868 sq. ft.

**Setting**

The building is located on the northeast corner of Pleasant and Fruit streets on a slightly sloping site. The area is characterized by large four- and five-story apartment blocks, one-story commercial buildings, and older wood frame one- and two-family houses.

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

**Organization** City of Worcester Historical Commission

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

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# INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION  
MASSACHUSETTS ARCHIVES BUILDING  
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Town  
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## ARCHITECTURAL DESCRIPTION

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

The Whittier is dated with two numeral blocks flanking the entrance reading 1898. No plan records were located in the state's Department of Public Safety collection, and an architect has not been identified. It was likely the same unidentified architect who designed The Newbury across the street at 244 Pleasant Street (WOR.2905) a few years earlier for the contractor of both, George W. Houck.

Like The Newbury, the building occupies a sloping site the effects of which are mitigated by the four-story brick mass of the structure being elevated on a tall stone basement that is fully exposed on the west (downhill) side. Also in the same manner as the earlier apartment house across the street, the main entrance into The Whittier is located within an archway centrally placed in the basement level where stairs rise to a doorway on the elevated first floor. Otherwise the facades of the buildings are different.

The front façade of The Whittier undulates with a central square-edged central pavilion is separated from rounded bays at the corners by recesses. A two-story entrance element was constructed of stone with the abovementioned basement-level entrance distinguished by a round arch supported by squat columns with Romanesque capitals. A huge key block ornaments the top of the arch and the spandrels have round medallions containing the date the building was completed: "18" in the medallion on the left side and "98" in the medallion on the right. There is a pair of windows in the upper story above the arch framed by stone blocks with alternating rough and smooth faces, and the whole terminates at a stone cornice with the word "Whittier carved in the frieze. At the basement level, the rounded bays flanking the archway are faced with rough stone. On the first floor, the bays are brick but the windows are capped by a stone belt course. The upper three stories of the front façade are faced with a buff-colored brick; each level has a different window treatment, the top being the most elaborate, which adds distinction to the otherwise simple copper cornice.

The hierarchy of window finish is repeated on the long, 12-bay west, Fruit Street façade, although the wall is comparatively flat; it is interrupted only by a recessed rounded bay in about two-thirds of the way towards the back that may have originally been copper-clad. It looks like the metal roof cornice returned across this entire side, but only a short portion at the front corner remains. In an unusual design twist, storefronts for two basement-level commercial spaces are located on the Fruit Street side façade rather than on the Pleasant Street front as is the case with The Newbury and most of the other Pleasant Avenue apartment blocks. As a result, the building presents a more unified and distinguished façade to the street.

A four-story wood porch is recessed within the masonry side walls above the basement at the rear of the building. A second set of stairs are located here, and the porch is enclosed with a wood frame wall with two wide openings at each level for ventilation and clotheslines as was customary with multi-story flats in the city.

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The interior plan was divided so that there were two large flats, extending front to back, on each of the upper four floors. This plan is in the process of being altered into smaller apartment groups.

## 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.*

Local mason and contractor George W. Houck, had purchased the house and lot on the northeast corner of Pleasant and Fruit streets by the time the 1896 city atlas being published, which was about the same time he was building a brick apartment house across the street. (244 Pleasant Street, WOR.2905) The house had been depicted on maps as far back as 1870, and in 1890 it housed two families in the front and two in the rear. A vacant house was recorded in the 1898 house directory, which could have referenced either the previous or the present building.

When the next directory was issued two years later, The Whittier was occupied. Mrs. Ida S. Richards, a milliner, lived on the first residential floor with a 77-year old boarder, William D. Seavey. Gilbert D. Colwell, a janitor, lived above them with his wife, Rebecca; son, Moses D., a clerk; and daughter Louise B., a stenographer. May Millman, a stitcher; George Mowrer, a student; and George Henderside, a plumber, also boarded with the Colwells. The other second floor tenants were blacksmith William H. Hamlet and his wife, Addie. William worked for Andrew Dodge, a harness maker at 217 Pleasant Street. The Hamlets also had a roomer: Daniel Cushing, a dentist. The third floor flats were homes to Mr. and Mrs. M. L. Benson (of whom nothing was recorded) and George B. and Bertie H. Peters. George was a shipping clerk for the New York, New Haven and Hudson River Railroad at 105 Southbridge Street; their two young sons – William (8 years of age) and Charles (6) – were in school. They also boarded Clarence Ryan, a 27-year-old clerk, and Charles Morey, a 50-year-old cabinet maker. F.H. James, a printer employed at the Worcester Envelope Co., his wife, and a boarder, Miss Jennie Bartlett, lived in a flat on the top floor. The other household there was headed by John P. Coughlin, treasurer and manager of the Page Electric Co. at 24 Pearl Street, and included his wife, Josie, 3-year-old son John, and an 18-year-old Irish servant girl, Mary Liddy.

When complete, Houck's building was valued at \$22,000. By 1904 he had sold it to John McCabe, a brick mason, and John E. Farrell, an iron molder, both natives of Ireland. They owned the building until 1916 when it was purchased by Morris Schwartzberg, who also owned the building next door. Schwartzberg was a Russian-born butcher who had a home and provisions shop at 12 Harrison Street. Only William H. Hamlet, the blacksmith, remained from the 1900 tenant list, although his wife had evidently died as he was listed as a boarder in a fifth-floor flat. The surnames in 1916 were a mix of English, Irish, French Canadian, and

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Swedish. Occupations were generally white collar with a manager, an inspector, a clerk, and a grocer among them. Henry Baribeault, an actor, boarded with his mother, Mary, a dressmaker, on the third floor.

The value of the building had increased modestly to \$27,000. However, the next time it was sold in 1922, its assessment leaped to \$42,000, reflecting the general trend of reassessments in the city. Henrietta A. Perry was recorded as the owner; her husband, Joseph A. Perry, worked in real estate. Four years later, The Whittier was purchased by Clarence A. and Emma Seymour, and the value of the building peaked at \$50,000. Clarence A. Seymour was a cabinet maker, and he and his wife lived at 2 Norwood Street. They also owned buildings at 438 and 444-446 Pleasant Street. The well-known Worcester firm of Katz and Leavitt owned the building by the time the next house directory was published in 1928. Isadore Katz and Eli Leavitt were both Jews born in Russian who separately and together had built up an extensive holding of rental properties in Worcester. In 1928 they owned 13 other buildings together. Katz owned 10 more buildings and 5 building lots independently, as well as two additional buildings with another partner, Max Cramer.

Turnover in ownership was almost as frequent as in rentals. The 1930 tenant roster had an entirely new set of names, and the house was owned by Clarence M. Willey, president of the New England Implement Co. at 22 Garden Street. Willey and his wife, Lea M., lived at 33 Burncoat Street in the newer and more fashionable residential areas developing in the northwestern section of the city. By 1940 the owner of the building was listed as the Leicester Savings Bank, suggesting that Willey had defaulted on his mortgage. The owner in 1950 was M.G. and M.G. Chene. The house directory identified 12 heads of households and 13 roomers. The number of heads listed indicate that at least some of the large flats had been divided into smaller units by this time.

## SELECTED RESEARCH DATA

### *Maps*

- 1870: previous house indicated
- 1878: previous 2-story front gable house depicted
- 1886: previous house indicated: H. Babbitt (165)
- 1896: previous house indicated: G.W. Houck
- 1911: present brick apt. bldg indicated: "Whittier" J. McCabe et al.
- 1922: present bldg indicated: H. Perry (linked to lot E)



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- 1916      257    The Whittier  
                  Ouemet Mary Mrs      2  
                  Jacobsen Edward manager  
                  Jacobsen Mazie Mrs  
                  Baribeault Mary Mrs dressmaker      3  
                  Baribeault Henry actor b  
                  Edwards Lillie Mrs      4  
                  Cummings Elizabeth Mrs  
                  Trulson Sven grocer      5  
                  Trulson George S inspector b  
                  Trulson Josephine stenographer b  
                  Wheelock Chas E stable  
                  Wheelock Gladys E clerk b  
                  Hamlet Wm H blacksmith b  
 Owner: Schwartzberg Morris bld. \$27000; 3868 ft. \$3900  
 Also owns 253 Pleasant St. (1920)  
*[provisions, 12 Harrison h do]*
- 1922      257    The Whittier  
 Owner: Perry Henrietta A bld. \$42000; 3868 ft. \$3900  
 Also owns 253 Pleasant St & 16 Congress St.  
*[Perry Joseph A real estate h 16 Congress]*
- 1926      257    The Whittier  
 Owner: Seymour Clarence A & Emma bld. \$50000; 3868 ft. \$3900  
 Also 438 & 444-446 Pleasant  
*[Seymour Clarence A cabinetmaker h 2 Norwood]*
- 1928      257    The Whittier  
 Owner: Katz Isadore & Eli Leavitt bld. \$50000; 3868 ft. \$3900  
 Also 13 other buildings  
 Also 10 other buildings and 5 lots alone  
 Also 2 other buildings w/ Max Cramer  
*[Katz Isadore (Katz & Leavitt – real estate & mortgages) 309 State Mutual Building (340 Main St) h 74 Providence]*

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1930            257    The Whittier  
                         Kent George  
                         Baker William r  
                         Bailey Elizabeth M Mrs  
                         Davis Frank G  
                         McLaughlin Clarence r  
                         Thompson Charles  
                         Carlson Arvid R r  
                         Quigley Bernard F  
                         McGowan John J r  
                         Cook John r  
                         Dixon Thomas r  
                         Boon Hedley W  
                         Managh Ellen  
                         Richards Evelyn r  
                         Marland Charles r  
                         Labby May I r  
                         Perreault Joseph A  
                         Johnson Charles S r

Owner: Willey Clarence M bld. \$40000; 3868 ft. \$3900  
[(Lea M) pres New England Implement Co Inc. 22 Garden h 33 Burncoat]

1940 HD        257    Whittier Apartments  
                         Bailey Eliz M Mrs  
                         Bailey Frank E r  
                         Heenan Dorothy G r  
                         Heenan Edwd r  
                         Pritchard Doris A Mrs r  
                         Davis Frank G  
                         Davis Francis D r  
                         Davis Leon W r  
                         Post Saml r  
                         Lussier Jos r  
                         Pollard Thos r  
                         Wooster Mae A Mrs  
                         Crossett Maud Mrs r  
                         Johnson Arthur r



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

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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.*



**257 PLEASANT ST.**



